



CORPORATION OF THE TOWN OF AMHERSTBURG  
271 SANDWICH ST S, AMHERSTBURG, ONTARIO N9V 2A5

**NOTICE OF PUBLIC HEARING**

In the matter of the *Planning Act*, R.S.O. 1990, as amended, and, in the matter of applications for consent by:

**Jodi McLean, c/o Daniel Dobrich, Agent**

TAKE NOTICE THAT applications for **consent (severance)** under the above-noted files will be heard by the TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT on the date, time and place shown below:

**Amherstburg Council Chambers, 271 Sandwich St. S., Amherstburg, ON  
Wednesday, February 4, 2026 at 8:00 A.M. (morning)**

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice you are asked to inform that person of this hearing.

If you wish to participate in the Committee of Adjustment meeting electronically, please email the Secretary-Treasurer at [jmastronardi@amherstburg.ca](mailto:jmastronardi@amherstburg.ca) to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, February 2, 2025).

**Public Comment Submission:**

If you have comments on these applications, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Janine Mastronardi, Secretary-Treasurer  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Comments can also be submitted by email by 4:00 p.m. two nights before the hearing (Monday, February 2, 2025) to the Planning Department, [planning@amherstburg.ca](mailto:planning@amherstburg.ca). All public comments received prior to the meeting will be read aloud at the beginning of the relevant applications.

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on these applications, they may be forwarded in writing to the Secretary-Treasurer at the address shown above.

If you do not attend and are not represented at this hearing, the Committee may proceed in your absence (including possible amendments to the original request). Except as otherwise provided for in the *Planning Act*, you will not be entitled to any further notice of the proceedings.

If a person or public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decisions of the Town of Amherstburg Committee of Adjustment in respect of the proposed consents, you must make a written request to Town of Amherstburg Committee of Adjustment.

**Location of Property:** 366 Simcoe Street  
(Roll No. 3729-160-000-01100)

**Purpose of Consent Application B/02/26:**

The applicant is proposing to sever a parcel of land being 16.76 m  $\pm$  frontage by 33.5 m  $\pm$  depth with an area of 562 sq m identified as Lot 1 on the attached sketch for the purpose of residential lot creation.

**Purpose of Consent Application B/03/26:**

The applicant is proposing to sever a parcel of land being 16.76 m  $\pm$  frontage by 33.5 m  $\pm$  depth with an area of 562 sq m identified as Lot 2 on the attached sketch for the purpose of residential lot creation.

**Purpose of Consent Application B/04/26:**

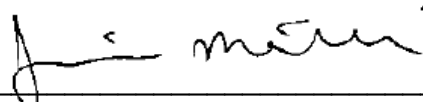
The applicant is proposing to sever a parcel of land being 18.9 m  $\pm$  frontage by 51.8 m  $\pm$  depth with an area of 1038.3 sq m identified as Lot 3 on the attached sketch for the purpose of residential lot creation.

The retained parcel being 24.4 m  $\pm$  frontage by 33.5 m depth with an area of 817.5 sq m  $\pm$  identified as existing on the attached sketch contains a single detached dwelling.

The subject parcel is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) Zone in the Town's Zoning By-law 1999-52, as amended.

Additional Information relating to the proposed applications is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website [www.amherstburg.ca](http://www.amherstburg.ca).

**Dated: January 21, 2026**



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Janine Mastronardi, Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8





TOWN OF AMHERSTBURG  
Application for  
CONSENT/LAND SEVERANCE

**OFFICE USE ONLY**

Application No: B/02, 03, 04/26  
Date of Pre-consultation Meeting: 12/5/25  
Date Application Received: 1/8/26  
Date Application Deemed Complete: 1/12/26  
Staff Person Present: J. Mastronardi  
Municipal Fee Received: paid  
ERCA Fee Received: paid

**1. CONTACT INFORMATION**

**Applicant/Owner Information**

**Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of the Planning Act and will be used to process this application.**

Name of Registered Owner: Jodi McLean  
Mailing Address: [REDACTED]  
Postal Code: [REDACTED]  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Agent Authorized by Owner to file the Application (if applicable):**

Name of Registered Owner: Daniel Dobrich  
Mailing Address: [REDACTED]  
Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: [REDACTED]

Which of the above is the Primary Contact? ☐ Applicant ☒ Agent

If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: MCCU, David Hodgins

Address: 1365 Walker Road, 2nd Floor, Windsor, N8Y 2N9

**2. LOCATION AND DESCRIPTION OF SUBJECT LANDS**

Assessment Roll No.:	3729 160 000 01100
Municipal Address:	366 Simcoe St.
Concession:	2
Lot:	PT LOT 23
Registered Plan No.:	
Lot(s):	
Reference Plan No.:	12R27397
Part(s):	1

**3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:**

Official Plan Designation:	Low Density Residential
Zoning:	Residential First Density (R1) Zone

**4. CURRENT SIZE OF SUBJECT PARCEL:**

Frontage:	110 ft (along Simcoe Street)
Depth:	irregular
Area:	32,075.93 sq ft

**5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?**

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If yes, please provide a description of each easement or covenant and its effect.


**6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)**

		Conveyance			
Agricultural Area:	<input type="checkbox"/>	farm split	<input type="checkbox"/>	surplus dwelling	<input type="checkbox"/> lot addition
	<input type="checkbox"/>	technical severance			
Other Areas:	<input checked="" type="checkbox"/>	creation of new lot	<input type="checkbox"/>	technical severance	
	<input type="checkbox"/>	lot addition			
Other:	<input type="checkbox"/>	mortgage or charge	<input type="checkbox"/>	easement/rig-of-way	
	<input type="checkbox"/>	partial discharge of mortgage	<input type="checkbox"/>	correction of title	
	<input type="checkbox"/>	other (specify) _____			

**7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:** Lot 1

Frontage:	55 ft (16.76 m)
Depth:	110 ft (33.5 m)
Area:	6050 sq ft (562 sq m)

Existing Use:

residential

Proposed Use:

residential

Number and use of buildings and structures on the land intended to be severed

Existing:

Vacant

Proposed:

Single Detached Dwelling

Is there an existing access bridge on this parcel?

☐

Yes

☒

No

Is there a water service connection on this parcel?

☐

Yes

☒

No

Is there a sanitary sewer connection on this parcel?

☐

Yes

☒

No

Access to proposed severed lot

☒ Municipal Road

☐ County Road

☐ Provincial Highway

☐ Private

☐ Water

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT): 3

9. DESCRIPTION AND USE OF LAND INTENDED TO BE RETAINED:

Frontage:

80 ft (24.4 m)

Depth:

110 ft (33.5 m)

Area:

8800 sq ft (817.5 sq m)

Existing Use:

residential

Proposed Use:

residential

Number and use of buildings and structures on the land intended to be severed

Existing Use:

Single detached dwelling

Proposed Use:

No change proposed

Is there an existing access bridge on this parcel?

☐

Yes

☒

No

Is there a water service connection on this parcel?

☐

Yes

☒

No

Is there a sanitary sewer connection on this parcel?

☐

Yes

☒

No

Access to proposed retained lot:

☒ Municipal Road

☐ County Road

☐ Provincial Highway

☐ Private

☐ Water

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

**10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)**

**Type of Water**

Municipally owned and operated piped water supply ☒ Severed ☒ Retained

Well ☐ Severed ☐ Retained

Other (specify) \_\_\_\_\_

**Type of Sanitary**

Municipally owned and operated sanitary sewers ☒ Severed ☒ Retained

Septic tank ☐ Severed ☐ Retained

Other (specify) \_\_\_\_\_

When will water supply and sewage disposal service be available? Upon Application

**11. PROPERTY HISTORY**

Have there been any previous severances of land from this holding?

☒ Yes ☐ No

If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name: Unknown

Relationship (if any) to the owner: Neighbour

Use of parcel: Lot Addition that merged with 380 Simcoe Street

Date parcel created: 2018

Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

☐ Yes ☒ No

If yes, please indicate the file number and the decision: \_\_\_\_\_

**12. CURRENT APPLICATIONS**

Please indicate whether the property is the subject of an application for one of the following:

- ☐ Official plan or official plan amendment approval
- ☐ Zoning by-law amendment
- ☐ Minister's zoning order amendment
- ☐ Minor variance
- ☐ Consent or approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application(s) \_\_\_\_\_

Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

☐ Yes ☒ No

Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?

☐ Yes ☒ No

Is the requested application consistent with policy statements issued under subsection 3(1) of the Planning Act? (ie: 2024 Provincial Planning Statement)

☒ Yes ☐ No

Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans? \_\_\_\_\_

Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

☐ Yes ☒ No

If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

Does the proposed project include the addition of permanent above ground fuel storage?

☐ Yes ☒ No

Is the land within 600 m of property that is designated as Extractive Industrial?

☒ Yes ☐ No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed

The Town did not request a study and confirmed not required with Walker Aggregates.



Does the proposed project include the addition of permanent above ground fuel storage?

☐ Yes ☒ No

Is the land within 600 m of property that is designated as Extractive Industrial?

☒ Yes ☐ No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed

Study not requested by Town and confirmed with Walker Aggregates.

### 13. CONSENT OF OWNER

The owner must also complete the following or a similar authorization attached to the application.

#### Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted

In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation,

I/we Daniel Dobrich  
PRINT NAME(S)

the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/out consent, in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Jan. 8. 2026  
DATE

SIGNATURE

DATE

SIGNATURE

### 14. AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

I/We, Daniel Dobrich of the Essex  
PRINT NAME(S) PRINT TOWN OR CITY NAME

in the Essex solemnly declare that all of the  
COUNTY/REGION/DISTRICT NAME

information and the statements contained in this application are true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED before me at the Town of Amherstburg  
PRINT TOWN OR CITY NAME

in the County of Essex this date 8<sup>th</sup> day of January, 2024  
COUNTY NAME

Jan. 8. 2026  
DATE

SIGNATURE OF OWNER OR AUTORIZATION AGENT

Jan. 8. 2026  
DATE

SIGNATURE OF COMMISSIONER

Janine Quintina Mastronardi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2027.

**16. POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN**

This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

Each sign must remain posted beginning 14 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

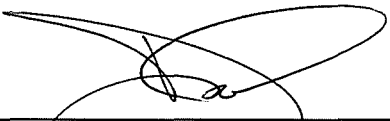
Chris Aspila, MCIP RPP  
Manager of Planning Services

Property Address: 366 Simcoe Street

Application Number(s): B/02, 03, 04/26

I understand that each sign must be posted at least 14 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

  
\_\_\_\_\_  
Signature (Owner/Authorized Agent)

Jan. 8, 2026  
Date