



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
BUS (519) 736-5408
FAX (519) 736-9859
Website: www.amherstburg.ca

February 4, 2026

Re: Files **B/02-04/26**
Decisions made on Applications for Consent of
Jodi McLean, c/o Daniel Dobrich, Agent
366 Simcoe Street (Roll No. 3729-160-000-01100)

In compliance with Subsection 17 of Section 53 of The Planning Act, I enclose herewith a certified copy of the decision of the Committee with regard to the above-noted file.

Please be advised that the last day for filing an appeal is **February 24, 2026.**

Subsection 19 of Section 53 of The Planning Act states that the applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the Clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an individual/neighbour.

On an application that has been granted by the Committee, before final certification can be issued, proof in writing must be submitted to the Secretary-Treasurer showing that all conditions imposed by the Committee have been dealt with in a manner satisfactory to the appropriate authority.

Take notice that an appeal to the Ontario Land Tribunal in respect to the provisional consent may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Town of Amherstburg as the Approval Authority or by mail, 271 Sandwich Street South, Amherstburg, ON, N9V2A5, no later than 4:30 p.m. on February 24, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@amherstburg.ca.

Janine Mastronardi, Secretary-Treasurer

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

(a) Name of approval authority	TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT
(b) Name of Applicant	RE AN APPLICATION BY (b) Jodi McLean, c/o Daniel Dobrich, Agent
(c) Brief Description	LOCATION OF PROPERTY (c) 366 Simcoe Street (Roll No. 3729-160-000-01100)
(d) As set out in application	<p>PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 16.76 m ± frontage by 33.5 m ± depth with an area of 562 sq m identified as Lot 1 on the attached sketch for the purpose of residential lot creation.</p> <p>Subsequent to Conditional Consent B/02/06 the retained parcel being 16.76 m ± frontage on Simcoe Street and 60.05 m ± on Fryer Street by an irregular depth with an area of 2417.8 sq m ± identified as Lot 2, Lot 3 and existing on the attached sketch contains a single detached dwelling and an accessory structure.</p> <p>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.</p>
(e) Date of decision	CONCUR in the following decision and reasons for decision made on the (e) 4 th day of February, 2026.
	DECISION: APPROVED
(f) State conditions to be satisfied before granting of consent	<ol style="list-style-type: none">1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached to the original and a copy be provided to the municipality.3. That all property taxes be paid in full.4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$1070 for the severed lot.5. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town policy for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.6. That one (1) tree per newly created lot shall be planted within the municipal right-of-way. Cash in lieu shall be provided to satisfy this requirement in the amount of \$600.00 per lot created.7. That the applicant confirm and install separate sanitary sewer connections, water services and storm sewer connections to the severed parcel in accordance with and under the supervision of the municipality at the applicant's expense.8. Private Drain Connection (PDC) sheets shall be submitted to the municipality once installation of new services is complete.9. That the applicant submit a lot grading plan for the severed and retained lots to the satisfaction of the municipality.

10. That the applicant submit a grading/ servicing plan for the severed parcel to address the locations of proposed storm, sanitary and water service connections, driveway locations and widths, grading and restoration of municipal right-of-way. The servicing plan is to be reviewed and approved by Infrastructure Services prior to application of a building permit for the newly created parcels. The approved servicing plan must form part of the building permit application. Sanitary connections will not be permitted directly into the existing manholes.
11. The applicant shall be responsible for the restoration of the roadway and boulevard on Fryer Street and Simcoe Street once all municipal connections are completed to the satisfaction of the municipality.
12. The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65 of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement.
13. The following covenants be included on the title of the severed parcel:

“The purchaser(s)/Transferee(s) hereby acknowledge(s) that an active, licensed quarry is located near this property. Notwithstanding that the quarry must operate within provincial guidelines and the conditions of its license, it is possible that these operations may generate noticeable noise, vibration, dust and traffic and/or other potential impacts.

Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and Ministry of the Environment.”
14. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within two years from the date of this notice.

(g) State reasons for decision

REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Planning Statement.

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.

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Terris Buchanan

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Anthony Campigotto

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Debbie Rollier

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Donald Shaw

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Josh Mailloux

ORIGINAL DOCUMENT SIGNED

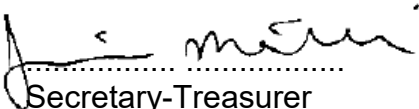
CERTIFICATION

The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 4th day of February, 2026


.....
Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

(a) Name of approval authority	TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT
(b) Name of Applicant	RE AN APPLICATION BY (b) Jodi McLean, c/o Daniel Dobrich, Agent
(c) Brief Description	LOCATION OF PROPERTY (c) 366 Simcoe Street (Roll No. 3729-160-000-01100)
(d) As set out in application	<p>PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 16.76 m ± frontage by 33.5 m ± depth with an area of 562 sq m identified as Lot 2 on the attached sketch for the purpose of residential lot creation.</p> <p>Subsequent to conditional consents B/02/26 and B/03/26 the retained parcel being 43.3 m ± frontage on Fryer Street by an irregular depth with an area of 1855.8 sq m ± identified as Lot 3 and existing on the attached sketch contains a single detached dwelling and an accessory structure.</p> <p>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.</p>
(e) Date of decision	CONCUR in the following decision and reasons for decision made on the (e) 4th day of February, 2026.
	DECISION: APPROVED
(f) State conditions to be satisfied before granting of consent	<ol style="list-style-type: none">1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached to the original and a copy be provided to the municipality.3. That all property taxes be paid in full.4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the consent certificate in an amount of \$1070 for the severed lot.5. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town policy for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.6. That one (1) tree per newly created lot shall be planted within the municipal right-of-way. Cash in lieu shall be provided to satisfy this requirement in the amount of \$600.00 per lot created.7. That the applicant confirm and install separate sanitary sewer connections, water services and storm sewer connections to the severed parcel in accordance with and under the supervision of the municipality at the applicant's expense.8. Private Drain Connection (PDC) sheets shall be submitted to the municipality once installation of new services is complete.9. That the applicant submit a lot grading plan for the severed and retained lots to the satisfaction of the municipality.

10. That the applicant submit a grading/ servicing plan for the severed parcel to address the locations of proposed storm, sanitary and water service connections, driveway locations and widths, grading and restoration of municipal right-of-way. The servicing plan is to be reviewed and approved by Infrastructure Services prior to application of a building permit for the newly created parcels. The approved servicing plan must form part of the building permit application. Sanitary connections will not be permitted directly into the existing manholes.
11. The applicant shall be responsible for the restoration of the roadway and boulevard on Fryer Street and Simcoe Street once all municipal connections are completed to the satisfaction of the municipality.
12. The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65 of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement.
13. The following covenants be included on the title of the severed parcel:

“The purchaser(s)/Transferee(s) hereby acknowledge(s) that an active, licensed quarry is located near this property. Notwithstanding that the quarry must operate within provincial guidelines and the conditions of its license, it is possible that these operations may generate noticeable noise, vibration, dust and traffic and/or other potential impacts.

Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and Ministry of the Environment.”
14. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within two years from the date of this notice.

(g) State reasons for decision

REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Planning Statement.

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.

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Terris Buchanan

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Anthony Campigotto

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Debbie Rollier

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Donald Shaw

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Josh Mailloux

ORIGINAL DOCUMENT SIGNED

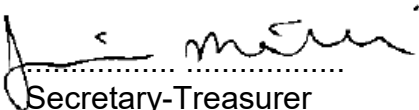
CERTIFICATION

The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 4th day of February, 2026



.....
Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

(a) Name of approval authority	TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT
(b) Name of Applicant	RE AN APPLICATION BY (b) Jodi McLean, c/o Daniel Dobrich, Agent
(c) Brief Description	LOCATION OF PROPERTY (c) 366 Simcoe Street (Roll No. 3729-160-000-01100)
(d) As set out in application	<p>PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 18.9 m ± frontage by 51.8 m ± depth with an area of 1038.3 sq m identified as Lot 3 on the attached sketch for the purpose of residential lot creation.</p> <p>Subsequent to conditional consents B/02/26, B/03/26 and B/04/26 the retained parcel being 24.4 m ± frontage by 33.5 m depth with an area of 817.5 sq m ± identified as existing on the attached sketch contains a single detached dwelling.</p> <p>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.</p>
(e) Date of decision	<p>CONCUR in the following decision and reasons for decision made on the (e) 4th day of February, 2026.</p> <p>DECISION: APPROVED</p>
(f) State conditions to be satisfied before granting of consent	<ol style="list-style-type: none">1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached to the original and a copy be provided to the municipality.3. That all property taxes be paid in full.4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$1070 for the severed lot.5. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town policy for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.6. That the applicant must install a driveway access to the retained parcel to the satisfaction of the municipality.7. That one (1) tree per newly created lot shall be planted within the municipal right-of-way. Cash in lieu shall be provided to satisfy this requirement in the amount of \$600.00 per lot created.8. That the applicant confirm and install separate sanitary sewer connections, water services and storm sewer connections to the severed parcel in accordance with and under the supervision of the municipality at the applicant's expense.9. Private Drain Connection (PDC) sheets shall be submitted to the municipality once installation of new services is complete.10. That the applicant submit a lot grading plan for the severed and retained lots to the satisfaction of the municipality.

11. That the applicant submit a grading/ servicing plan for the severed parcel to address the locations of proposed storm, sanitary and water service connections, driveway locations and widths, grading and restoration of municipal right-of-way. The servicing plan is to be reviewed and approved by Infrastructure Services prior to application of a building permit for the newly created parcels. The approved servicing plan must form part of the building permit application. Sanitary connections will not be permitted directly into the existing manholes.
12. The applicant shall be responsible for the restoration of the roadway and boulevard on Fryer Street and Simcoe Street once all municipal connections are completed to the satisfaction of the municipality.
13. The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65 of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement.
14. That the applicant obtain a building permit for demolition of the existing accessory structure on the severed parcel. That the demolition be completed, inspected and provided final clearance by the municipality.
15. The following covenants be included on the title of the severed parcel:

“The purchaser(s)/Transferee(s) hereby acknowledge(s) that an active, licensed quarry is located near this property. Notwithstanding that the quarry must operate within provincial guidelines and the conditions of its license, it is possible that these operations may generate noticeable noise, vibration, dust and traffic and/or other potential impacts.

Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and Ministry of the Environment.”
16. That the applicant obtain a building permit for demolition of the existing wood structure on the north side of the dwelling on the retained parcel. That the demolition be completed, inspected and provided final clearance by the municipality.
17. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within two years from the date of this notice.

(g) State REASONS FOR DECISION: (g) The request is in conformity with Sections 6.1.2 of reasons for Amherstburg's Official Plan and is consistent with the Provincial Planning Statement. decision

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.

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Terris Buchanan

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Anthony Campigotto

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Donald Shaw

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Josh Mailloux

ORIGINAL DOCUMENT SIGNED

CERTIFICATION
The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 4th day of February, 2026


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Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8