



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

March 5, 2026

Re: Files **B/08-09/26**
Decisions Made on Applications for Consent of
Loricon Holdings Ltd.
1423 Front Rd. N (Roll No. 3729-460-000-10800)

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

Please be advised that the last day for filing an appeal is **March 25, 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 March 25, 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) **Loricon Holdings Ltd.**
- (c) Brief Description LOCATION OF PROPERTY (c) **1423 Front Rd. N
(Roll No. 3729-460-000-10800)**
- (d) As set out in application PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land (Lot #1) being 44.8 m ± frontage by an irregular depth with an area of 5289 sq m ± to create a new residential building lot for a single detached dwelling.
- The retained parcel being 44.8 m ± frontage by an irregular depth with an area of 23.3985 ha ± is vacant farmland.
- The subject parcel is designated Low Density Residential and Agricultural in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone and Agricultural (A) Zone in the Town's Zoning By-law 1999-52, as amended. The proposed severances are contained wholly within the Town's Settlement Boundary and the Low Density Residential designation.
- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 4th day of March, 2026.

DECISION: APPROVED

- (f) State conditions to be satisfied before granting of consent
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 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.
 6. That the applicant installs separate water services to the severed lot in accordance with and under the supervision of the municipality at the applicant's expense.
 7. The applicant shall obtain an entrance permit from the County of Essex for a new driveway entrance for the severed parcel for on Front Road North (County Road 20).
 8. Private Drain Connection (PDC) sheets shall be submitted to the municipality once installation of new services is complete.
 9. Applicant shall provide a lot grading plan for the severed parcel to ensure all drainage runoff outlets to the appropriate outlet and the severed parcel retains its own stormwater to the satisfaction of the municipality.
 10. 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.

11. The applicant shall enter into an agreement satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to connect to a municipal sanitary sewer system immediately should it become available. The subject agreement to be registered on title.
12. That Council approve the development of the newly created lot on a private individual septic system. This requirement shall be fulfilled prior to the stamping of the deeds.
13. 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.

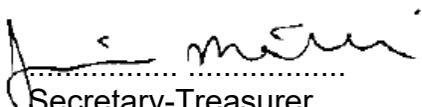
(g) State reasons for decision REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Planning Statement.

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.

..... Terris Buchanan Anthony Campigotto Debbie Rollier
..... Donald Shaw 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 5 th day of March, 2026	 Secretary-Treasurer Town of Amherstburg Committee of Adjustment 3295 Meloche Rd, Amherstburg, ON N9V 2Y8
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**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

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- (b) Name of Applicant RE AN APPLICATION BY (b) **Loricon Holdings Ltd.**
- (c) Brief Description LOCATION OF PROPERTY (c) **1423 Front Rd. N**
(Roll No. 3729-460-000-10800)
- (d) As set out in application PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land (Lot #2) being 44.8 m ± frontage by an irregular depth with an area of 2455 sq m ± to create a new residential building lot for a single detached dwelling.
- The retained parcel being 0 m ± frontage by an irregular depth with an area of 23.153 ha ± is vacant farmland and will merge with the farm parcel to the north being roll number 3729 460 000 10400. The required lot frontage and access to the consolidated farm parcel will be along Front Rd N (County Road 20) from frontage of the lot to the north.
- The subject parcel is designated Low Density Residential and Agricultural in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone and Agricultural (A) Zone in the Town's Zoning By-law 1999-52, as amended. The proposed severances are contained wholly within the Town's Settlement Boundary and the Low Density Residential designation.
- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 4th day of March, 2026.

DECISION: APPROVED

- (f) State conditions to be satisfied before granting of consent
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. Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the retained parcel of land being the remnant parcel resulting from consent B/09/26 and is to be consolidated with 3729 460 000 104000.
 4. That prior to the stamping of deeds the owner is to provide satisfactory evidence that the retained parcel is under consolidation relative to 3729 460 000 104000.
 5. That all property taxes be paid in full.
 6. 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.
 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 installs separate water services to the severed lot in accordance with and under the supervision of the municipality at the applicant's expense.
 9. The applicant shall obtain an entrance permit from the County of Essex for a new driveway entrance for the severed parcel for on Front Road North (County Road 20).

10. Private Drain Connection (PDC) sheets shall be submitted to the municipality once installation of new services is complete.
11. Applicant shall provide a lot grading plan for the severed parcel to ensure all drainage runoff outlets to the appropriate outlet and the severed parcel retains its own stormwater 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 applicant shall enter into an agreement satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to connect to a municipal sanitary sewer system immediately should it become available. The subject agreement to be registered on title.
14. That Council approve the development of the newly created lot on a private individual septic system. This requirement shall be fulfilled prior to the stamping of the deeds.
15. 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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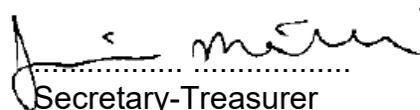
CERTIFICATION

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 5th day of March, 2026


.....
Secretary-Treasurer

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