



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 application for consent by:

Loricon Holdings Ltd. c/o Mike Collavino

TAKE NOTICE THAT application for **consent (severance)** under the above-noted file 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, December 3, 2025 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 application. If you are aware of any person interested in or affected by this application 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 to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, December 1, 2025).

Public Comment Submission:

If you have comments on this application, 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, December 1, 2025) to the Planning Department, planning@amherstburg.ca. All public comments received prior to the meeting will be read aloud at the beginning of the relevant application.

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on this application, 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 decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: V/L Concession 5 North
(Roll No. 3729-490-000-07500)

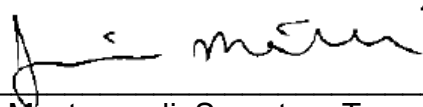
Purpose of Consent Application B/38/25: The applicant is proposing a consent for easement being over a parcel of land being Part 1 on the attached draft reference plan which runs along the south property line of the subject parcel with 16.89 m $\pm$ frontage by an irregular depth with an area of 4402.97 sq m for the purpose of a permanent easement for an existing gas line in favour of 5938 Concession 5 N.

The servient parcel which contains the existing gas line being 173.73 m $\pm$ frontage by an irregular depth with a total area of 17.32 hectares $\pm$ and is vacant agricultural land on the west side of Concession 5 N, Roll No. 3729 490 000 07500.

The subject parcel is designated Agricultural, Provincially Significant Wetland & Natural Environment in the Town's Official Plan and zoned Agricultural (A) and Wetland (W) Zones in the Town's Zoning By-law 1999-52, as amended.

Additional Information relating to the proposed application 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.

Dated: November 19, 2025



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/38/25

Date of Pre-consultation Meeting: 11/13/25

Date Application Received: 11/13/25

Date Application Deemed Complete: 11/14/25

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: Loricon Holdings Ltd. c/o Mike Callavino

Mailing Address: [REDACTED]

Postal Code: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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

Name of Registered Owner: _____

Mailing Address: _____

Postal Code: _____

Phone: _____

Email: _____

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: _____

Address: _____

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS

Assessment Roll No.: 372949000007500

Municipal Address: V/L on 5th Concession Rd. North

Concession: 5 N

Lot: CON 4 PT LOT 14

Registered Plan No.: N/A

Lot(s): _____

Reference Plan No.: _____

Part(s): _____

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

Official Plan Designation: Agricultural, PSW & Natural Environment
Zoning: Agriculture & Wetland

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: Approx 570'
Depth: irregular
Area: 42.8 Acres

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

☒ Yes ☐ No

If yes, please provide a description of each easement or covenant and its effect.
There is an easement for gasline that expires in 2039

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

		Conveyance		
Agricultural Area:	☐	farm split	☐	surplus dwelling ☐ lot addition
	☐	technical severance		
Other Areas:	☐	creation of new lot	☐	technical severance
	☐	lot addition		
Other:	☐	mortgage or charge	☒	easement/rig-of-way
	☐	partial discharge of mortgage	☐	correction of title
	☐	other (specify) _____		

7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED: (Easement)

Frontage: 55.42 ft
Depth: irregular
Area: 1.088 acres
Existing Use: Agriculture - easement for gas line
Proposed Use: Agriculture - permanent easement for gas line
Number and use of buildings and structures on the land intended to be severed
Existing Use: vacant farmland
Proposed Use: no change

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): 0

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

Frontage: Approx. 570 ft

Depth: irregular

Area: 42.8 acres

Existing Use: Agricultural and existing gas line

Proposed Use: no change

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

Existing Use: vacant farmland

Proposed Use: vacant farmland with permanent easement for a gas line

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.

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

Type Water

Municipally owned and operated piped water supply ☐ Severed ☐ Retained

Well ☐ Severed ☐ Retained

Other (specify) N/A

Type Sanitary

Municipally owned and operated sanitary sewers ☐ Severed ☐ Retained

Septic tank ☐ Severed ☐ Retained

Other (specify) N/A

When will water supply and sewage disposal service be available? N/A

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: _____

Relationship (if any) to the owner: _____

Use of parcel: _____

Date parcel created: _____

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 Easement for existing gas line, no change to land and no impact to natural environment.

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

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 Micheal Collavino

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.

11/14/25

DATE


SIGNATURE

DATE

SIGNATURE

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

I/We, Micheal Collavino of the Town of Amherstburg

PRINT NAME(S)

PRINT TOWN OR CITY NAME

in the County of 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 Essex this 14 day of 11, 2025

COUNTY NAME

DAY

MONTH

YEAR

11/14/25

DATE


SIGNATURE OF OWNER OR AUTHORIZATION AGENT

11/14/25
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.

15. AUTHORIZATION

If the applicant is not the owner(s) of the land that is subject of this application, the owner(s) must complete the following or a similar authorization attached to the consent application.

To: Town of Amherstburg

Description and Location of Subject Lands: _____

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

PRINT NAME

of _____
PRINT TOWN OR CITY NAME

To:

- (1) make an application on my/our behalf to the Committee of Adjustment of the Town of Amherstburg;
- (2) appear on my behalf at any hearings(s) of the application; and
- (3) provide any information or material required by the Committee relevant to the application.
- (4) submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application

DATED at the _____
PRINT TOWN OR CITY NAME

in the _____ this _____ day of _____, 20 _____.
COUNTY NAME DAY MONTH YEAR

Witness

Signature of Owner

Witness

Signature of Owner

Witness

Signature of Owner

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: V/L on 5th Concession

Application Number(s): B/38/25

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.

x 

Signature (Owner/Authorized Agent)

11/14/25

Date



Town of Amherstburg Interactive Map



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Essex

154.9 0 77.43 154.9 Meters

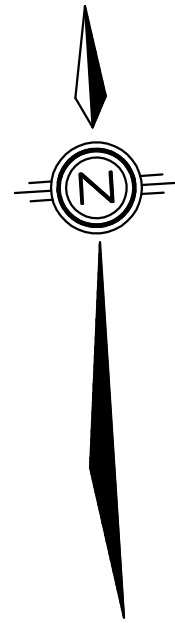
Notes

This is where you enter your notes about the map.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



"IMPERIAL"
Distances and coordinates
shown on this plan are in feet
and can be converted to
metres by multiplying by 0.3048



LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999925.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IBØ	DENOTES	ROUND IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT-CROSS
CP	DENOTES	STEEL PIN
WIT	DENOTES	WITNESS
L	DENOTES	PERPENDICULAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
PROP	DENOTES	PROPORTION
(D)	DENOTES	DEED R1241434
(NI)	DENOTES	NOT IDENTIFIABLE
(OU)	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	PLAN OF SURVEY BY (1744), DATED: DECEMBER 29, 1997, PLAN FILE: C-1486'A
(JDB)	DENOTES	J.D. BARNES LIMITED
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS

N = NORTH; S = SOUTH; E = EAST; W = WEST

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15327353.86	E1089262.35
ORP-B	N15327926.45	E1089305.58

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARSION, A ROTATION OF 1° 26' 20" CLOCKWISE WAS APPLIED TO P TO CONVERT TO GRID BEARINGS.

FOR BEARING COMPARSION, A ROTATION OF 1° 12' 00" CLOCKWISE WAS APPLIED TO D TO CONVERT TO GRID BEARINGS.

SCHEDULE

PART	LOT	CONCESSION	P.I.N.
1	PART OF LOT 14	CONCESSION 4	PART OF 01548-0661

PART 1 IS SUBJECT TO AN EASEMENT AS IN CE890240.

PLAN OF SURVEY
OF
PART OF LOT 14,
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF ANDERDON
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=60'
0 30.0 60.0 120.0 180.0 300.0
FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 38" IN WIDTH BY 14" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=60'.

SURVEYOR'S CERTIFICATE

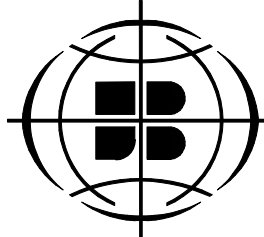
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2025.

DATE OCTOBER 29, 2025

Roy Simone
ROY SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-119996.



VERHAEGEN
LAND SURVEYORS

A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:
A.J.M.

CHECKED BY:
K.H./RAS

REFERENCE NO.:
25-47-522-00

CAD File: 25-47-522-00.dwg
CAD Date: November 3, 2025 3:35 PM

File: E-AND-4-14