

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:

Essex Region Conservation Authority, c/o William J. Willis, Agent

TAKE NOTICE THAT applications 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, June 4, 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 attend the meeting by electronic means, you must register on-line at the Town of Amherstburg website a minimum of 48 hours prior to the meeting time. Please go to the Committee of Adjustment page at:

https://www.amherstburg.ca/en/town-hall/Committee-of-Adjustment.aspx

Alternatively, you may visit the Town website, search "Committee of Adjustment" using the search feature provided and follow the Registration instructions located at the bottom of the Committee of Adjustment page.

Upon completion of the on-line registration form, you will receive an automated email response that will provide registration instructions that can be used to gain access to the electronic Committee of Adjustment meeting at the specified date and time indicated above.

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, June 2, 2025) to the Planning Department, <u>planning@amherstburg.ca</u>. 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 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 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: Greenway Corridor (Roll Nos. 3729-410-000-00010 & 400-00010)

<u>Purpose of Consent Application B/19/25</u>: The applicant is proposing to sever a parcel of land being Parts 1 and 3 on 12R-29867, with a combined area of 1264.6 sq m for the purpose of a permanent easement for utilities, a sanitary forcemain, in favour of 1454410 Ontario Inc.

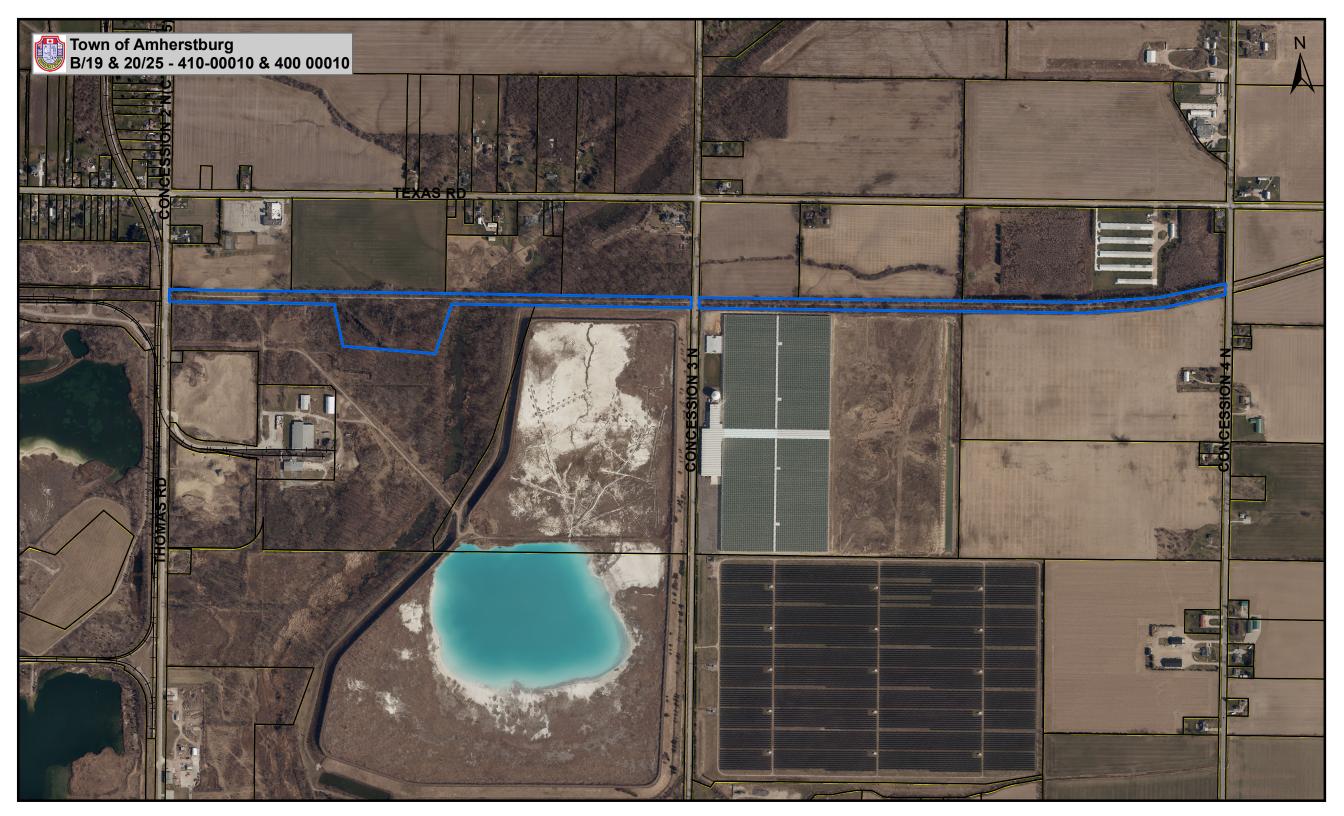
The retained parcels being 27 m \pm frontage by an irregular depth with a total area of 7.18 hectares \pm extending from Thomas Road to Concession 3 N for Roll No. 3729 410 000 00010 & being 27 m \pm frontage by an irregular depth with a total area of 3.74 hectares \pm extending from Concession 3 N to Concession 4 N for Roll No. 3729 400 000 00010.

The proposed severed and retained parcels are designated Open Space in the Town's Official Plan and zoned Open Space (OS) and Environmental Protection (EP) 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: May 21, 2025

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



	LINE SCHEDULE LINE BEARING DISTANCE L1 N83'03'20"W 11.49 L2 N83'03'20"W 12.37 L3 N83'09'40"W 9.40 L4 N83'09'40"W 9.41 L4 N83'09'40"W 9.41 L5 N06'00'30"E 0.91 L5 N06'00'30"E 0.91 L6 N06'00'00"E 0.91 L16 N06'00'00"E 0.91 L26 N86'38'10"W 10.36	COORDINATE VALUES ARE TO AN URBÁN ACCURÁCY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10 POINT ID NORTHING EASTING POINT ID NORTHING TOTAGO 04 SECTION 11(4) OF O.REG. 525/91.	D AND CAN BE CONVERTED TO GRID BY MULTIPLYING 0.999941 ERE USED DUE TO LACK OF OVERBURDEN AND/OR IN ACCORDANCE WITH	PART S SCHEDULE PART LOT CON/PLAN P.I.N. AREA 1 PART OF LOT 3 CONCESSION 2 PART OF 01543-0104 1239.0 sq m PART OF THE INDIAN STONE QUARRY RESERVE 2 PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3 PART OF 01543-0120 18.5 sq m 3 PART OF LOT 3 CONCESSION 3 PART OF 01543-0170 25.6 sq m PLAN OF SURVEY OF PART OF LOT 3, CONCESSION 2 AND PART OF LOT 3, CONCESSION 3 AND PART OF LOT 3, CONCESSION 3 AND
CONOESSION ROAD SIB(01) 120.43 (PMM) 120.43 (PMM)	L17	THE RESULTANT TIE BETWEEN ORP—A AND ORP—B IS N85°57′10″W, 1342.38 CC DENOTES CUT—CROSS CP DENOTES 5mm X 50mm STEEL PB DENOTES SURVEY MONUMENT FO □ DENOTES SURVEY MONUMENT SE WIT. DENOTES SURVEY MONUMENT SE WIT. DENOTES SET (M) DENOTE ORP DENOTES OBSERVED REFERENCE (NI) DENOTES OBSERVED REFERENCE (NI) DENOTES SET PROPORTIONALLY (SC) DENOTES SET PROPORTIONALLY (SC) DENOTES SET PROPORTIONALLY	(JDB) Dated: Oct. 8, 2019. W.O. 19-47-245 RS INC., O.L.S.	ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3 AND PART OF THE INDIAN STONE QUARRY RESERVE GEOGRAPHIC TOWNSHIP OF ANDERDON NOW IN THE TOWN OF AMHERSTBURG COUNTY OF ESSEX VERHAGERI LAID SURVEYORS, A DIVISION OF J.D. BARNES LTD. SCALE = 1:1000 THE INTERDED PLOT SIZE OF THIS PLAN IS 1473mm IN WIDTH BY 609mm IN HEIGHT WIEN PLOTTED AT A SCALE OF 1:1000 AND HEIGHT "METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN DIVIDING BY 0:3048 TEXAS ROAD TEXAS ROAD 332,89 (P1.8.M) SOULTE(W) NEW CONCINICITY) NEW CONCINICITY) NEW CONCINICITY NEW C
Overessions 1 and 2 Also Known As 2nd 1828/50/08	<i>∽</i>	Part 1, Plan 12R–15368	(no)ais	Part 6, Plan 12R-5278 Part 6, Plan 12R-5278 Part 7 Part 3 E CONCESSION 8 2 and 3 Known As FOX 2 and 3 Known As
Company Comp			I CERT 1. THIS THE 2. THIS	157.62 S.B N8517'10'W 60.89 SIB N8610'40'W 133.15 SIB 6