



# The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH  
AMHERSTBURG, ONTARIO  
N9V 2A5

PLANNING SERVICES DEPARTMENT  
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FAX (519) 736-9859  
Website: [www.amherstburg.ca](http://www.amherstburg.ca)

June 3, 2026

Re: Files **B/20/26**  
Decision Made on Application for Consent of  
**John Allen Thompson & So Yon Chun**  
**7842 Howard Ave. (Roll No. 3729-480-000-07400)**

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

Please be advised that the last day for filing an appeal is **June 23, 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 June 23, 2026. 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@amherstburg.ca](mailto:planning@amherstburg.ca).

Christopher Aspila, 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) John Allen Thompson & So Yon Chun**
- (c) Brief Description **LOCATION OF PROPERTY (c) 7842 Howard Ave.  
(Roll No. 3729-480-000-07400)**
- (d) As set out in application **PURPOSE OF APPLICATION (d) The applicant is proposing to sever parcels of land identified on the attached Plan of Survey dated May 8, 2026, as Part 2 with 62.2 m (204.06 ft) ± of frontage and area of 9111.6 sq m ±, and Part 4 together with an easement, with 6.1 m (20 ft) ± of frontage and area of 30.7 sq m ±, from 7842 Howard Ave to merge with 7836 Howard Ave as Part 1 on the attached Plan of Survey dated May 8, 2026, the abutting parcel to the south for purpose of a lot addition. The retained parcel being as Parts 3 and 5 with 67.12 m (220.24 ft) ± and 6.23 m (20.43 ft) ± of frontage, and areas of 6910.3 sq m ± and 719.6 sq m ± respectively, contain a single detached dwelling.**
- The outcome of the proposed lot addition would be:
- i. 7836 Howard Ave would be comprised of Parts 3 and 5 as shown on the Plan of Survey dated May 8, 2026. The total area of the parcel is 7629.9 sq m ±.
  - ii. 7842 Howard Ave would be comprised of Parts 1, 2, and 4 as shown on the Plan of Survey dated May 8, 2026. The total area of the parcel is 2.29 ha (5.66 acre).
- The subject property is designated Agricultural in the Town's Official Plan and zoned Special Provision Agricultural (A-5) Zone in the Town's Zoning By-law.
- (e) Date of decision **CONCUR in the following decision and reasons for decision made on the (e) 3<sup>rd</sup> day of June 2026.**
- DECISION: APPROVED**
- (f) State conditions to be satisfied before granting of consent
1. That a Registered 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. Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcels of land being the subject of the consent.
  5. That prior to the stamping of deeds the owner is to provide satisfactory evidence that the adjacent parcel is under consolidation relative to the parcels which are the subject of the consent.
  6. Surface water and subsurface drainage tiles and water shall be redirected around the severed parcel to the satisfaction of the municipality.
  7. That the applicant determine if there are any existing farm drainage tiles/systems extending through the parcel that is to be severed and, if existing farm drainage tiles/systems are found, that the applicant redirect the tiles/systems around the parcel to be severed to the satisfaction of the municipality.

8. The applicant shall submit a grading plan to ensure that the severed parcel (to be merged with 7836 Howard Avenue) is retaining its own stormwater runoff/ redirecting the stormwater runoff generated from the severed parcel area to 7836 Howard Avenue and that the rear yard drainage pattern of 7842 Howard Avenue is not negatively impacted by the severance.
9. That applicant/owners are required to enter into a re-apportionment 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 with a signed agreement. Any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains (Shuell Creek Drain) 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.
10. That the applicant shall obtain an entrance permit from the County of Essex for all new driveway entrances or modifications to current driveway entrances on Howard Avenue (County Road 9).
11. 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 Sections 6.1.2 and 6.1.2(6) 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, **Christopher Aspila, 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 3<sup>rd</sup> day of June, 2026



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