



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 applications for consent by:

Charlene and Shaun Blythe

TAKE NOTICE THAT applications for **consent (severance)** under the above-noted files 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 applications. If you are aware of any person interested in or affected by this applications 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:

Sarah French, 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, planning@amherstburg.ca. All public comments received prior to the meeting by the above noted due date, 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 applications. If you are aware of any person interested in or affected by these applications 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 specified person or any public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consents 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 decisions 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: **1915 Front Road N**
 (Roll No.: 3729-500-000-35100)

Purpose of Application B/22/25: The applicants are proposing to sever a parcel of land being 20 m ± frontage by 90 m ± depth with an area of 0.18 hectares ± to create a new residential building lot. The remaining parcel being 123.8 m ± frontage by an irregular depth with a total area of 4.06 hectares ± is a mix of vacant land, residential land and wetland.

Purpose of Application B/23/25: The applicants are proposing to sever a parcel of land being 20 m ± frontage by 90 m ± depth with an area of 0.18 hectares ± to create a new residential building lot. The remaining parcel being 103.8 m ± frontage by an irregular depth with a total area of 3.88 hectares ± is a mix of vacant land, residential land and wetland.

Purpose of Application B/24/25: The applicants are proposing to sever a parcel of land being 25 m ± frontage by 72 m ± depth with an area of 0.18 hectares ± to create a new residential building lot. The remaining parcel being 78.8 m ± frontage by an irregular depth with a total area of 3.7 hectares ± is a mix of vacant land, residential land and wetland.

The subject property is designated Low Density Residential, Provincially Significant Wetland and Natural Environment in the Town’s Official Plan. The proposed severed lots are limited in area to the Low Density Residential designation. The subject property is zoned Agricultural (A) Zone, Wetland (W) Zone and Environmental Protection (EP) Zone in the Town’s Zoning By-law.

Additional Information relating to the proposed applications 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



Sarah French, Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8



Town of Amherstburg
B/22-24/25 - 1915 Front Rd. N





R1A

PROPOSED LOTS

W

EP

1915 FRONT ROAD N
CON 1 PT LOT 35 RP 12R3231 PT 1
FRONTAGE 143.77 m
LOT SIZE 10.33 ac

COUNTY RD 20

R1A

A

EMA BODY D&W

