



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 and minor variance by:

Grondin Farms Ltd.

TAKE NOTICE THAT applications for **consent (severance) and minor variance** 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, April 1, 2026 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 these applications 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, March 30, 2026).

Public Comment Submission:

If you have comments on these applications, 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, March 30, 2026) 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 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 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 or of the proposed minor variance does not make written submissions 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 and minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

**Location of Property: 7384 Concession 7
(Roll Nos. 3729 620 000 01900 & 00700)**

Purpose of Application B/17/26: The applicant is proposing to sever a parcel of land identified as Parts 2 and 3, together with the easement for a hydro service over Part 3, on the attached 12R-30380 with 78.95 m ± frontage by 112.6 m ± depth with a total area of 0.8733 ha ±. The proposed severed parcel contains a single detached dwelling, two accessory structures and four grain bins which are surplus to the needs of the farming operation. The remaining parcel being 160.44 m ± frontage by an irregular depth with an area of 38.1467 ha ± is farmland that contains a barn, silo and solar panel.

Purpose of Application A/04/26: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 28(3)(a)(i) which requires a 40 ha minimum lot area for agricultural uses and Section 28(3)(f)(ii) which requires a 30 m minimum rear yard depth for agricultural uses in the Agricultural (A) Zone.

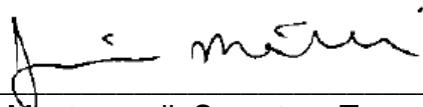
Subsequent to consent application B/17/26, the retained parcel will have a lot area of 38.1467 ha and an existing silo on the retained parcel will have a rear yard depth of 11.97 m.

Therefore, the amount of relief requested is 1.8533 ha in lot area and 18.03 m in rear yard depth for the retained parcel.

The subject parcel is designated Agricultural in the Town's Official Plan and zoned Agricultural (A) and Agricultural-36 (A-36) Zones in the Town's Zoning By-law 1999-52, as amended.

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: March 18, 2026



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

SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA
1				18.289 ha
2	PART OF LOT 73	CONCESSION 6	PART OF 01540-0275	0.8692 ha
3				0.0041 ha

PLAN 12R-30380
 Received and deposited
 March 17th, 2026
 Kelly Cochrane-nott
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Essex (No.12)

PLAN OF SURVEY
 OF
PART OF LOT 73, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MALDEN
 NOW IN THE
TOWN OF AMHERSTBURG
 COUNTY OF ESSEX
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:2000
 0 20.00 40.00 80.00 120.00 METRES
 200.00
 THE INTENDED PLOT SIZE OF THIS PLAN IS 1016mm IN WIDTH BY 762mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2000.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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	4661201.16	332982.97
ORP-B	4661247.43	332333.16

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P1	1'23'25"

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 0.999924

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

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES STANDARD IRON BAR □ DENOTES SURVEY MONUMENT FOUND

SSIB DENOTES SHORT STANDARD IRON BAR □ DENOTES SURVEY MONUMENT

IB # DENOTES IRON BAR # DENOTES WITNESS # DENOTES PERPENDICULAR SET AND MARKED JOB

IB # DENOTES ROUND IRON BAR WIT. DENOTES WITNESS # DENOTES PERPENDICULAR DENOTES CUT-CROSS (S) DENOTES SET (W) DENOTES MEASURED

CONCRETE PIN DRP DENOTES OBSERVED REFERENCE POINT

PB DENOTES PLASTIC BAR (PROP) DENOTES PROPORTION

(OU) DENOTES ORIGIN UNKNOWN (CALC) DENOTES CALCULATED

(N) DENOTES NOT IDENTIFIABLE (D) DENOTES INST. NO.

NE/SW NORTH, EAST, SOUTH & WEST UP# DENOTES WOOD UTILITY POLE

(P1) DENOTES PLAN 12R-14580

(P2) DENOTES PLAN 12R-9256

(P3) DENOTES PLAN 12R-8617

(P4) DENOTES PLAN 12R-25791

(P5) DENOTES TOWNSHIP OF MALDEN SURVEY

(F.N) DENOTES FIELD NOTE BY (F.N) DATED DECEMBER 6, 1972 (FILE: No. 4362).

(1744) DENOTES VERHAEGEN SURVEYORS INC. O.L.S.

(1201) DENOTES CLARKE SURVEYORS, O.L.S.

(1194) DENOTES J.B. SMEETON, O.L.S.

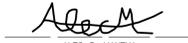
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.

— H — DENOTES OVERHEAD HYDRO LINE

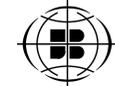
SURVEYOR'S CERTIFICATE

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 9th DAY OF MARCH, 2026.

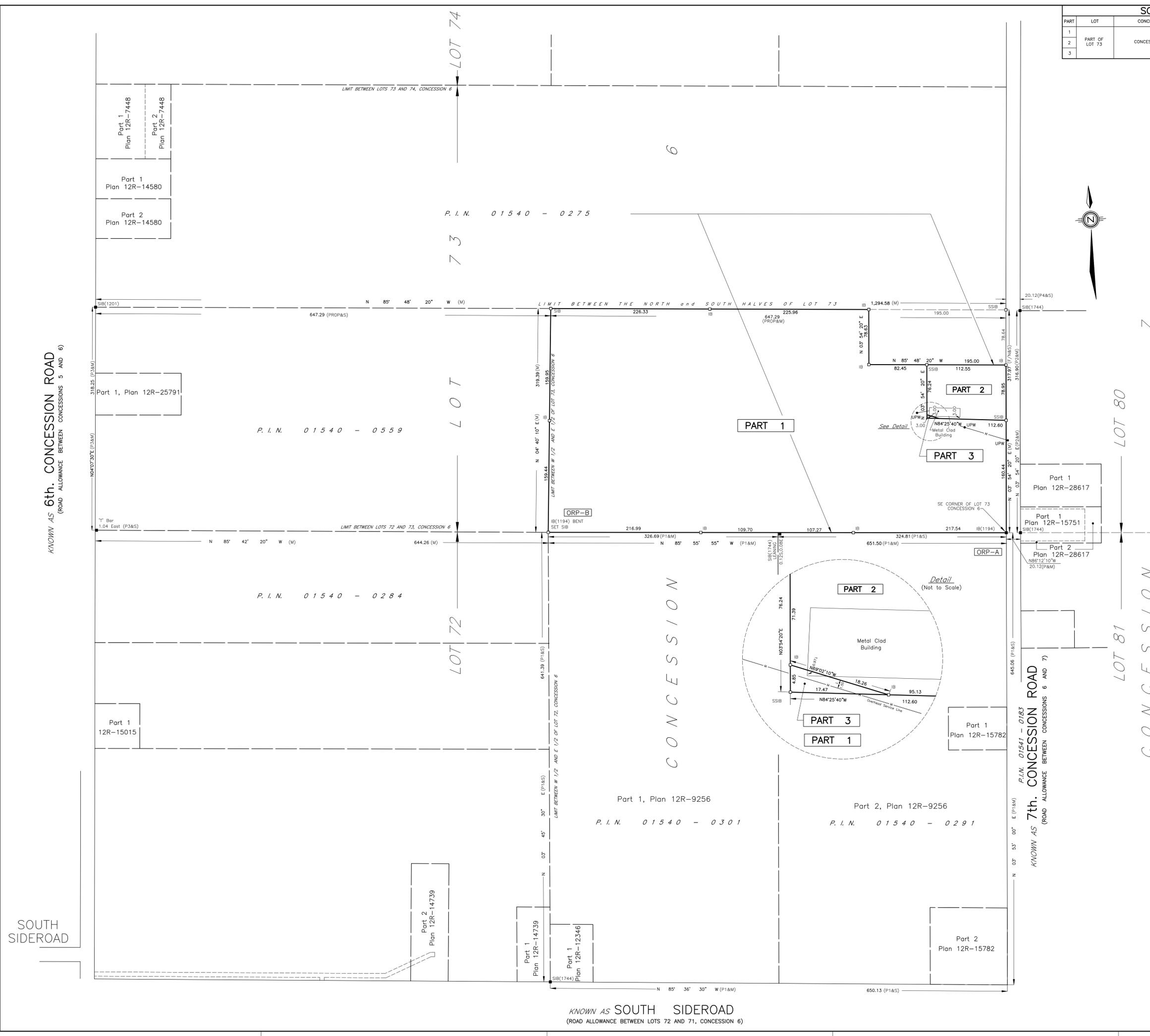
DATE MARCH 10th, 2026. 
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-128393.



VERHAEGEN SURVEYING
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 940 OTTAWA STREET, WINDSOR, ON, N8X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: CMM	CHECKED BY: AM	REFERENCE NO.: 26-47-017-00
CAD File: 26-47-017-00.dwg	Date: March 16, 2026 1:37 PM	File: E-MALDEN-6-73



KNOWN AS 6th. CONCESSION ROAD
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)

SOUTH SIDEROAD

KNOWN AS SOUTH SIDEROAD
 (ROAD ALLOWANCE BETWEEN LOTS 72 AND 71, CONCESSION 6)

KNOWN AS 7th. CONCESSION ROAD
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7)

CONCESSION

CONCESSION

LOT 74

LOT 73

LOT 72

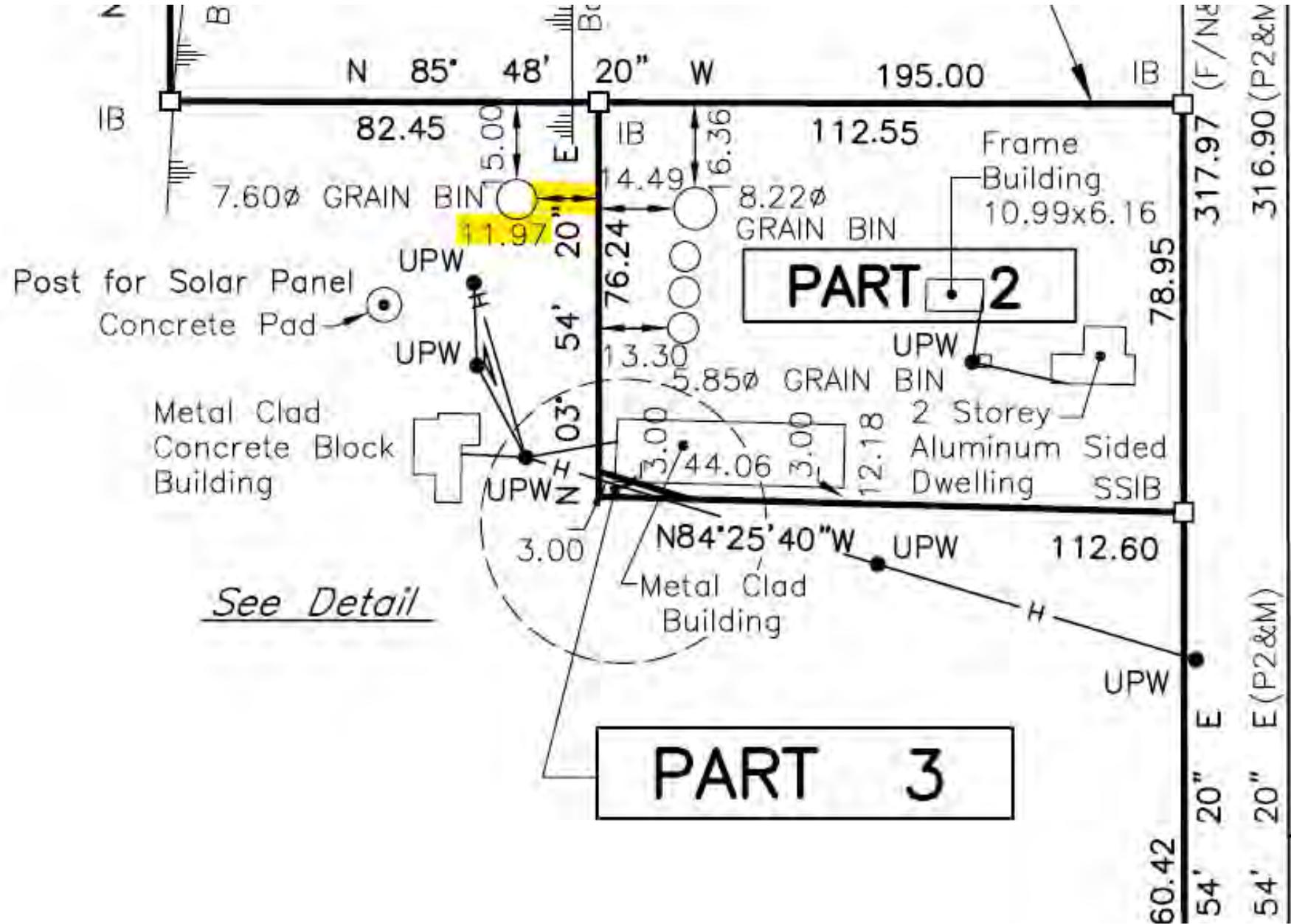
LOT 80

LOT 81



0.8m x 60.0m (8.8 ft x 60.0 ft)

B/17/26 and A/04/26, Proposed Surplus Dwelling Severed Parcel (Parts 2 and 3) and Highlighted Silo Setback requiring MV Relief





CONSENT/LAND SEVERANCE

TOWN OF AMHERSTBURG
Economic and Community Development Department
Planning Services Division
3295 Meloche Road
Amherstburg, Ontario, N9V 2Y8
519-736-5408

At any time when an application for Consent is being considered, the applicant should approach the Secretary Treasurer of the Committee of Adjustment of the Municipality to engage in a pre-consultation meeting to explain the proposed application being contemplated. This formal discussion should provide the applicant with procedural direction as to processing the application as well as determining planning policies under which the application can be considered for approval. At this time, the applicant may also wish to obtain a copy of the Consent/Land Severance Application Form.

A completed application must be submitted approximately 4 weeks before the scheduled hearing date. The meeting schedule, including application deadlines, is available on our website, www.amherstburg.ca/committeeofadjustment.

SUBMISSION REQUIREMENTS

1. One (1) original Consent/Land Severance application form – completed and signed.

Please note that the application must be signed in front of a Commissioner and if signed by a Corporation, must have the Corporate Seal affixed. If signed by an agent, a written authorization, attached, from the owner must also be submitted. **ALL REGISTERED OWNERS MUST SIGN.**

2. Application fee of **\$1577.00** along with an ERCA development review fee of **\$300.00** (total of **\$1877.00** payable to the Town of Amherstburg) must accompany your completed application.
3. Each copy of the application must be accompanied by a sketch, drawn to scale, showing:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the distance between the subject land and the nearest landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the parcel of land that is the subject of the application, the part that is to be severed, the part that is to be retained, and the location of all land previously severed;
 - d) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
 - e) the current uses on land that is adjacent to the subject land;
 - f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - g) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - h) the location and nature of any easement affecting the subject land.
4. Applications may be delivered or mailed to Planning Services, 3295 Meloche Road, Amherstburg, ON N9V 2Y8.

NOTICE OF HEARING AND POSTING CARD

A Notice of the Hearing will be mailed by prepaid First Class Mail to the applicant and to every owner of land within 60 metres of the subject site not less than fourteen (14) days prior to the date the application is to be heard.

A sign is to be placed on the land subject to the application at least fourteen (14) days prior to the hearing date and is to remain in place until the hearing has been held. The sign is to be placed at the centre of the subject parcel, facing the public road and as close as possible to the property line.

HEARING AND DECISION

The Applicant or an agent must attend the hearing at the designated time and location and speak on behalf of the application answering any questions, which the members of the Committee of Adjustment may have. A written decision will be forwarded to the applicant within ten (10) days of the Hearing Decision. Any conditions imposed by the Committee form part of the Decision and must be met in a manner acceptable to the Committee before final certification can be issued. Within twenty (20) days after the giving of the Notice of decision, the applicant may appeal the decision to the Ontario Land Tribunal (OLT) by filing the OLT Notice of Appeal form and the necessary prescribed fee with the Clerk of the municipality.

CHECKLIST OF SUBMISSION REQUIREMENTS

Applications should be submitted at least 4 weeks prior to a scheduled Committee of Adjustment meeting. Please consult with staff to determine the appropriate timelines.

Please check the appropriate box and attach all necessary material to this form:

- **Required Fee**
Each application must be accompanied by the application fee in the form of a cheque in the amount of **\$1,877.00** payable to the Town of Amherstburg. A **\$300** ERCA planning review fee is included in the application fee and is paid at the time of application. If applying in person payment may be made by cash or debit as well.
 - One (1) copy of this application- completed and signed.
 - One (1) copy of the required sketch.
 - One (1) copy of the Authorization if required.
-

The completed application form and supporting documentation may be returned to the Planning Services Division, 3295 Meloche Road, Amherstburg, Ontario, N9V 2Y8.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.



TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY

Application No: B/17/26
Date of Pre-consultation Meeting: 12/19/25
Date Application Received: 3/3/26
Date Application Deemed Complete: 03/06/26
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: Grondin Farms Ltd.

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.: 3729 620 000 001900 and 00700
Municipal Address: 7384 Concession 7
Concession: 6
Lot: Pt Lt 73
Registered Plan No.: _____
Lot(s): _____
Reference Plan No.: _____
Part(s): _____

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

Official Plan Designation: Agricultural
Zoning: Agricultural (A) and Special Provision (A-36)

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 239.39 m
Depth: irregular
Area: 39.02 ha

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.

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: Parts 2 and 3

Frontage: 78.95 m
Depth: 112.6 m
Area: 0.8733 ha

Existing Use: rural residential

Proposed Use: rural residential together with an easement for a hydro line over Part 3

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

Existing: single detached dwelling, two accessory structures and four grain bins

Proposed: No change proposed

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): 1

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

Frontage: 160.44 m

Depth: irregular

Area: 38.1467 ha

Existing Use: farmland

Proposed Use: farmland

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

Existing Use: one farm building, one silo and one solar panel

Proposed Use: No change proposed

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 retained 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 of Water

Municipally owned and operated piped water supply Severed Retained

Well Severed Retained

Other (specify) _____

Type of Sanitary

Municipally owned and operated sanitary sewers Severed Retained

Septic tank Severed Retained

Other (specify) _____

When will water supply and sewage disposal service be available? Water upon application

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: Joe Grondin

Relationship (if any) to the owner: owner

Use of parcel: surplus dwelling

Date parcel created: B/2/14, approved Jan. 28, 2014 (retained farm parcel merged with B/01/26 lot addition, B/17/26 surplus dwelling is proposed to be severed from this consolidated parcel)

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) _____
A/04/26, concurrent application for retained parcel lot area and silo setback

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

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 Joseph Grandin 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.

March 6, 2026 DATE x Joseph Grandin SIGNATURE

DATE SIGNATURE

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

I/We, Joseph Grandin of the Town of Amherstburg
NAME(S) TOWN OR CITY NAME

in the County of Essex solemnly declare that all of the
COUNTY/REGION/DISTRRICT 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 County of Essex this date March 6, 2026
COUNTY NAME DATE

March 6, 2026 DATE x Joseph Grandin SIGNATURE OF OWNER OR AUTORIZTION AGENT

March 6, 2026 DATE Janine Mastronardi SIGNATURE OF COMMISSIONER

Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.

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

_____ of _____
NAME 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 _____
TOWN OR CITY NAME

in the _____ this date _____
COUNTY NAME DATE

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: 7384 Con 7

Application Number(s): B/17/26

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.

Joseph D. ...
Signature (Owner/Authorized Agent)

March 6, 2026
Date

Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

**PLANNING ACT
APPLICATION FOR MINOR VARIANCE
APPLICATION FOR PERMISSION
TOWN OF AMHERSTBURG**

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality 3/3/26
3. Date application deemed complete by municipality 3/6/26
4. Name of registered owner Grondin Farms Ltd.

Telephone number [REDACTED]

Address & Postal Code [REDACTED]

Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) _____

Telephone number _____

Address & Postal Code _____

Email _____

Please specify to whom all communications should be sent:

- registered owner solicitor agent

5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:

6. Location and description of subject land:

Concession No. 6 Lot(s) No. Pt Lt 73

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. _____ Part(s) No. _____

Street Address ^{E/S Concession 7- retained parcel} _____ Assessment Roll No. 3729 620 00700 & 01900

7. Size of subject parcel:

Frontage 160.44 m Depth irregular Area 38.1467 ha

8. Access to subject parcel:

- Municipal Road County Road Provincial Highway
 Private Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

9. Current Official Plan Land Use designation of subject land Agricultural
-
10. Current Zoning of subject land Agricultural (A) and Special Provision Agricultural (A-36)
-
11. Nature and extent of relief from the Zoning By-law requested _____
 Section 28(3)(a)(i) requires a minimum lot area of 40 ha for an agricultural use.
 Proposing a 38.1467 ha lot area subsequent to B/17/26. Relief requested 1.8533 ha.
 Section 28(3)(f)(ii) requires a minimum rear yard depth of 30 m for an agricultural
 use. Proposing 11.97 m setback. Relief required 18.03 m.
-
12. Reasons why minor variance is necessary Subsequent to a consent the retained farm parcel lot area will be reduced and the existing silo setback will not comply.
-
13. Current use of subject land _____
farmland
-
14. Length of time current use of subject land has continued 100 + years
-
15. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:
Farm building, Silo, Solar Panel
-
-
-
16. Date of construction of existing buildings and structures on the subject land:
Farm building- 1970s, Silo- 1978
-
-
17. Date subject land acquired by current registered owner 2026
-
18. Proposed use of subject land Agricultural
-
19. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:
None
-
-
20. Type of water supply:
- municipally owned and operated piped water supply
 - well
 - Other (specify) _____

21. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers
- septic system
- Other (specify) _____

22. Type of storm drainage:

- sewers
- ditches
- swales
- Other (specify) _____

23. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- consent to sever
- approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

B/17/26 concurrent application

24. If known, indicate if the subject land has ever been the subject of an application for minor variance under Section 45 of the Planning Act.

25. The proposed project includes the addition of permanent above ground fuel storage:

- Yes
- No

26. Is the land within 600m of property that is designated as Extraction Industry?

- 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.

A minor variance application fee of \$1239.00, along with an ERCA development review fee of \$200.00 (total of \$1439.00 payable to the Town of Amherstburg), must accompany your completed application.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.

Dated at the Town of Amherstburg
PRINT NAME OF TOWN OR CITY

This date March 6, 2026.

Joseph Grondin
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Joseph Grondin of the Town of Amherstburg in the
NAME PRINT NAME OF TOWN OF CITY

County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I 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 NAME OF TOWN OR CITY

In the County of Essex
PRINT COUNTY/REGION/DISTRICT

this date March 6, 2026.

Joseph Grondin
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

Janine Quintina Mastronardi
A COMMISSIONER, ETC.

Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2027

NOTES:

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.

AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

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

_____ of the _____ of _____ to:
PRINT NAME **PRINT TOWN OR CITY**

- (1) make an application on my/our behalf to the Committee of Adjustment for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town's Committee of Adjustment relevant to the application.

Dated at the _____ of _____
PRINT TOWN OR CITY

in the _____ of _____
PRINT COUNTY/REGION/DISTRICT

this date _____.

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

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.

The sign must remain posted beginning 10 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: 7384 Con 7

APPLICATION NUMBER(S): A/04/26

I understand that each sign must be posted at least 10 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.

Joseph P. [Signature]
SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

March 6, 2026
DATE