



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
BUS (519) 736-5408
FAX (519) 736-9859
Website: www.amherstburg.ca

February 4, 2026

Re: Files **B/06-07/26**
Decisions Made on Applications for Consent of
Terry and Anna Renaud
7680 Middle Sideroad (Roll No. 3729-430-000-02900)

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

Please be advised that the last day for filing an appeal is **February 24, 2026**.

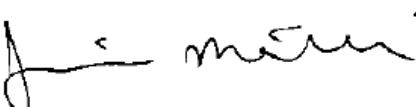
Subsection 19 of Section 53 of The Planning Act states that the applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal 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 February 24, 2025. 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. If the e-file portal is down, you can submit your appeal to planning@amherstburg.ca.


Janine Mastronardi, 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) Terry and Anna Renaud

(c) Brief Description

**LOCATION OF PROPERTY (c) 7680 Middle Sideroad
(Roll No. 3729-430-000-02900)**

(d) As set out in application

PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 30.5 m ± frontage by 132.7 m ± depth with an area of 4047 sq m ± to create a new residential building lot for a single detached dwelling.

The retained parcel being 61 m ± frontage by 132.7 m ± depth with an area of 8094 sq m ± contains a single detached dwelling and two accessory structures.

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

(e) Date of decision

CONCUR in the following decision and reasons for decision made on the (e) 4th day of February, 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. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$1070 for the severed lot.
5. That the applicant installs separate water services to the retained lot in accordance with and under the supervision of the municipality at the applicant's expense.
6. The applicant shall obtain an entrance permit from the County of Essex for a new driveway entrance for the severed parcel for on Middle Sideroad (County Road 10).
7. Private Drain Connection (PDC) sheets will be required to be submitted once installation of new services is completed.
8. One (1) tree per newly created lot shall be planted within the municipal right-of-way. Cash in lieu shall be provided to satisfy this requirement in the amount of \$600.00 per lot created.
9. Applicant shall provide an overall lot grading plan for the severed parcel to ensure all drainage runoff outlets to the appropriate outlet and each parcel retains its own stormwater. A direct connection to the roadside ditch on Middle Sideroad (County Road 10) will not be permitted.
10. The applicant shall enter into an agreement satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to connect to a municipal sanitary sewer system immediately should it become available. The subject agreement to be registered on title.

11. That Council approve the development of the newly created lot on a private individual septic system. This requirement shall be fulfilled prior to the stamping of the deeds.

12. 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: (g) The request is in conformity with Sections 6.1.2 of reasons for Amherstburg's Official Plan and is consistent with the Provincial Planning Statement. decision

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.

.....
Terris Buchanan

.....
Anthony Campigotto

.....
Debbie Rollier

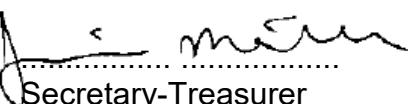
.....
Donald Shaw

.....
Josh Mailloux

ORIGINAL DOCUMENT SIGNED

(h) Name of I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify approval that the above is a true copy of the decision of the approval authority with respect to the authority application recorded therein.

(i) Name & Dated this 4th day
address of of February, 2026
approval authority


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

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

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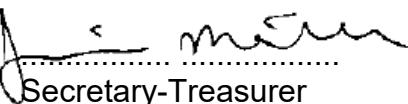
..... Donald Shaw

..... Josh Mailloux

..... ORIGINAL DOCUMENT SIGNED

(h) Name of approval authority I, **Janine Mastronardi, 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 4th day of February, 2026



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