



# 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](http://www.amherstburg.ca)

June 5, 2025

Re: File **B/22-24/25**  
Decision Made on Application for Consent of  
**Charlene & Shaun Blythe**  
**1915 Front Rd. N (Roll No. 3729-500-000-35100)**

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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 with regard to the above-noted file.

Please be advised that the last day for filing an appeal is **June 25, 2025.**

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 March 25, 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](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).

Sarah French, Secretary-Treasurer

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

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| (a) Name of approval authority                                  | <b>TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (b) Name of Applicant                                           | RE AN APPLICATION BY (b) <b>Charlene &amp; Shaun Blythe</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (c) Brief Description                                           | LOCATION OF PROPERTY (c) <b>1915 Front Rd. N<br/>(Roll No. 3729-500-000-35100)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (d) As set out in application                                   | <p>PURPOSE OF APPLICATION (d) 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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (e) Date of decision                                            | <p>CONCUR in the following decision and reasons for decision made on the (e) 4<sup>th</sup> day of June, 2025.</p> <p><b>DECISION: APPROVED</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (f) State conditions to be satisfied before granting of consent | <ol style="list-style-type: none"><li>1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.</li><li>2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached.</li><li>3. That all property taxes be paid in full.</li><li>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 each severed lot.</li><li>5. That one (1) tree per newly created lot shall be planted within the municipal right-of-way. Coordination with the Infrastructure Services department is required to confirm species and caliper to be planted. Cash in lieu may also be provided to satisfy this requirement in the amount of \$600.00 per lot created.</li><li>6. The Applicant shall obtain an entrance permit from the County of Essex for all new driveway entrances or modifications to current driveway entrances on County Road 20 (Front Road North). The County may request the consolidation of entrances onto the County Road and recommend a shared driveway for the severed parcels.</li><li>7. That the severed lot be serviced with municipal water in accordance with and under the supervision of the municipality at the applicant’s expense.</li><li>8. That the applicant be required to undertake lot grading plans for the severed and retained lots to the satisfaction of the municipality.</li><li>9. That Council approve the development of the newly created lot on a private individual septic system, after the soil analysis and septic design for the proposed lot is completed as required. This requirement shall be fulfilled prior to the stamping of the deeds.</li><li>10. That the applicant acknowledges satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to hook into a sanitary sewer system when it becomes available.</li></ol> |

11. The subject lands shall obtain a statute outlet for the stormwater runoff of the retained and severed parcels through the Emma Bondy D&W Drain or the Drainage Act.
12. That the severed parcel be rezoned to Residential Type 1A (R1A) Zone through the zoning by-law amendment application process or to a related zone through the Town's ongoing Zoning By-law review process.
13. That the applicant complete an Environmental Impact Assessment regarding the Provincially Significant Wetland feature located within the subject lands, to the satisfaction of the Town and clearance from the Ministry of Environment, Conservation and Parks be acquired, if applicable. That the applicant implements the recommendations of the Environmental Impact Assessment on the subject property.
14. 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 Section 6.1.2 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.

.....  
Terris Buchanan

.....  
Anthony Campigotto

.....  
Debbie Rollier

.....  
Donald Shaw

.....  
Josh Mailloux


ORIGINAL DOCUMENT SIGNED

CERTIFICATION

The Planning Act, R.S.O. 1990

(h) Name of approval authority

I, **Sarah French, 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 5<sup>th</sup> day of June, 2025

.....  
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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| (d) As set out in application                                   | <p>PURPOSE OF APPLICATION (d) 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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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- 11. The subject lands shall obtain a statute outlet for the stormwater runoff of the retained and severed parcels through the Emma Bondy D&W Drain or the Drainage Act.
- 12. That the severed parcel be rezoned to Residential Type 1A (R1A) Zone through the zoning by-law amendment application process or to a related zone through the Town's ongoing Zoning By-law review process.
- 13. That the applicant complete an Environmental Impact Assessment regarding the Provincially Significant Wetland feature located within the subject lands, to the satisfaction of the Town and clearance from the Ministry of Environment, Conservation and Parks be acquired, if applicable. That the applicant implements the recommendations of the Environmental Impact Assessment on the subject property.
- 14. 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 Section 6.1.2 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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|--------------------------|-----------------------------|--------------------------|
| .....<br>Terris Buchanan | .....<br>Anthony Campigotto | .....<br>Debbie Rollier  |
| .....<br>Donald Shaw     | .....<br>Josh Mailloux      | ORIGINAL DOCUMENT SIGNED |

**CERTIFICATION**  
*The Planning Act, R.S.O. 1990*

(h) Name of approval authority      I, **Sarah French, 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.

*S. French*

|                                          |                                              |                                                                                                                            |
|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| (i) Name & address of approval authority | Dated this 5 <sup>th</sup> day of June, 2025 | .....<br>Secretary-Treasurer<br>Town of Amherstburg<br>Committee of Adjustment<br>3295 Meloche Rd, Amherstburg, ON N9V 2Y8 |
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| (d) As set out in application                                   | <p>PURPOSE OF APPLICATION (d) 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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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(i) Name & address of approval authority

Dated this 5<sup>th</sup> day of June, 2025

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Secretary-Treasurer  
Town of Amherstburg  
Committee of Adjustment  
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