



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 application for consent by:

Grondin Farms Ltd.

TAKE NOTICE THAT applications for **consent (severance)** under the above-noted file 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, February 4, 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 application. If you are aware of any person interested in or affected by this application 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, February 2, 2025).

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, February 2, 2025) 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 application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on this application, 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 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 decision 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: 7384 Concession 7
(Roll Nos. 3729-620-000-00800 and 01900)

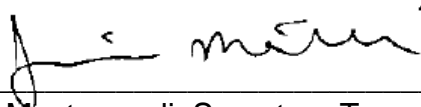
Purpose of Consent Application B/01/26:: The applicant is proposing to sever a parcel of land being 236.5 m \pm frontage by 651 m \pm depth with an area of 18.9 ha for the purpose of a lot addition to merge with 3729-620-000-00700, the abutting farm parcel to the west. The severed parcel contains a single detached dwelling, three accessory structures, four grain bins, one silo and a solar panel.

The retained parcel being 394.5 m \pm frontage by an irregular depth with an area of 40.5 ha \pm is vacant agricultural land.

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

Additional Information relating to the proposed application 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: January 21, 2026



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



Original Parcel

Retained Parcel
Lot Area: 40.35 ha

Severed Parcel
Lot Area: 18.9 ha to merge with 620-00700

CONCESSION 7

CONCESSION 6 S

Access

Frontage: 394.5 m

Access

Frontage: 236.5 m



TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY

Application No: B/01/26
Date of Pre-consultation Meeting: 12/19/25
Date Application Received: 1/7/26
Date Application Deemed Complete: 01/14/26
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 00800 and 01900
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) Zone

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage:	631 m on Conc 6 S and 98 m on Conc 7
Depth:	irregular
Area:	59.25 ha

5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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:	<input type="checkbox"/> farm split	<input type="checkbox"/> surplus dwelling <input checked="" type="checkbox"/> lot addition
	<input type="checkbox"/> technical severance	
Other Areas:	<input type="checkbox"/> creation of new lot	<input type="checkbox"/> technical severance
	<input type="checkbox"/> lot addition	
Other:	<input type="checkbox"/> mortgage or charge	<input type="checkbox"/> easement/rig-of-way
	<input type="checkbox"/> partial discharge of mortgage	<input type="checkbox"/> correction of title
	<input type="checkbox"/> other (specify)	

7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:

Frontage:	236.5 m on Concession 7
Depth:	651 m
Area:	18.9 ha

Existing Use:

Agricultural

Proposed Use:

Agricultural

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

Existing:

House, 3 Accessory Structures, 4 Grain Bins, 1 Silo, 1 Solar Panel

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): 0

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

Frontage:

394.5 m on Concession 7

Depth:

Irregular

Area:

40.35 ha

Existing Use:

Agricultural

Proposed Use:

Agricultural

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

Existing Use:

No Structures

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? Upon Request

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: Unknown

Relationship (if any) to the owner: Unknown

Use of parcel: Rural Residential

Date parcel created: 6365 and 6357 Conc 6 S, Mid 1990s & 6344 Conc 6 S, Mid 1980s

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) _____

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

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 Joe Grondin

PRINT 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.

Jan. 7, 2026

DATE

SIGNATURE

DATE

SIGNATURE

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

I/We, Joe Grondin of the Town of Amherstburg

PRINT NAME(S)

PRINT TOWN OR CITY NAME

in the County of Essex solemnly declare that all of the

COUNTY/REGION/DISTRICT 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 7th day of January 2026

COUNTY NAME

Jan. 7, 2024

DATE

SIGNATURE OF OWNER OR AUTORIZTION AGENT

Jan. 7, 2026

DATE

SIGNATURE OF COMMISSIONER

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

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/01/26

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 B. B. B.
Signature (Owner/Authorized Agent)

Jan. 7, 2026
Date