



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:

Marciano and Incoronata Cipriano, c/o Drew Coulson, Agent

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, October 1, 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 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, September 29, 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, September 29, 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 applications.

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 these notices 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 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 consents, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: 294 Texas Road (Part of Roll No. 3729- 420-000-24650)

Purpose of Consent Application B/32/25: The applicant is proposing to sever a parcel of land being 120 ft ± in width by 494 ft ± depth with an area of 1.36 acres ± to merge with 312 Texas Road for purposes of a lot addition.

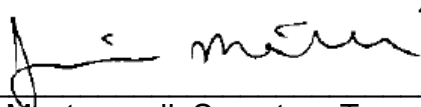
Purpose of Consent Application B/33/25: The applicant is proposing to sever an L-shaped parcel of land being 120 ft ± in width by 220 ft ± depth with an area of 0.34 acres ± to merge with 304 Texas Road for purposes of a lot addition.

The retained parcel being an existing 60 ft ± of frontage by 275 ft ± depth with an area of 0.38 acres ± is contains a single detached dwelling and two accessory structures.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) 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: September 17, 2025



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

Town of Amherstburg
B/32-33/25- 294 Texas Road

EASY ST

MARSH CRT

Proposed Severed Parcel B/32/25
120 ft x 494 ft, 1.36 acres +/-
to merge with 312 Texas Road

Proposed Severed Parcel B/33/25
L-Shaped- 120 ft x 220 ft, 0.34 acres +/-
to merge with 304 Texas Road

20 ft setback

Proposed Retained Parcel
60 ft x 275 ft, 0.38 acres +/-

TEXAS RD





TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY

Application No: B/32-33/25

Date of Pre-consultation Meeting: 9/15/25

Date Application Received: 9/15/25

Date Application Deemed Complete: 9/15/25

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: Marciano and Incoronata Cipriano

Mailing Address: [REDACTED]

Postal Code:

Phone:

Email:

Agent Authorized by Owner to file the Application (if applicable):

Name of Registered Owner: Drew Coulson

Mailing Address: [REDACTED]

Postal Code:

Phone: [REDACTED]

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 420 000 24650

Municipal Address: 294 Texas Road

Concession:

Lot:

Registered Plan No.: Plan 12

Lot(s): Part Park Lot 14

Reference Plan No.:

Part(s):

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

Official Plan Designation: Low Density Residential
Zoning: Residential First Density (R1) Zone

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 60 ft
Depth: irregular
Area: 2.08 acres

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: B/32/25

Frontage: Width of 120 ft
Depth: 494 ft
Area: 59,280 sq ft (1.36 acres)
Existing Use: residential
Proposed Use: residential
Number and use of buildings and structures on the land intended to be severed
Existing Use: vacant lands
Proposed Use: consolidated subdivision lands

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

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

Official Plan Designation: Low Density Residential
Zoning: Residential First Density (R1) Zone

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 60 ft
Depth: irregular
Area: 2.08 acres

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: B/33/25

Frontage: L Shaped with Width of 120 ft
Depth: 220 ft
Area: 14,810 sq ft (0.34 acres)
Existing Use: residential
Proposed Use: residential
Number and use of buildings and structures on the land intended to be severed
Existing Use: vacant lands
Proposed Use: residential

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: 60 ft
Depth: 275 ft
Area: 16,500 sq ft (0.38 acres)
Existing Use: Residential
Proposed Use: Residential
Number and use of buildings and structures on the land intended to be severed
Existing Use: single detached dwelling and two accessory structures
Proposed Use: not 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.

10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)

Type Water

Municipally owned and operated piped water supply ☒ Severed ☒ Retained

Well ☐ Severed ☐ Retained

Other (specify) _____

Type 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? _____

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: _____

Relationship (if any) to the owner: _____

Use of parcel: _____

Date parcel created: _____

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 **B/32 and 33/25 are the only consents at this time.**

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 Drew Coulson
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.

Sept. 15, 2025 x [Signature]
DATE SIGNATURE

DATE SIGNATURE

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

I/We, Drew Coulson 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 15th day of September, 2025.
COUNTY NAME DAY MONTH YEAR

Sept. 15, 2025 x [Signature]
DATE SIGNATURE OF OWNER OR AUTHORIZATION AGENT

Sept. 15, 2025 [Signature]
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

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: 294 Texas Road
B/32+33/25 - Lot addition to 304+312 Texas

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

Drew Coulson
PRINT NAME

of Town of Amherstburg
PRINT 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 of Amherstburg
PRINT TOWN OR CITY NAME

in the County of Essex this 16th day of September, 20 25.
COUNTY NAME DAY MONTH YEAR

C. Threl
Witness

C. Threl
Witness

C. Threl
Witness

x Mariano Giron
Signature of Owner

Incoronata Cipriano
Signature of Owner

x Cameline Cipriano Divito
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.

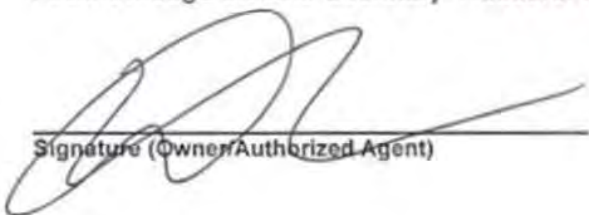
Chris Aspila, MCIP RPP
Manager of Planning Services

Property Address: 294 Texas Road

Application Number(s): B132 + 33 / 25

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.


Signature (Owner/Authorized Agent)

Sept. 15, 2025
Date