



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 an application for consent by:

John Allen Thompson & So Yon Chun

TAKE NOTICE THAT application 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, June 3, 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 caspila@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, June 1, 2026).

Public Comment Submission:

If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Christopher Aspila, Manager of Planning Services and 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, June 1, 2026) to the Planning Department, planning@amherstburg.ca. All public comments received prior to the meeting by the above noted due date, 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 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: 7842 Howard Ave
(Roll No. 3729 480 000 07400)**

Purpose of Consent Application B/15/26:

The applicant is proposing to sever parcels of land identified on the attached Plan of Survey dated May 8, 2026, as Part 2 with 62.2 m (204.06 ft) ± of frontage and area of 9111.6 sq m ±, and Part 4 together with an easement, with 6.1 m (20 ft) ± of frontage and area of 30.7 sq m ±, from 7842 Howard Ave to merge with 7836 Howard Ave as Part 1 on the attached Plan of Survey dated May 8, 2026, the abutting parcel to the south for purpose of a lot addition.

The retained parcel being as Parts 3 and 5 with 67.12 m (220.24 ft) ± and 6.23 m (20.43 ft) ± of frontage, and areas of 6910.3 sq m ± and 719.6 sq m ± respectively, contain a single detached dwelling.

The outcome of the proposed lot addition would be:

- i) 7836 Howard Ave would be comprised of Parts 3 and 5 as shown on the Plan of Survey dated May 8, 2026. The total area of the parcel is 7629.9 sq m ±.
- ii) 7842 Howard Ave would be comprised of Parts 1, 2, and 4 as shown on the Plan of Survey dated May 8, 2026. The total area of the parcel is 2.29 ha (5.66 acre).

The subject property is designated Agricultural in the Town's Official Plan and zoned Special Provision Agricultural (A-5) Zone in the Town's Zoning By-law.

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: May 20, 2026



Christopher Aspila, Ph.D, GISP, MCIP, RPP
Manager of Planning Services and Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8



Town of Amherstburg



- Legend**
- Streets
 - Parcels
 - Essex

Notes

B/20/26 - 7842 Howard Ave.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.0 0 0.02 0.0 Miles



1: 1,000



COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE SMART-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) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4670571.892	334665.792
ORP-B	4670587.944	334393.993

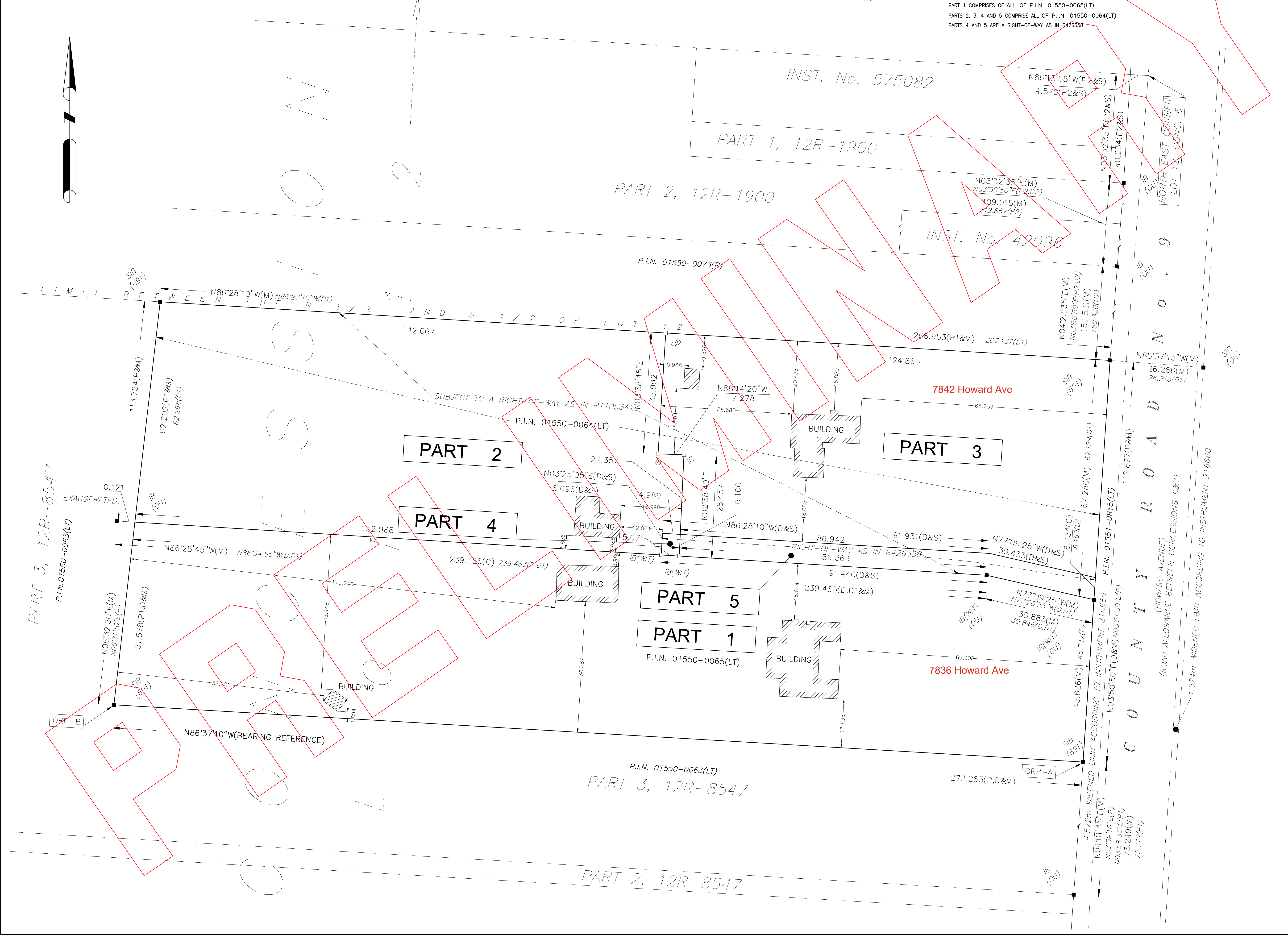
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PARTS SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	SQ.M.
1	12	6	ALL OF P.I.N. 01550-0065(LT)	13,763.6
2	12	6	PART OF P.I.N. 01550-0064(LT)	9111.6
3	12	6	PART OF P.I.N. 01550-0064(LT)	6910.3
4	12	6	PART OF P.I.N. 01550-0064(LT)	30.7
5	12	6	PART OF P.I.N. 01550-0064(LT)	719.6

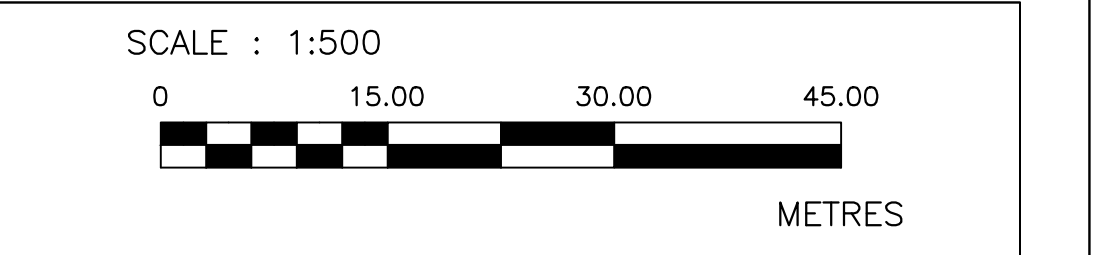
PLAN 12R -
RECEIVED AND DEPOSITED
DATE: _____ DATE: _____

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



PLAN OF SURVEY
OF
PART OF LOT 12, CONCESSION 6,
(IN THE GEOGRAPHIC TOWNSHIP OF ANDERDON)
IN THE
MUNICIPALITY OF AMHERSTBURG,
COUNTY OF ESSEX, ONTARIO



BEARING REFERENCE
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, REFERRED TO THE NORTH LIMIT OF PART 3 PLAN 12R-8547, HAVING BEARING N86°37'10"W AS SHOWN ON PLAN SRPR OF VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC, FILE No. B-6169'A, DATED AUGUST 28, 2014.

A CLOCKWISE ROTATION OF 01°23'50" MUST BE APPLIED TO REGISTERED PLAN 12R-8547 FOR COMPARISONS.

A CLOCKWISE ROTATION OF 01°16'05" MUST BE APPLIED TO REGISTERED PLAN 12R-11900 FOR COMPARISONS.

A CLOCKWISE ROTATION OF 01°16'05" MUST BE APPLIED TO INSTRUMENT No. R216660 FOR COMPARISONS.

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

DISTANCES DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991142761

AREAS AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.76391.

LEGEND

- SIB DENOTES 1" x 1" x 4'-0" STANDARD IRON BAR
- SSIB DENOTES 1" x 1" x 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 3/8" x 3/8" x 2'-0" IRON BAR
- IBØ DENOTES 3/4" DIAMETER x 2'-0" ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1858
- WIT. DENOTES WITNESS
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (PROP) DENOTES SET PROPORTIONALLY
- (C) DENOTES CALCULATED
- (OU) DENOTES ORIGIN UNKNOWN
- (LT) DENOTES LAND TITLES
- (N.T.S.) DENOTES LINE NOT TO SCALE
- (S/W) DENOTES 3" x 3/8" SPIKE/WASHER
- (Ø) DENOTES NO BAR FOUND
- (NRF) DENOTES OBSERVED REFERENCE POINT
- (P) DENOTES PLAN SRPR OF VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC, FILE No. B-6169'A, DATED AUGUST 28, 2014.
- (P1) DENOTES PLAN 12R-8547.
- (P2) DENOTES PLAN 12R-1900.
- (D) DENOTES INSTRUMENT No. R4263580.
- (D1) DENOTES INSTRUMENT No. R1105342.
- (D2) DENOTES INSTRUMENT No. R216660.
- (Ø) DENOTES H.B. HEAD, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF FEBRUARY, 2026.

DATE: MAY 08, 2026

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
FOR TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-131132.

Total Tech Surveying Inc.

341 Talbot St. N.
Units 2 & 3
Essex, ON N8M 2W3
(519) 776-9887



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.



OFFICE USE ONLY

Application No: B/20/26
Date of Pre-consultation Meeting: May 5, 2026
Date Application Received: May 5, 2026
Date Application Deemed Complete: May 12, 2026
Staff Person Present: Niloofar Nalae
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: JOHN ALLEN THOMPSON & SO YON CHUN
Mailing Address: [REDACTED]
Postal Code: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

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

Name of Registered Owner: JOHN ALLEN THOMPSON & SO YON CHUN c/o Solcz Law
Mailing Address: [REDACTED]
Postal Code: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

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: [REDACTED]

Address: _____

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS

Assessment Roll No.: 3729-480-000-07400
Municipal Address: 7842 Howard Avenue
Concession: 6
Lot: PT LOT 12
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: A-5

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 67.12 m (220.24 ft)
Depth: Irregular
Area: 1.6773 ha (4.1447 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.
R426358 Right of way easement over the subject property at 7842 Howard Ave
In favor of neighboring property to the south 7836 Howard Ave.

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: _____

Frontage: 62.2 m (204.06 ft)
Depth: Irregular
Area: 9142.3 sq m

Existing Use: Rural Residential - Garage
 Proposed Use: No Change proposed. Rural Residential
 Number and use of buildings and structures on the land intended to be severed
 Existing: One detached garage
 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: 67.12 m (220.24 ft)
 Depth: Irregular
 Area: 7629.9 sq m
 Existing Use: Rural Residential Dwelling
 Proposed Use: No change. Rural Residential
 Number and use of buildings and structures on the land intended to be retained
 Existing Use: One single detached dwelling and 3 accessory 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) Severed parcel will be serviced with the septic tank by the consolidated lot

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: Ernest P. and Jeannette Lucier

Relationship (if any) to the owner: Arm's length/not related

Use of parcel: Existing

Date parcel created: October 1, 1968

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

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 JOHN ALLEN THOMPSON & SO YON CHUN
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.

May 04 2026
DATE

John Thompson
SIGNATURE

May 04 2026
DATE

SIGNATURE

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

I/We, John Allen Thompson/So Yon Chun 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 City of Windsor
PRINT TOWN OR CITY NAME

in the County of Essex this date 4th of May 2026
COUNTY NAME DATE

May 04 2026
DATE

John Thompson
SIGNATURE OF OWNER OR AUTORIZTION AGENT

May 04 2026
DATE

SIGNATURE OF COMMISSIONER
Sworn remotely per OR 431/20, Administering the Oath Remotely in the City of Windsor this 4th day of May, 2026.

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: PT SE1/4 LT 12 CON 6 ANDERDON AS IN R1105342

