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

November 4, 2026

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

In compliance with Subsection 23 of Section 53 of The Planning Act, I enclose herewith a certified copy of the decision of the provisional consent granted by the Committee of Adjustment with regard to the above-noted file with amended condition.

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

Subsection 23 of Section 53 of The Planning Act states that the conditions of a provisional consent may be changed at any time before a consent is given.

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.

S. French

Sarah French, Secretary-Treasurer

NOTICE - The last day for appealing this decision is **NOVEMBER 24, 2026.**

B/22/25
BLYTHE

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) **Charlene & Shaun Blythe**

(c) Brief Description — LOCATION OF PROPERTY (c) **1915 Front Rd. N (Roll No. 3729-500-000-35100)**

(d) As set out in application — 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.

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.

The application has been brought back to the Committee of Adjustment to request a change of conditions regarding the timing of the Environmental Impact Assessment. This decision only relates to the change of the conditions. The severance was approved on June 4, 2025. The June 4, 2025 date marks the 2-year time frame for the completion of the conditions as per condition 13 on this notice.

(e) Date of decision — CONCUR in the following decision and reasons for decision made on the (e) 4th day of November, 2026.

DECISION: **APPROVED**

(f) State conditions to be satisfied before granting of consent

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.
2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached.
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 each severed lot.
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.
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.
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.
8. That the applicant be required to undertake lot grading plans for the severed and retained lots to the satisfaction of the municipality.
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.

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.

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 Special Provision Holding Residential Type 1A (h-X-R1A) Zone through the zoning by-law amendment application process. That the holding provision be conditional upon the following:

    h-X Purpose: to have necessary studies completed; to ensure that development takes a form compatible with adjacent land uses, to ensure that a consent agreement, if deemed necessary by the Town of Amherstburg, is entered into prior to the removal of the Holding (h). The following studies are to be completed to Council's satisfaction:
    a) Environmental Impact Assessment

    The Holding (h) provision may be removed from the subject lands once the above noted studies are complete, clearance from the Ministry of Environment, Conservation and Parks is acquired, if applicable, and the applicant has implemented the recommendations of the Environmental Impact Assessment on the subject property. If the Environmental Impact Assessment provides recommendations that apply to the severed building lots, the applicant will enter into a consent agreement with the Town of Amherstburg to ensure that all responsibilities are registered on the title of the lands.

13. 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. The decision relates to the change of conditions. The original date of approval of the consent is June 4, 2025 and this date marks the 2-year time frame for completion of the conditions under the Planning Act.

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

.... ORIGINAL DOCUMENT SIGNED
Donald Shaw Josh Mailloux

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 4th day of November, 2026

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

NOTICE - The last day for appealing this decision is **NOVEMBER 24, 2026.**

B/23/25
BLYTHE

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) **Charlene & Shaun Blythe**

(c) Brief Description — LOCATION OF PROPERTY (c) **1915 Front Rd. N (Roll No. 3729-500-000-35100)**

(d) As set out in application — 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.

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.

The application has been brought back to the Committee of Adjustment to request a change of conditions regarding the timing of the Environmental Impact Assessment. This decision only relates to the change of the conditions. The severance was approved on June 4, 2025. The June 4, 2025 date marks the 2-year time frame for the completion of the conditions as per condition 13 on this notice.

(e) Date of decision — CONCUR in the following decision and reasons for decision made on the (e) 4th day of November, 2026.

DECISION: **APPROVED**

(f) State conditions to be satisfied before granting of consent

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.
2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached.
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 each severed lot.
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.
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.
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.
8. That the applicant be required to undertake lot grading plans for the severed and retained lots to the satisfaction of the municipality.
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.

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.

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 Special Provision Holding Residential Type 1A (h-X-R1A) Zone through the zoning by-law amendment application process. That the holding provision be conditional upon the following:

    h-X Purpose: to have necessary studies completed; to ensure that development takes a form compatible with adjacent land uses, to ensure that a consent agreement, if deemed necessary by the Town of Amherstburg, is entered into prior to the removal of the Holding (h). The following studies are to be completed to Council's satisfaction:
    a) Environmental Impact Assessment

    The Holding (h) provision may be removed from the subject lands once the above noted studies are complete, clearance from the Ministry of Environment, Conservation and Parks is acquired, if applicable, and the applicant has implemented the recommendations of the Environmental Impact Assessment on the subject property. If the Environmental Impact Assessment provides recommendations that apply to the severed building lots, the applicant will enter into a consent agreement with the Town of Amherstburg to ensure that all responsibilities are registered on the title of the lands.

13. 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. The decision relates to the change of conditions. The original date of approval of the consent is June 4, 2025 and this date marks the 2-year time frame for completion of the conditions under the Planning Act.

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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Terris Buchanan Anthony Campigotto

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Donald Shaw Josh Mailloux

CERTIFICATION

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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

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Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
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(c) Brief Description — LOCATION OF PROPERTY (c) **1915 Front Rd. N (Roll No. 3729-500-000-35100)**

(d) As set out in application — 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.

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.

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