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: Files **B/28/26**
Decision Made on Application for Consent of **Raymond Burns, Marie Burns, Gregory Burns, Thomas Burns and Michelle Rice, c/o Ron Wismer**

5671 County Rd 18
(Roll No. 3729 630 000 3201)

In compliance with Subsection 17 of Section 53 of The Planning Act, I enclose herewith a certified copy of the decision of the Committee regarding the above-noted file.

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

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 November 24, 2026. 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. If the e-file portal is down, you can submit your appeal to planning@amherstburg.ca .

S. French

Sarah French, Secretary-Treasurer

NOTICE - The last day for appealing this decision is **NOVEMBER 24, 2026.** **B/28/26**
BURNS & RICE

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) **Raymond Burns, Marie Burns, Gregory Burns, Thomas Burns and Michelle Rice, c/o Ron Wismer**

(c) Brief Description — LOCATION OF PROPERTY (c) **5671 County Rd 18 (Roll No. 3729-630-000-03201)**

(d) As set out in application — PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land identified on the attached sketch with 41.4 m (136 ft) ± of frontage by 98 m (322 ft) ± of depth with an area of 4046 sq m (1 acre) ±. The proposed severed parcel contains a single detached dwelling which is surplus to the needs of the farming operation. There is an accessory structure shown on the sketch which has been removed from the subject property.

The retained parcel being 25.9 m (85 ft) ± frontage by an irregular depth with an area of 12.1 ha (29.92 acres) ± will remain as a vacant farmland.

(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 — CONDITIONS - This decision has been made subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper 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 and a copy be provided to the municipality.

3. That all property taxes be paid in full.

4. That a minor variance be obtained from the provisions of Bylaw 1999-52, as amended, Section 28(3)(a)(i) which requires a minimum lot area of 40 hectares in an Agricultural (A) Zone regarding the retained farm parcel and Section 28(3)(b)(i) which requires a 140 m minimum Lot Frontage for agricultural uses in the Agricultural (A) Zone regarding the retained farm parcel.

5. That the applicant shall confirm that all municipal servicing for the severed and retained parcels remain within the frontage of the parcel the connection is servicing.

6. That the retained farmland to be rezoned to ensure that no new dwelling units shall be permitted and the requirement for this non-development be registered against the title of the property.

7. That the applicant obtain a report from an independent qualified person that the existing private septic system serving the surplus dwelling does not cross the property lines, that the systems are in working order and that their operation will not be affected by the severance, to the satisfaction of the municipality.

8. That the Applicant shall confirm that the severed and retained parcels have separate driveway entrances. The Applicant may be required to obtain an entrance permit from the County of Essex for all new driveway entrances or modifications to current driveway entrances on County Road 18 to satisfy this comment.

9. The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65(2) of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be

borne solely by the applicant. The reapportionment for any affected Municipal Drains is required and is to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement.

10. That the applicant determine if there are any existing farm drainage tiles/systems extending through the parcel that is to be severed and, if existing farm drainage tiles/systems are found, that the applicant redirect the tiles/systems around the parcel to be severed to the satisfaction of the municipality.

11. That a grade design demonstrating that the severed parcel will maintain its own surface water be submitted and implemented to the satisfaction of the municipality.

12. 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.

NOTE: All conditions are subject to the approval of The Town of the Amherstburg, but at no cost to the municipality.

(g) State reasons for decision

REASONS FOR DECISION: (g) The request is in conformity with Sections 6.1.2, 6.1.2(6), and 3.2.2(14) 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
.....	.....
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 the 4th day of November, 2026

S. French

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

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 **A/17/28**
Decision made on Application for Minor Variance of
Raymond Burns, Marie Burns, Gregory Burns, Thomas Burns and Michelle Rice, c/o Ron Wismer

5671 County Rd 18
(Roll No. 3729 630 000 03201)

In compliance with Subsection 10 of Section 45 of The Planning Act, R.S.O. 1990, Chapter P.13, I enclose herewith a certified copy of the decision of the Committee of Adjustment with regard to the above noted file.

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

Subsection (12) of Section 45 of The Planning Act states that the applicant, the Minister, a specified person or any public body may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Clerk of the municipality a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Minister of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

The letter of appeal and other documents from the application file will be forwarded to the Ontario Land Tribunal. The Ontario Land Tribunal may hold a hearing of which notice will be given to such public bodies or persons and in such manner as the Tribunal may determine.

When the final date for appeal has passed and no notice of appeal is given, the decision of the Committee of Adjustment is final and binding and the applicant will be so notified and a certified copy of the decision will be filed with the Clerk of the Municipality.

Yours truly,

S. French

Sarah French, Secretary-Treasurer

NOTICE - The last day for appealing this decision is **NOVEMBER 24, 2026.** **A/17/26**
BURNS & RICE

COMMITTEE OF ADJUSTMENT
DECISION OF COMMITTEE WITH REASONS
RE APPLICATION FOR MINOR VARIANCE
The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(8), As Amended

(a) Name of approval authority — **TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT**

(b) Name of applicant — RE AN APPLICATION BY (b) **Raymond Burns, Marie Burns, Gregory Burns, Thomas Burns and Michelle Rice, c/o Ron Wismer**

(c) Brief description — LOCATION OF PROPERTY (c) **5671 County Rd 18 (Roll No.: 3729-630-000-03201)**

(d) As set out in application — PURPOSE OF APPLICATION: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 26 (3)(a)(i) which requires a minimum lot area of 40 ha for a new lot being created in an Agricultural Zone.

Subsequent to consent application B/28/26, the retained parcel will have a lot area of 12.1 ha ±. Therefore, the amount of relief requested is 27.89 ha ± in lot area.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 26 (3)(b)(i) which requires a minimum lot frontage of 140 m for an agricultural lot.

Subsequent to consent application B/28/26, the retained parcel will have a lot frontage of 25.9 m (85 ft). The original lot frontage of the lot prior to the severance was 67.3 m (221 ft). Therefore, the amount of relief requested is 114.1 m (374.3 ft) in lot frontage for an agricultural property.

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

(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 reasons for decision — REASONS FOR DECISION: (g) The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

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Terris Buchanan	Anthony Campigotto
.....	.....
Josh Mailloux	Don Shaw

ORIGINAL DOCUMENT SIGNED

CERTIFICATION

The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(10), As Amended

(g) 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.

(h) Name & address of approval authority

Dated the 4th day of November, 2026

S. French

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