B/29-30/26
REMO D'AMORE INVESTMENTS INC.

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:

Remo D'Amore Investments Inc. c/o Merrill Baker, Agent

TAKE NOTICE THAT applications for **consent (easement)** 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, December 2, 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 sfrench@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, November 30, 2026).

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:

Sarah French, 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, November 30, 2026) 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.

B/29/26

Location of Property: 253 Dalhousie Street (Roll No. 3729-110-000-02400)

Purpose: The applicant is proposing a consent for easement over the servient parcel of land being 253 Dalhousie Street for the purpose of a permanent easement for access in favour of 257 Dalhousie Street. The proposed easement is 3.048 m in depth, 9.14 m in width, with an area of 27.86 sq. m. ±.

The benefitting parcel is a commercial lot with a frontage of 18.28 m (60 ft), depth of 41.75 m (137 ft), and an area of 766 sq. m., municipally known as 257 Dalhousie Street.

The subject parcel is designated General Commercial in the Town's Official Plan and zoned Special Zone General Commercial (CG-4) Zone in the Town's Zoning By-law 1999-52, as amended.

B/30/26

Location of Property: 249 Dalhousie Street (Roll No. 3729-110-000-02300)

Purpose: The applicant is proposing a consent for easement over the servient parcel of land being 249 Dalhousie Street for the purpose of a permanent easement for access in favour of 257 Dalhousie Street. The proposed easement is 3.048 m in depth, 3.52 m in width, with an area of 10.73 sq. m. ±.

The benefitting parcel is a commercial lot with a frontage of 18.28 m (60 ft), depth of 41.75 m (137 ft), and an area of 766 sq. m., municipally known as 257 Dalhousie Street.

The subject parcel is designated General Commercial in the Town's Official Plan and zoned Special Zone General Commercial (CG-4) 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.

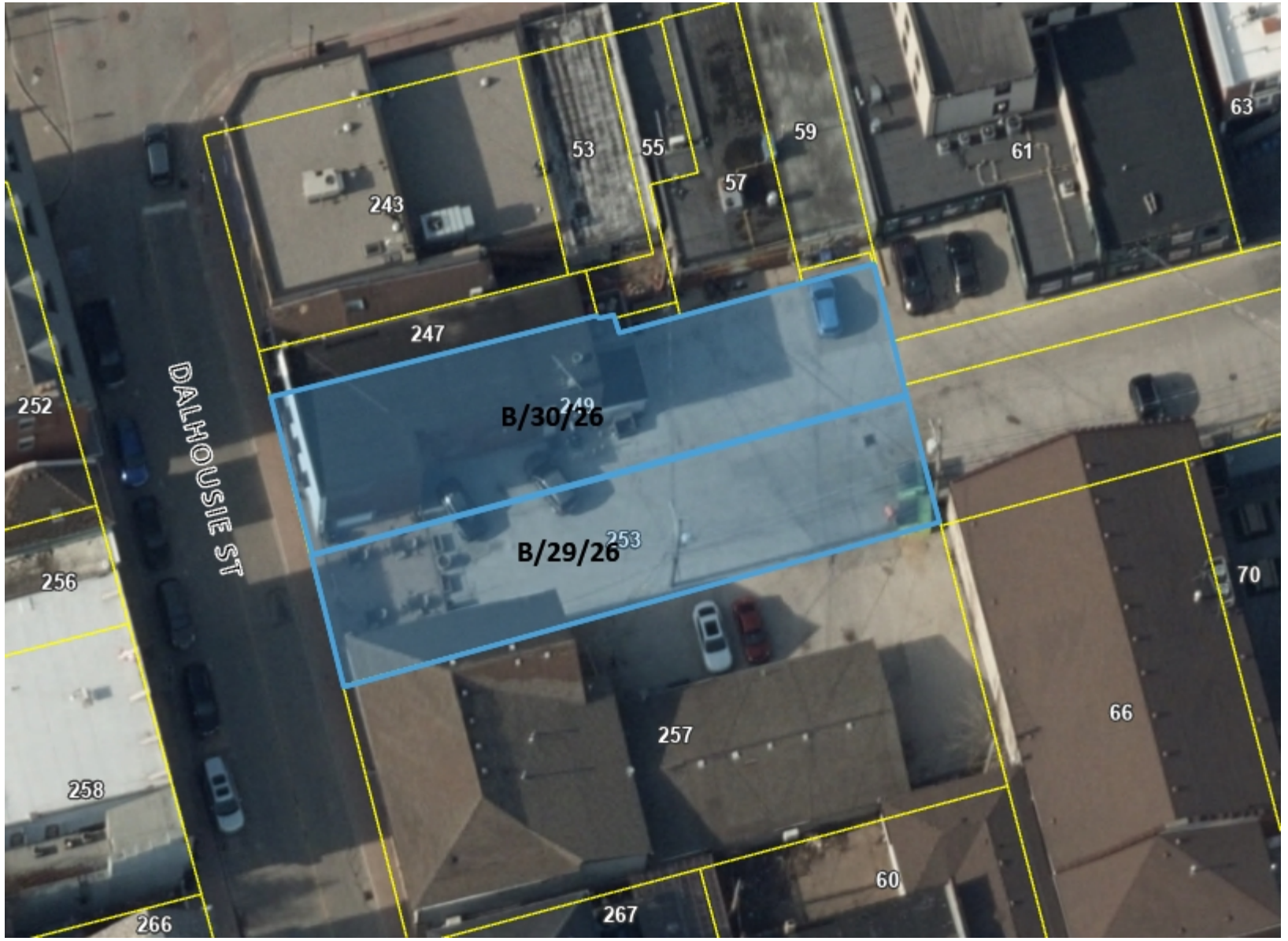
Dated: November 18, 2026

S. French

_____

Sarah French, Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8

Town of Amherstburg





Legend

- Parcels
- Streets
- Streets

0.0 0 Distance / 2 0.0 Kilometers

1: 402

Notes

This is where you enter your notes about the map.

Created by Amherstburg Interactive Mapping

TOWN OF AMHERSTBURG
B/29&30 - SKETCH

B/30/26
3.048 m X 3.52 m EASEMENT

B/29/26
3.048 m X 9.14 m EASEMENT

53
55
57
59
61
63
247
249
252
253
256
257
258
266
267
60
66
70
Dalhousie St
Dalhousie St
N
Microsoft, Vantor

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.

TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY

Application No: B/29-30/26

Date of Pre-consultation Meeting: October 16, 2026 via email

Date Application Received: November 5, 2026

Date Application Deemed Complete: November 9, 2026

Staff Person Present: Sarah French

Municipal Fee Received: $1577.00 + $586

ERCA Fee Received: $300.00 + $100

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: Remo D'Amore Investments Inc.

Mailing Address: [redacted]

Postal Code: [redacted]

Phone: _____

Email: _____

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

Name of Registered Owner: Merrill Baker of Sorenson Baker Professional Corp.

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: _____

Address: _____

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS

Assessment Roll No.: 3729-110-000-02300 and 3729-110-000-02400

Municipal Address: 249 Dalhousie Street, Amherstburg and 253 Dalhousie Street, Amherstburg

Concession:

Lot: 249 - Part Lot 11 and 12, 253 - Part Lot 11

Registered Plan No.: Plan 1

Lot(s):

Reference Plan No.:

Part(s): Extra information: PINS 70555-0043 and 70555-0045

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

Official Plan Designation: General Commercial

Zoning: CG-4

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 249 Dalhousie - 36 ft; 253 Dalhousie - 30 ft

Depth: 249 Dalhousie - 137 ft; 253 Dalhousie - 137 ft

Area: 249 Dalhousie - 4992 sq.ft.; 253 Dalhousie - 4110 sq.ft.

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.

R186570 - Union Gas Limited PIN 70555-0043, R811555 over Parts 1 and 3 PIN 70555-0045

R1478054 - Union Gas Limited PIN 70555-045; Also see survey by Verhaegen dated May 15, 2026

6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)

Conveyance

Agricultural Area: ☐ farm split ☐ urplus 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) _____

7.1 DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED: EASEMENT NO SEVERANCE

Frontage: 9.14 m

Depth: 3.048 m

Area: 27.86 sq.m.

Existing Use: Easement over 253 Dalhousie Street

Proposed Use: Pedestrian and Vehicle ingress/egress abutting lands to lands PIN 70555-0042 (257 Dalhousie)

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

Existing: Building to remain - access easement only

Proposed: No new structures 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.

7.2 DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED: EASEMENT NO SEVERANCE

Frontage: 3.52 m

Depth: 3.048 m

Area: 10.73 sq.m.

Existing Use: Easement over 249 Dalhousie

Proposed Use: Pedestrian and Vehicle ingress/egress abutting lands to lands PIN 70555-0042 (257 Dalhousie)

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

Existing: Building to remain - access easement only

Proposed: No new structures 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.

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8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT): 0

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

Frontage: All of PINS 70555-0043 and 70555-0045 Easement Only
Depth: Existing frontage - no change
Area: Existing area - no change
Existing Use: Restaurant
Proposed Use: Existing use to continue

Number and use of buildings and structures on the land intended to be severed
Existing Use: None on proposed easement
Proposed Use: No new structures proposed by this consent

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) N/A to severed lands - easement only

Type of Sanitary

Municipally owned and operated sanitary sewers	□ Severed	■ Retained
Septic tank	□ Severed	□ Retained

Other (specify) N/A to severed lands - easement only
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) _____

N/A

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 Remo D'Amore president of Remo D'Amore Investements Inc.
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.

11/9/26
DATE

SIGNATURE

DATE

SIGNATURE

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

I/We, Remo D'Amore (NAME(S)) of the Amherstburg (TOWN OR CITY NAME)

in the County of Essex (COUNTY/REGION/DISTRACT NAME) solemnly declare that all of the

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 (COUNTY NAME) this date 11/9/26 (DATE).

11/9/26
DATE

SIGNATURE OF OWNER OR AUTORIZTION AGENT

11/9/26
DATE

SIGNATURE OF COMMISSIONER

Madison Paige Gomes, a Commissioner etc.,
Province of Ontario, for Hogarth Harmston Severs LLP.
Barristers and Solicitors.
Expires December 15, 2028

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: 249 & 253Dalhousie St. Amherstburg

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

Merrill Baker of Sorensen Baker Professional Corp of City of Windsor

NAME 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

TOWN OR CITY NAME

in the County of Essex this date 11/9/26.

COUNTY NAME DATE

Witness Signature of Owner

Witness Signature of Owner

Witness 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: 249 Dalhousie Street & 253 Dalhousie Street, Amherstburg, Ontario

Application Number(s): _____

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) Date 11/9/26