

**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) 806574 Ontario Inc & James Shaw
(c) Brief description	LOCATION OF PROPERTY (c) 6436 Concession 6 N (Roll No. 3729-390-000-03900)
(d) As set out in application	PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 60.96 m ± frontage by 76.2 m ± depth with an area of 0.46 ha ± which includes a single detached dwelling and two accessory structures which are surplus to the needs of the farming operation. The remaining parcel being 242.93 m ± frontage by a 670.56 m ± depth with an area of 20.04 ha ± is vacant agricultural land. The subject property is designated and zoned Agricultural in the Town's Official Plan and Zoning By-law.
(e) Date of decision	CONCUR in the following decision and reasons for decision made on the (e) 11 th day of January, 2023. DECISION: APPROVED
(f) State conditions to be satisfied before granting of consent	CONDITIONS - This decision has been made subject to the following conditions: (f) 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 26(3)(a)(i) which requires a minimum lot area of 40 hectares in an Agricultural (A) Zone regarding the retained farm parcel. 5. 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. 6. 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 system is in working order and that its operation will not be affected by the severance, to the satisfaction of the municipality. 7. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant. 8. 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. 9. That the applicant ensures the property maintains its own drainage as to not affect neighbouring properties. 10. 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 Policy 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.

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David Cozens

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Terris Buchanan

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Anthony Campigotto

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Donald Shaw

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Josh Mailloux

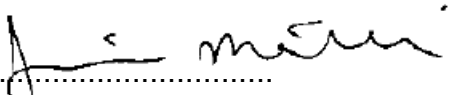
ORIGINAL DOCUMENT SIGNED

CERTIFICATION
The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Janine Mastronardi, Acting 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 this 13th day of January, 2023


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