



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 applications for consent by:

Winstar Homes Inc.

TAKE NOTICE THAT applications for **consent (severance)** under the above-noted files 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, April 30, 2025 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 applications. 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 attend the meeting by electronic means, you must register on-line at the Town of Amherstburg website a minimum of 48 hours prior to the meeting time. Please go to the Committee of Adjustment page at:

<https://www.amherstburg.ca/en/town-hall/Committee-of-Adjustment.aspx>

Alternatively, you may visit the Town website, search "Committee of Adjustment" using the search feature provided and follow the Registration instructions located at the bottom of the Committee of Adjustment page.

Upon completion of the on-line registration form, you will receive an automated email response that will provide registration instructions that can be used to gain access to the electronic Committee of Adjustment meeting at the specified date and time indicated above.

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:

Janine Mastronardi, 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, April 28, 2025) 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 applications. If you are aware of any person interested in or affected by these applications who has not received a copy of these notices you are asked to inform that person of this hearing. If you have comments on these applications, 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 consents 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 consent, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: 168 Texas Road (Roll No. 3729-420-000-23203)

Purpose of Consent Application B/18/25: The applicant is proposing to sever a parcel of land being 68 ft ± width by 225 ft ± depth with an area of 30 600 sq ft ± to merge with 158 Texas Road for purposes of a lot addition.

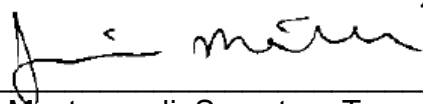
The retained parcel being 68 ft ± of frontage by 225 ft ± depth with an area of 30 600 sq ft ± is a vacant residential building lot.

Purpose of Consent Application B/11/25: The applicant is proposing to sever a parcel of land being 34 ft ± frontage by 225 ft ± depth with an area of 15 300 sq ft ± to create a new residential semi-detached building lot. The retained parcel being 34 ft ± frontage by 225 ft depth with a total area of 15 300 sq ft ± will contain a semi-detached dwelling unit.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) Zone in the Town's Zoning By-law.

Additional Information relating to the proposed applications 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: April 16, 2025



Janine Mastronardi, Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8

LOT
CONCESSION

PART 1 PLAN 12R-13059

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA (SQ.FT)
1	PART OF LOT 7	13	PART OF PIN 70723-0195 (LT)	30405.8
2	PART OF LOTS 7 & 8		PART OF PIN 70723-0195 (LT)	14755.8
GEOGRAPHIC TOWNSHIP OF ANDERDON				

PIN SUMMARY - PARTS 1 & 2 ARE PART OF PIN 70723-0195 (LT).

PLAN 12R-28604

Received and deposited

April 26th, 2021

Wanda Griffin

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY OF
PART OF LOTS 7 AND 8
REGISTERED PLAN 13
GEOGRAPHIC TOWNSHIP OF ANDERDON
TOWN OF AMHERSTBURG
COUNTY OF ESSEX

SCALE 1"= 60'
0 30' 60' 120' 180' 240' FEET

SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 18 INCHES IN HEIGHT BY 24 INCHES
IN WIDTH WHEN PLOTTED AT A SCALE OF 1:60 FEET.

LEGEND

□	.....	MONUMENT PLANTED
■	.....	MONUMENT FOUND
SIB	.....	STANDARD IRON BAR
SSIB	.....	SHORT STANDARD IRON BAR
IB	.....	IRON BAR
RIB	.....	ROUND IRON BAR
M	.....	MEASURED
S	.....	SET
1201	.....	ROSS A. CLARKE O.L.S.
1528	.....	VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
A	.....	C.G.R. ARMSTONG O.L.S.
KVL	.....	KOSTER VERHAEGEN LTD.
OU	.....	ORIGIN UNKNOWN
P1	.....	PLAN 12R-1891
P2	.....	PLAN 12R-18782
D1	.....	INSTRUMENT NUMBER R328440
WIT	.....	WITNESS

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE
COMBINED SCALE FACTOR OF 0.9998401.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS
(TOPNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREON, HAVING A GRID
BEARING OF N86°01'20"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS
OTHERWISE NOTED.

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P2 - 1°25'10" CLOCKWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14th DAY OF MARCH, 2021.

APRIL 26, 2021

Michael W. Haines

MICHAEL W. HAINES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2167496.

CLARKE
SURVEYORS
A DIVISION OF SURVEYORS ON SITE INC.

Ontario Land Surveyors
Consulting Surveyors
2535 Lesperance Road
Tecumseh, Ontario
N8N 2X1
Ph. (519) 258-4166
Toll Free: 1-888-735-4166
www.surveyorsonsite.com

DRAWN BY	HK
CHECKED BY	MWH
JOB NO.	CS2021-016
CAD FILE	CS2021-016_RP-V2
PLAN FILE	L-0-13

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (TOPNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
(A)	15308642.43'	1069486.02'
(B)	15308709.56'	1068522.29'
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PART
PLAN
12R

PIN
8

PART 1
PART 1

PART 2
PART 2

70723 - 0195 (LT)
PLAN 12R - 28604

PART 2
PART 2

Retained Parcel
68 ft x 225 ft

Severed Parcel
68 ft x 225 ft

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CONCESSION

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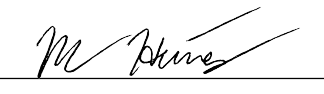
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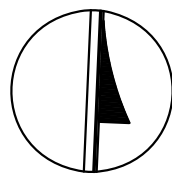
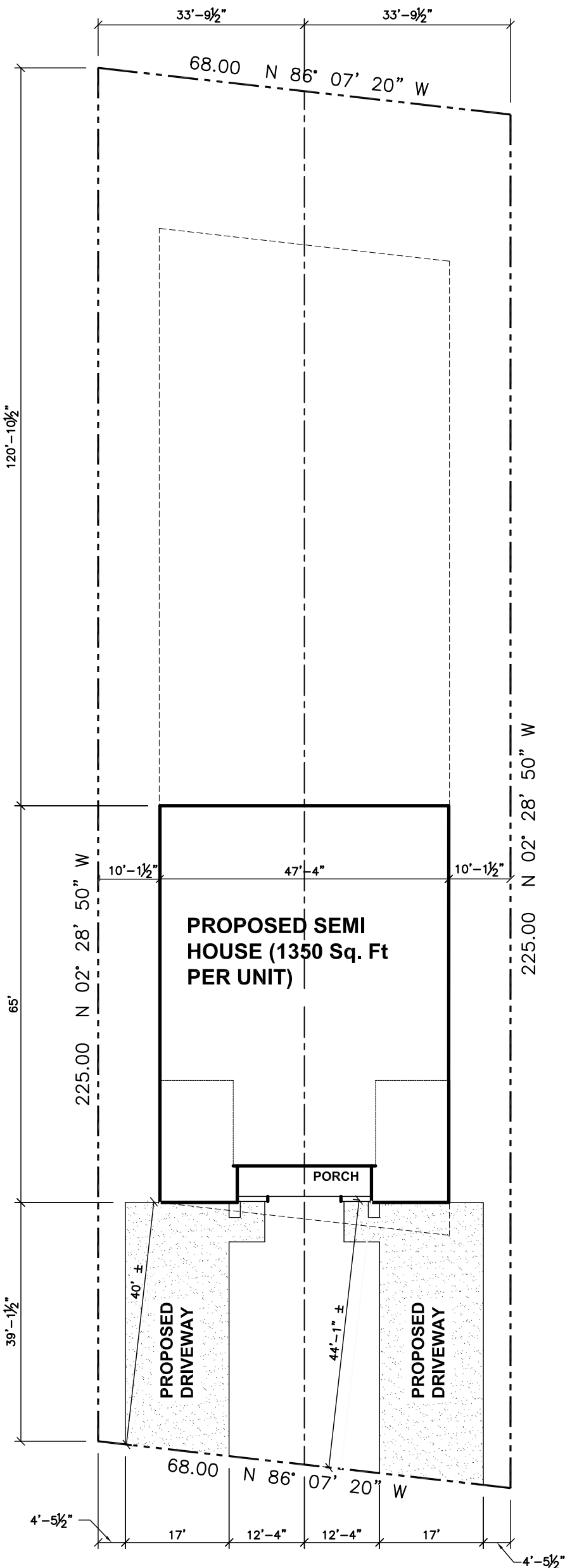
Retained Parcel
34 ft x 225 ft

Severed Parcel
34 ft x 225 ft

T E X A S

R O A D

(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 9 & 10)
(66.00' WIDE AS SHOWN ON REGISTERED PLAN 13)
PIN 70723 - 0181 (LT)



SITE PLAN
168 TEXAS ROAD
AMHERSTBURG

TOTAL LOT AREA: 15202.90 (7601 SQ. Ft
per side)
BUILDING AREA: 2944.76 Sq. FT. ±
LOT COVERAGE: 19.37 % ±

168 TEXAS ROAD