



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 and minor variance by:

Trevor Weber, c/o Jon DiPierdomenico, Agent

TAKE NOTICE THAT applications for **consent (severance) and minor variance** 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, July 2, 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 participate in the Committee of Adjustment meeting electronically, please email the Secretary Treasurer at jmastronardi@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, June 30, 2025).

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:

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, June 30, 2025) to the Planning Department, planning@amherstburg.ca. All public comments received prior to the meeting by the above noted due date, 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 this notice 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 specified person or any public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent or minor variance does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent or a provisional minor variance, 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 and minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: 76 Texas Road
(Roll No.: 3729-420-000-21600)

Purpose of Application B/25/25: The applicant is proposing to sever a parcel of land being 16.74 m \pm frontage by 75.66 m \pm depth with an area of 1266.55 sq m \pm to create a new residential building lot for a single detached dwelling.

The remaining parcel being 19.81 m \pm frontage by 75.64 m \pm depth with a total area of 1492.67 sq m \pm contains a single detached dwelling and detached garage. The detached garage is proposed to be relocated, removed or demolished.

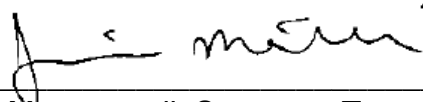
Purpose of Application A/18/25: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(b) which requires a minimum lot frontage of 20 m in a Residential Type 1A (R1A) Zone. The applicant is also requesting relief from Section 6(3)(d) which requires a minimum interior side yard width of 1.5 m in the Residential Type 1A (R1A) Zone. Subsequent to consent application B/25/25, the severed parcel will have a lot frontage of 16.74 m, the retained parcel will have a lot frontage of 19.81 m and the single detached dwelling on the retained parcel will have an interior side yard width of 1.11 m.

Therefore, the amount of relief requested is 3.26 m in lot frontage for the proposed severed parcel, 0.19 m in lot frontage for the proposed retained parcel and 0.39 m in interior side yard width for the existing single detached dwelling on the proposed retained parcel.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) 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: June 18, 2025



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



B/25/25 & A/18/25
76 Texas Rd.



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50-52

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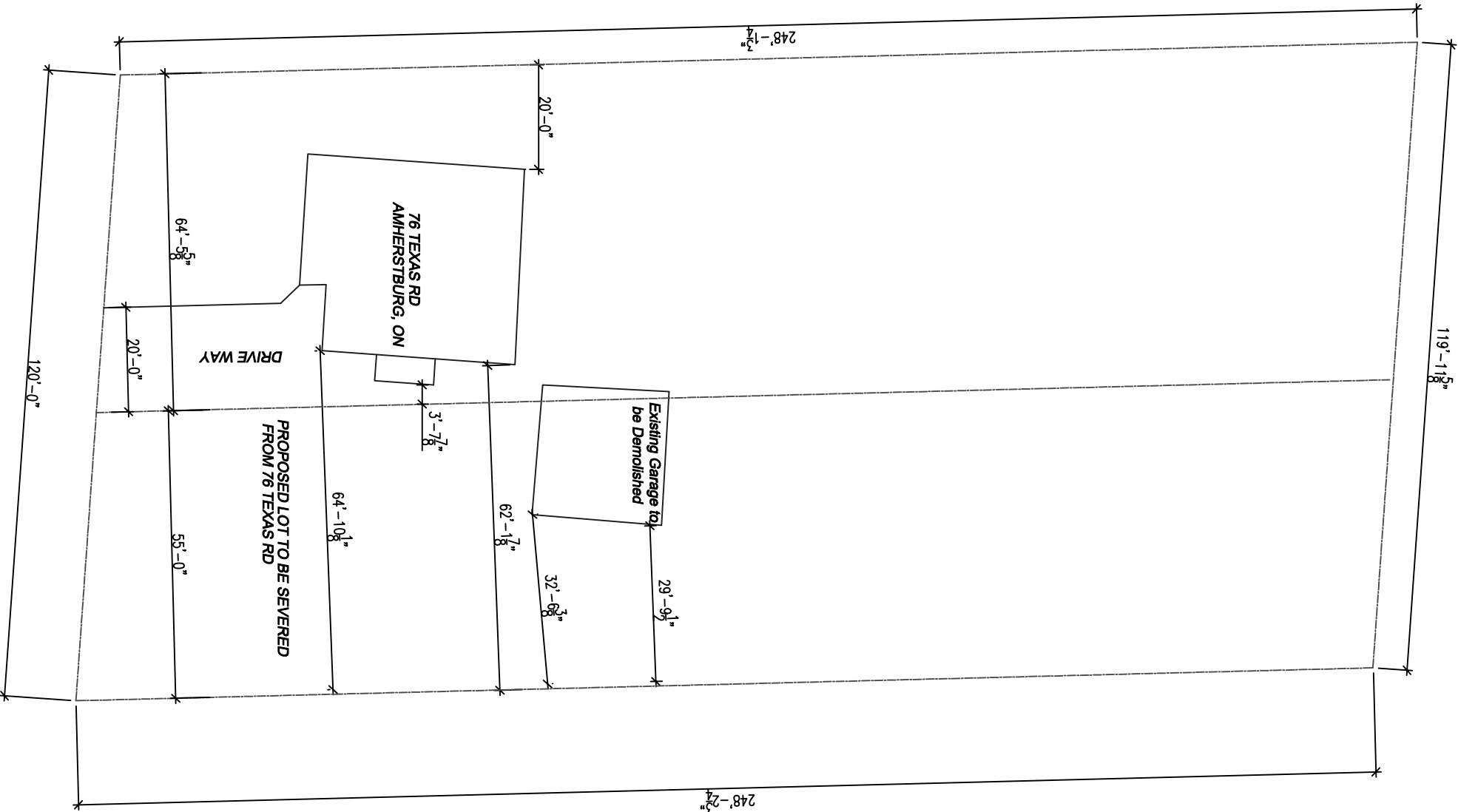
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84

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TEXAS RD





TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY

Application No: B/25/25
Date of Pre-consultation Meeting: 5/28/25
Date Application Received: 5/28/25
Date Application Deemed Complete: 6/16/25
Staff Person Present: J. Mastronardi
Municipal Fee Received: Paid
ERCA Fee Received: Paid

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: Trevor Weber
Mailing Address: [REDACTED]
Postal Code:
Phone:
Email:

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

Name of Registered Owner: Jon DiPierdomenico
Mailing Address: [REDACTED]
Postal Code: [REDACTED]
Phone: [REDACTED]
Email:

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.: 3729-420-000-21600
Municipal Address: 76 Texas Road
Concession:
Lot:
Registered Plan No.: Plan 13
Lot(s): Part Park Lot 11
Reference Plan No.:
Part(s):

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

Official Plan Designation: Low Density Residential
Zoning: Residential Type 1A (R1A) Zone

4. CURRENT SIZE OF SUBJECT PARCEL:

Frontage: 36.55 m (120 ft) +/-
Depth: 75.65 m (248.2 ft) +/-
Area: 2759.22 sq m (29,700 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.

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

Conveyance

Agricultural Area:

☐

farm split

☐

surplus 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. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:

Frontage: 16.74 m (55 ft) +/-
Depth: 75.66 m (248.23 ft) +/-
Area: 1266.55 sq m +/-
Existing Use: residential
Proposed Use: residential
Number and use of buildings and structures on the land intended to be severed
Existing Use: detached garage (to be removed)
Proposed Use: residential building lot for single detached dwelling

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.

8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT): 1

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

Frontage:19.81 m +/-

Depth:75.64 m +/-

Area:1492.67 sq m +/-

Existing Use:residential

Proposed Use:residential

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

Existing Use:single detached dwelling and detached garage

Proposed Use:single detached dwelling, garage to be removed

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.

10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)

Type Water

Municipally owned and operated piped water supply☒Severed☒Retained

Well☐Severed☐Retained

Other (specify)

Type Sanitary

Municipally owned and operated sanitary sewers☒Severed☒Retained

Septic tank☐Severed☐Retained

Other (specify)

When will water supply and sewage disposal service be available? upon application

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) _____
A/18/25- concurrent

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.

Above ground fuel storage - 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 Jon DiPierdomenico
PRINT 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.

May 28, 2025
DATE

[Signature]
SIGNATURE

DATE

SIGNATURE

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

I/We, Jon DiPierdomenico of the Town of Amherstburg
PRINT NAME(S) PRINT TOWN OR CITY NAME

in the County of Essex solemnly declare that all of the
COUNTY/REGION/DISTRICT NAME

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 Town of Amherstburg
PRINT TOWN OR CITY NAME

in the County of Essex this 28th day of May, 2025.
COUNTY NAME DAY MONTH YEAR

May 28, 2025
DATE

[Signature]
SIGNATURE OF OWNER OR AUTHORIZATION AGENT

May 28, 2025
DATE

[Signature]
SIGNATURE OF COMMISSIONER

Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2027.

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: 76 Texas Road

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

Jon DiPierdomenico

PRINT NAME

of Town of Amherstburg

PRINT 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 143 Huggard Rd Calgary

PRINT TOWN OR CITY NAME

in the Alberta CANADA

COUNTY NAME

on June 16th 2025.

DATE

Witness

Trevor M Weber

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: 76 Texas Rd

Application Number(s): B/ 25 / 25

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)

May 28, 2025
Date

Municipal Fee Received:	<input checked="" type="checkbox"/>
ERCA Fee Received:	<input checked="" type="checkbox"/>

Application No. A/18/25

PLANNING ACT
APPLICATION FOR MINOR VARIANCE ☐
APPLICATION FOR PERMISSION ☐
TOWN OF AMHERSTBURG

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality 5/28/25
3. Date application deemed complete by municipality 6/17/25
4. Name of registered owner Trevor Weber

Telephone number _____

Address & Postal Code [REDACTED]

Email _____

Name of registered owner's solicitor or authorized agent (if any) Jon DiPierdomenicoTelephone number [REDACTED]Address & Postal Code [REDACTED]

Email _____

Please specify to whom all communications should be sent:



registered owner



solicitor



agent

5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:

6. Location and description of subject land:

Concession No. _____ Lot(s) No. _____

Registered Plan No. Plan 13 Lot(s) No. Pt Park Lot 11

Reference Plan No. _____ Part(s) No. _____

Street Address 76 Texas Road Assessment Roll No. 3729-420-21600

7. Size of subject parcel:

Frontage 120 ft Depth 248.2 ft Area 29,700 sq ft

8. Access to subject parcel:

☒ Municipal Road ☐ County Road ☐ Provincial Highway
☐ Private ☐ Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

9. Current Official Plan Land Use designation of subject land Low Density Residential

10. Current Zoning of subject land R1A

11. Nature and extent of relief from the Zoning By-law requested Section 6(3)(b) requires a minimum lot frontage of 20 m in an R1A Zone. Proposing 16.74 m (55 ft) lot frontage for severed parcel and 19.81 m (65 ft) lot frontage for retained parcel
Section 6(3)(d) requires 1.5 m interior side yard width, Proposing 1.11 m for retained parcel

12. Reasons why minor variance is necessary subsequent to a severance the lot frontage of the severed and retained lots will not meet the R1A minimum and interior side yard will not meet minimum

13. Current use of subject land residential

14. Length of time current use of subject land has continued 75 + years

15. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:
 one single detached dwelling, one detached garage (to be relocated or demolished)

16. Date of construction of existing buildings and structures on the subject land:
 single detached dwelling- 1952

 garage- 1970

17. Date subject land acquired by current registered owner May 2025
18. Proposed use of subject land residential
19. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:
 Single detached dwelling on severed parcel.

20. Type of water supply:
☐ municipally owned and operated piped water supply
☐ well
☐ Other (specify) _____
21. Type of sanitary sewage disposal:
☐ municipally owned and operated sanitary sewers
☐ septic system
☐ Other (specify) _____

22. Type of storm drainage:

- ☐ sewers
☐ ditches
☐ swales
☐ Other (specify) _____

23. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- ☐ consent to sever ☐ approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

B/25/25

24. If known, indicate if the subject land has ever been the subject of an application for minor variance under Section 45 of the Planning Act.

25. The proposed project includes the addition of permanent above ground fuel storage:

- ☐ Yes ☐ No

26. Is the land within 600m of property that is designated as Extraction Industry?

- ☐ 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.

A minor variance application fee of \$1214.00, along with an ERCA development review fee of \$200.00 (total of \$1414.00 payable to the Town of Amherstburg), must accompany your completed application.

Dated at the Town of Amherstburg on May 28, 2025
PRINT NAME OF TOWN OR CITY DATE


SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Jan DiPierdomenico of the Town of Amherstburg in the
NAME PRINT NAME OF TOWN OF CITY

County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I 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 Town of Amherstburg
PRINT NAME OF TOWN OR CITY

In the County of Essex on May 28, 2025
PRINT COUNTY/REGION/DISTRICT DATE


APPLICANT, SOLICITOR OR AUTHORIZED AGENT


A COMMISSIONER, ETC.

Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2027.

AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

76 Texas Road

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

Jon DiPierdomenico of the **Town** of **Amherstburg** to:
PRINT NAME PRINT TOWN OR CITY

- (1) make an application on my/our behalf to the Committee of Adjustment for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town's Committee of Adjustment relevant to the application.

Dated at the **Calgary** of **AB**
PRINT TOWN OR CITY

in the **Canada** of _____,
PRINT COUNTY/REGION/DISTRICT

this **16** day of **june**, 20**25**.
DAY MONTH YEAR

SIGNATURE OF WITNESS

Trevor M Weber

SIGNATURE OF OWNER

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

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.

The sign must remain posted beginning 10 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: 76 Texas Road

APPLICATION NUMBER(S): A/18/25

I understand that each sign must be posted at least 10 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 (APPLICANT OR AUTHORIZED AGENT)

May 20, 2025
DATE