



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 an application for minor variance by:

Jeff Malott and Shannon Malott, c/o Brayden Leclerc, Agent

TAKE NOTICE THAT application for **minor variance** 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, May 6, 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 jmastronardi@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, May 4, 2026).

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, May 4, 2026) 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 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 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 minor variance does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional minor variance, 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 minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

**Location of Property: 48 Willow Beach Road
(Roll No. 3729 550 000 04050)**

Purpose of Application A/07/26: The applicant is proposing the construction of a single detached dwelling with a 4.6 m setback from a covered municipal drain on the west side of the subject property.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(26)(e) which requires a minimum setback of 6.0 m from the centerline of a covered municipal drain for any building or structure.

The subject parcel is 0.1089 ha (0.269 acres) in lot area which is currently a vacant residential lot with a covered municipal drain running along the west side of the property. The subject drain requires a minimum working corridor setback of 2.5 m from the centreline of the drain (noted as 5 m easement on the attached sketch), as identified in the drainage engineer's report. The proposed development will maintain a 2.0 m setback from this drain's prescribed working corridor.

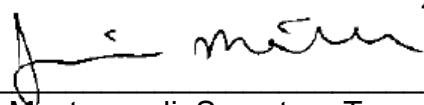
All other provisions of the Zoning By-law are proposed to in compliance.

Therefore, the amount of relief requested is 1.4 m in building setback from the centreline of a covered municipal drain.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1B (R1B) Zone in the Town's Zoning By-law.

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: April 24, 2026



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

549.60' (P&M)

80.00' (P&S)

REGISTERED

PLAN

64

BLOCK 'D'

P.I.N. 70571-1000

LOT 65

LOT 66

LOT 67

LOT 68

LC

P.I.N. 70571-1035

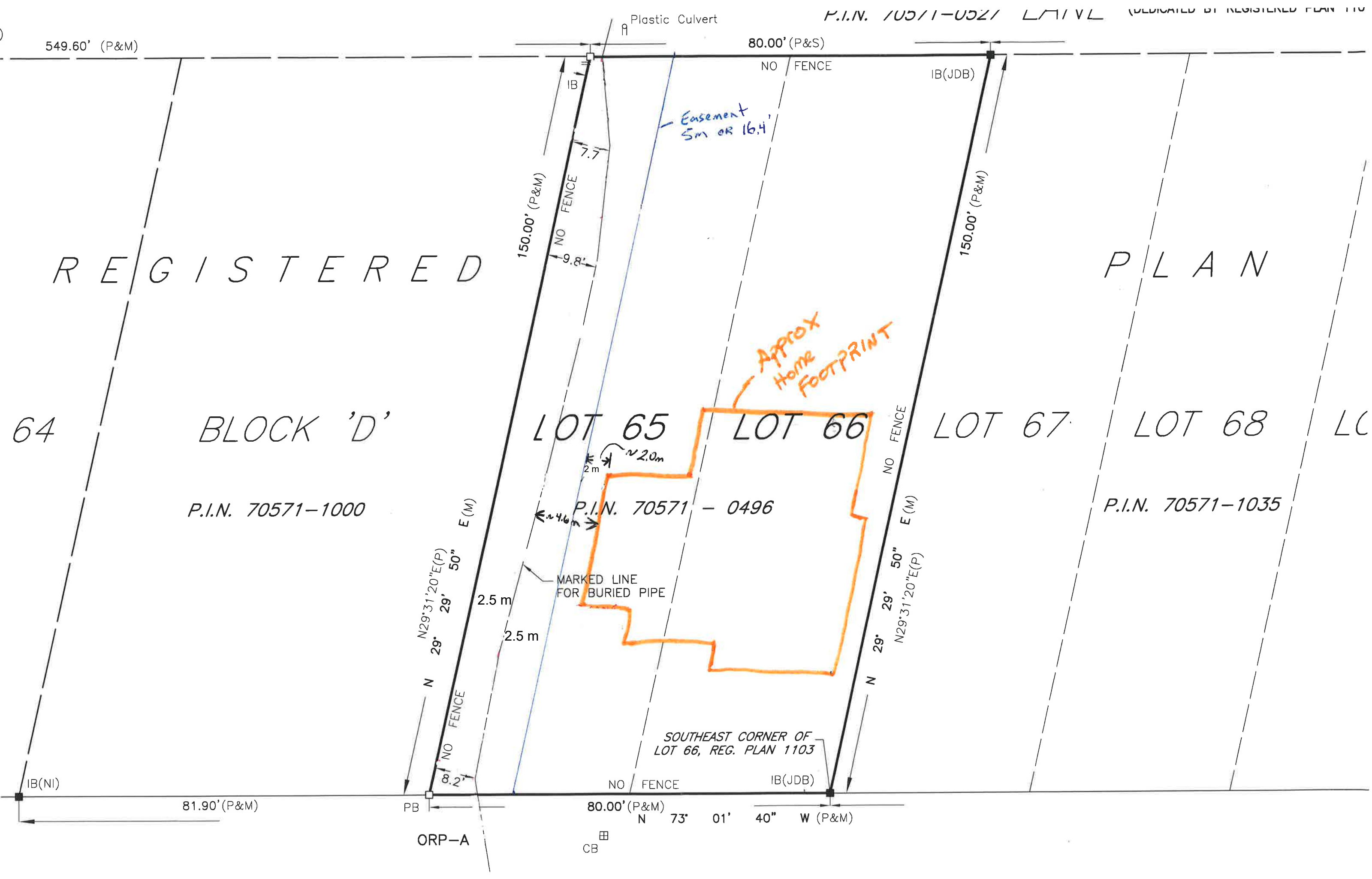
P.I.N. 70571-0496

MARKED LINE FOR BURIED PIPE

SOUTHEAST CORNER OF LOT 66, REG. PLAN 1103

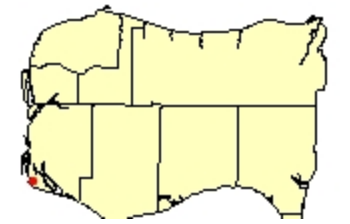
Easement 5m OR 16.4'

APPROX HOME FOOTPRINT





Town of Amherstburg



Legend

- Roads
- Parcels
- Essex

Notes

A/07/26 - 48 Willow Beach

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.0 0 0.01 0.0 Miles



1: 400

