



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:

Aaron Mulder and Connie-Fay Girard

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: 137 Ventnor Ave
(Roll No.: 3729-160-000-10500)

Purpose of Application A/09/26:

The applicant is proposing the construction of an additional second storey 20 ft x 20 ft with an area of 37.16 sq m (400 sq ft) to the existing legal non-conforming detached garage for personal storage with a height to the peak of the roof of 7.4 m. The area of the additional second storey is the same as the footprint area of the existing garage with an additional exterior stair platform of 1.86 sq m (20 sq ft). The proposed extension of the roof to cover the exterior stairs does not count towards lot coverage.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(c) which permits a maximum height to the peak of the roof of 5.5 m for an accessory structure within a residential zone.

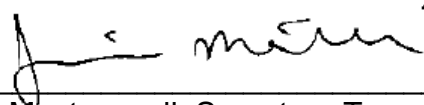
The subject parcel is 930 sq m in lot area which contains a single detached dwelling with an area of 93.64 sq m (1008 sq ft), a detached garage with an area of 37.16 sq m (400 sq ft) and a shed with an area of 13 sq m (140 sq ft). The total lot coverage proposed is 15.7%.

Therefore, the amount of relief requested is 1.9 m in accessory structure height to the peak of the roof.

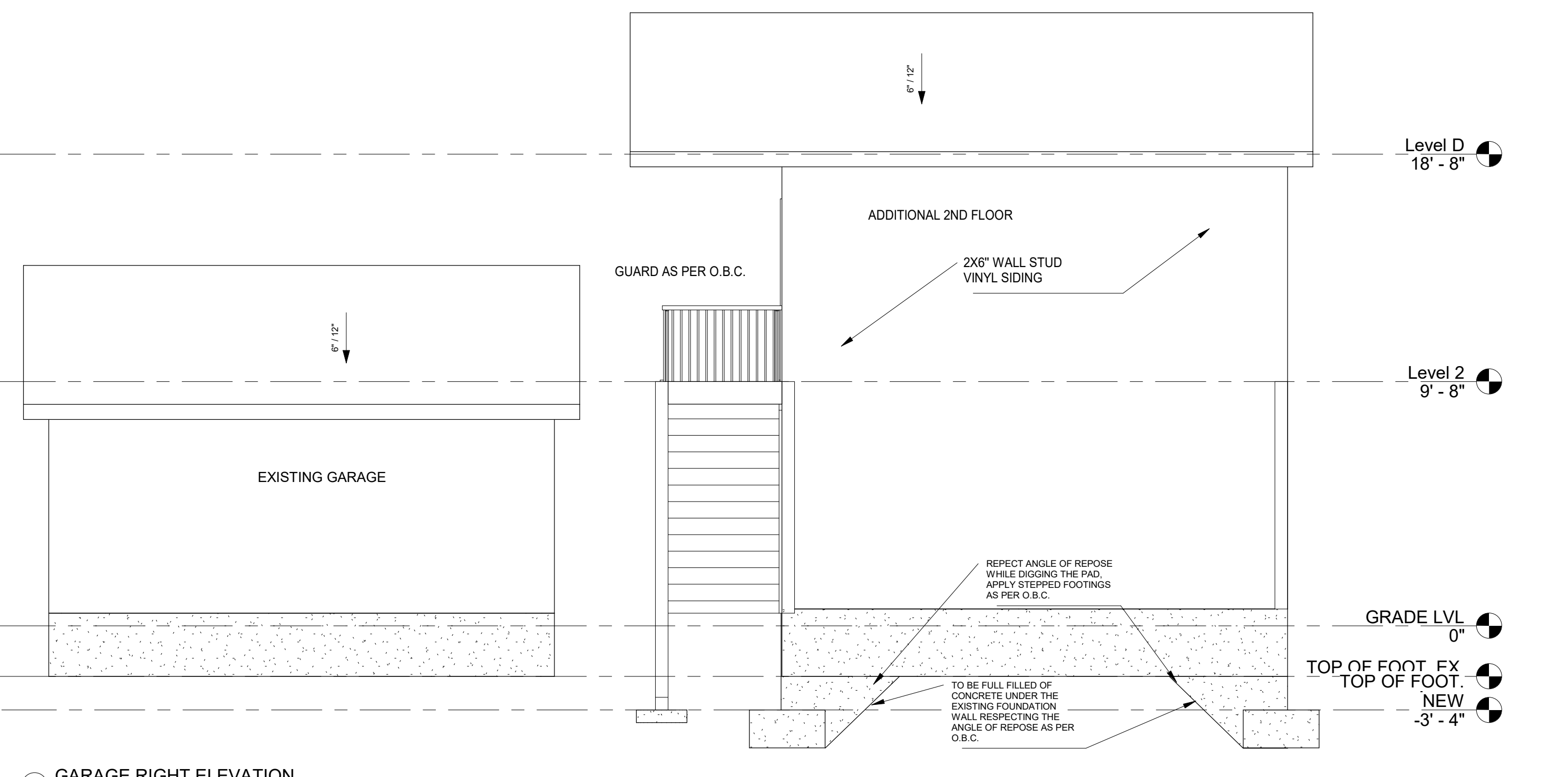
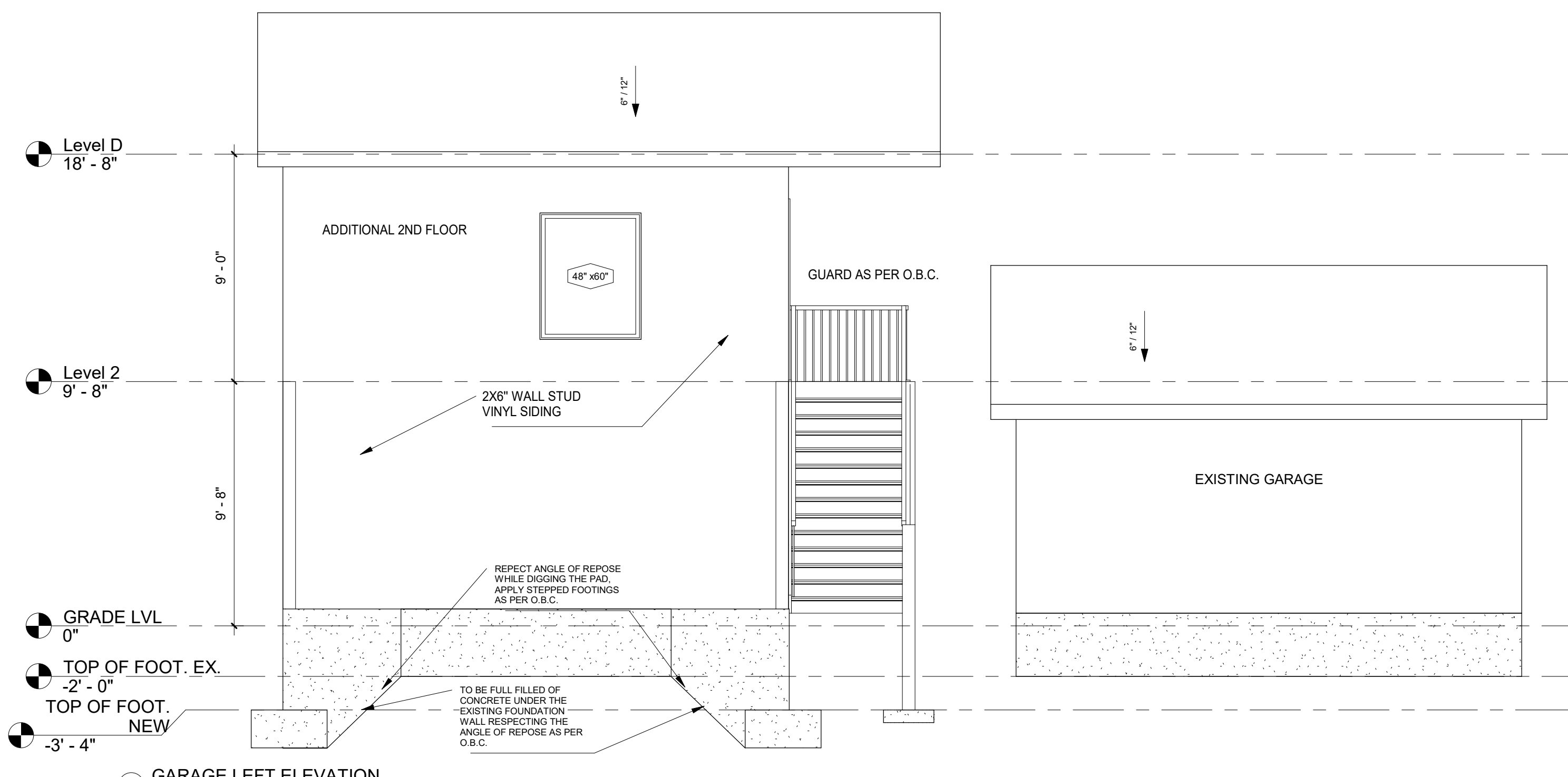
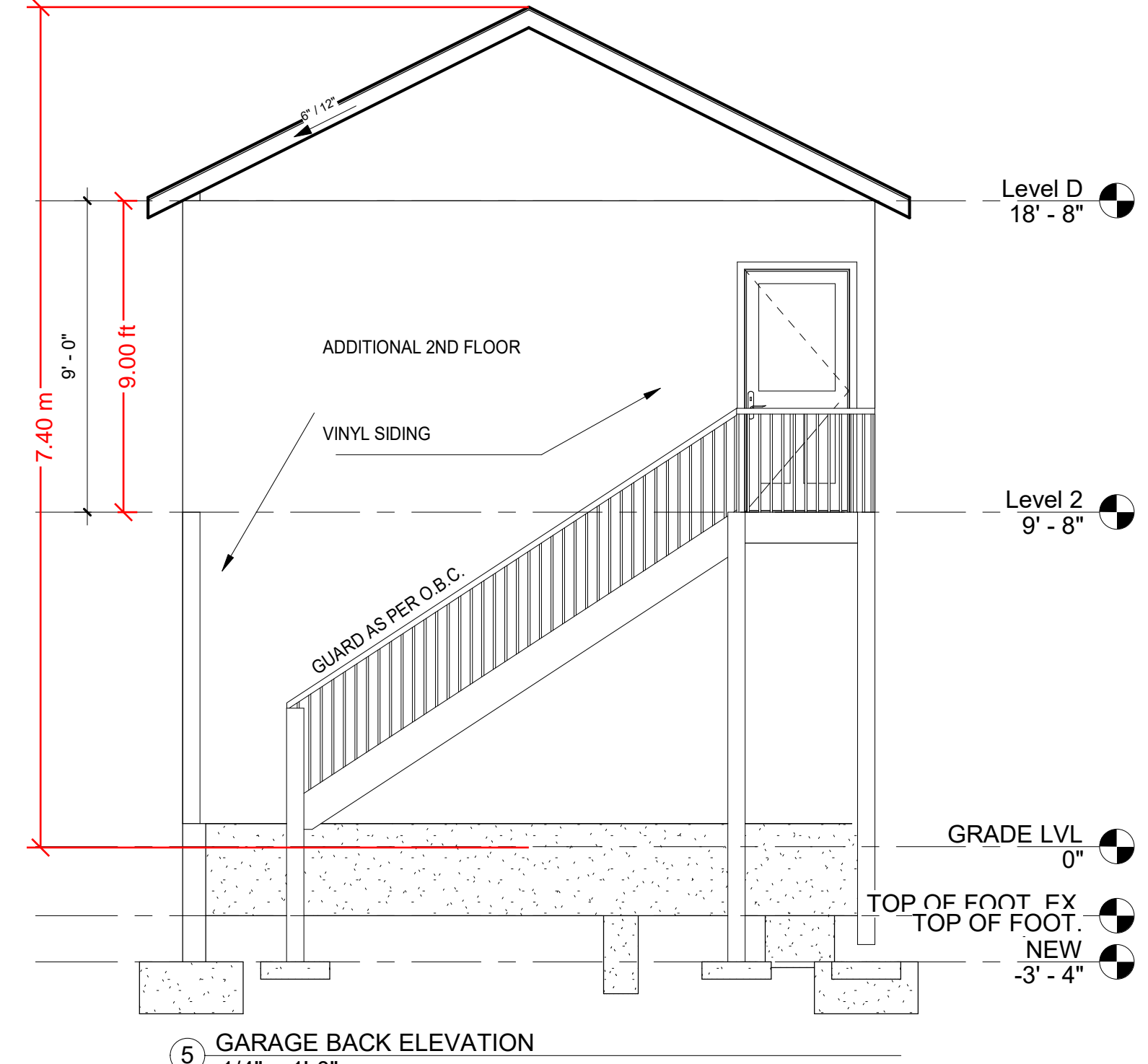
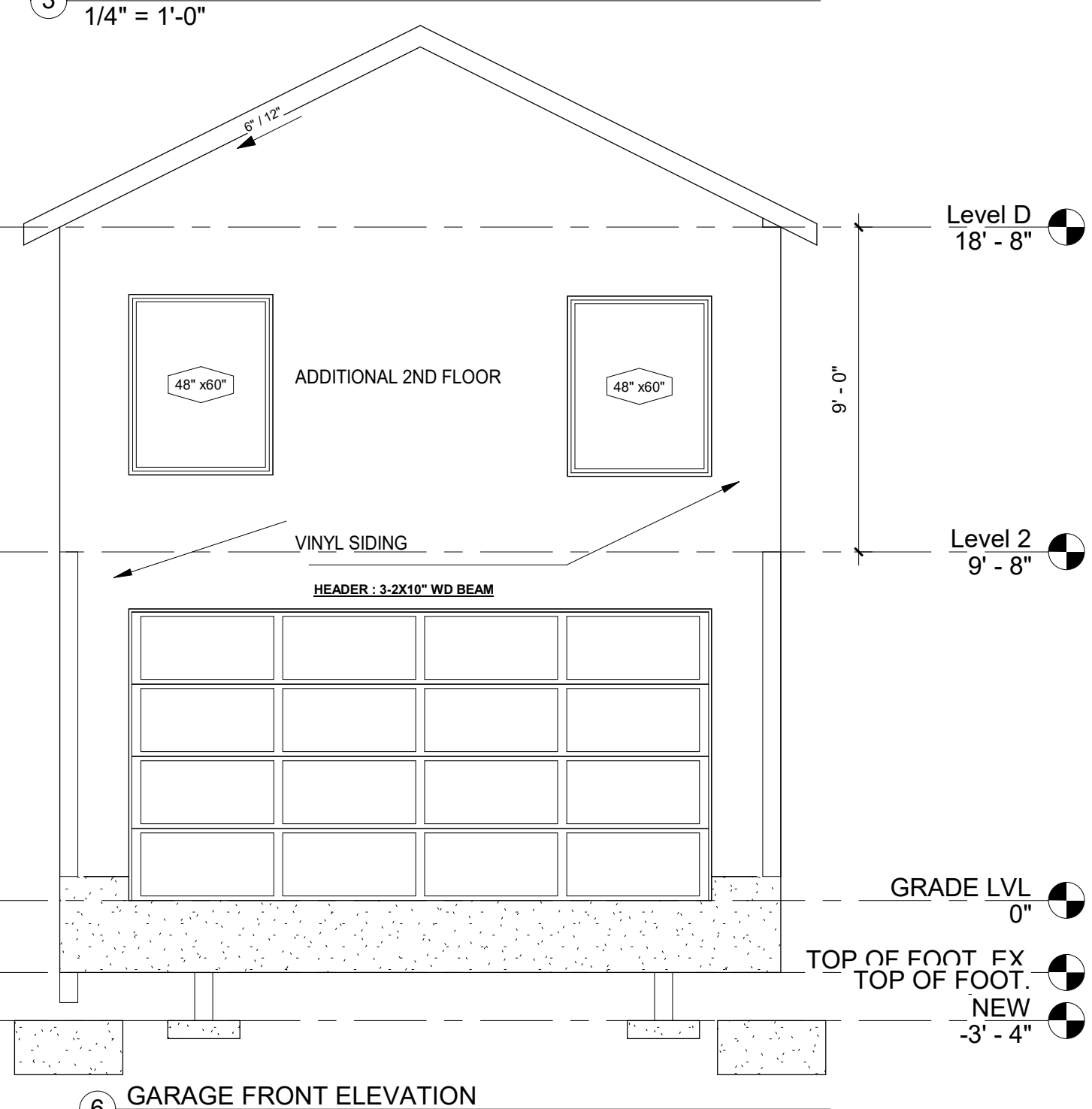
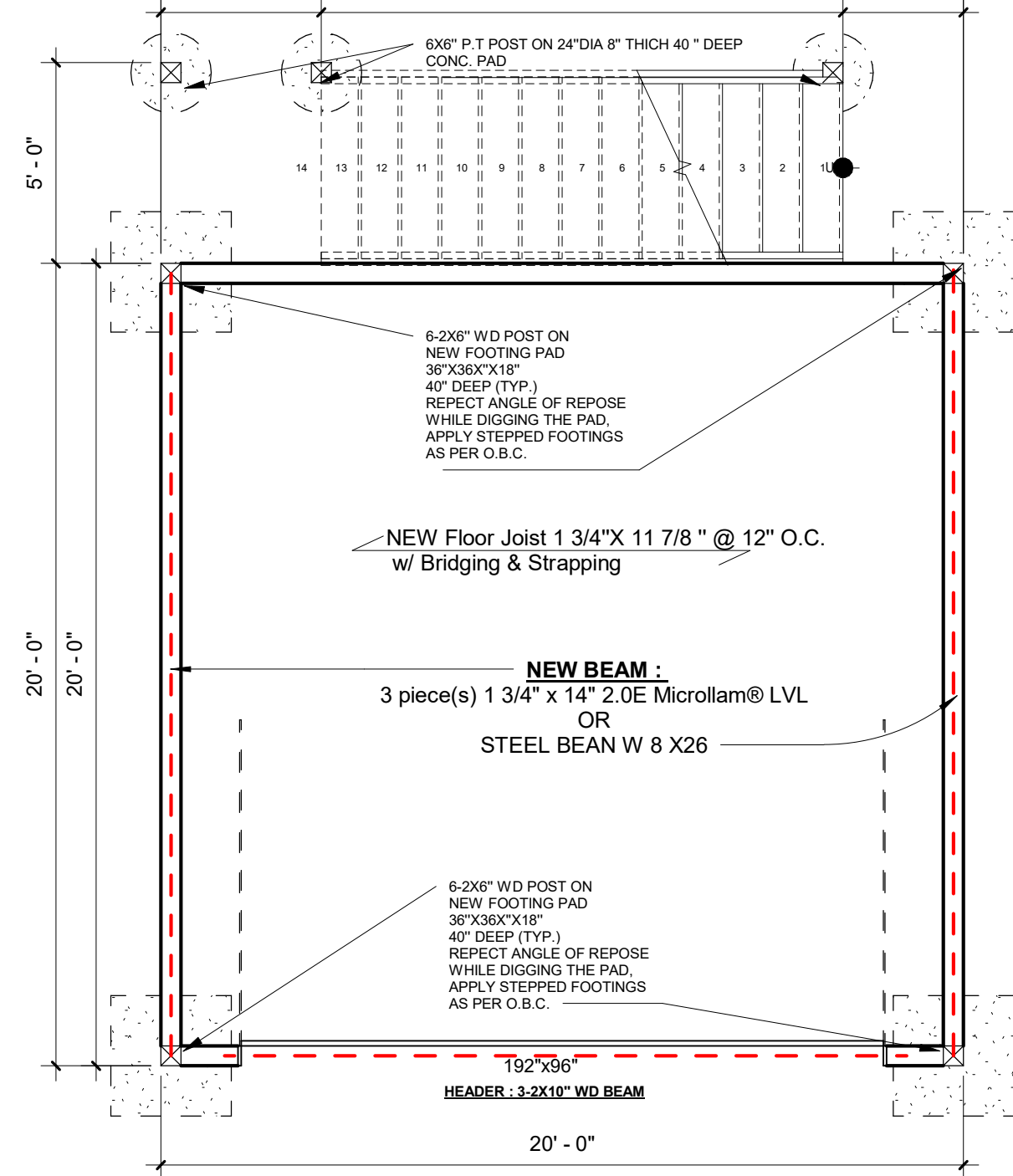
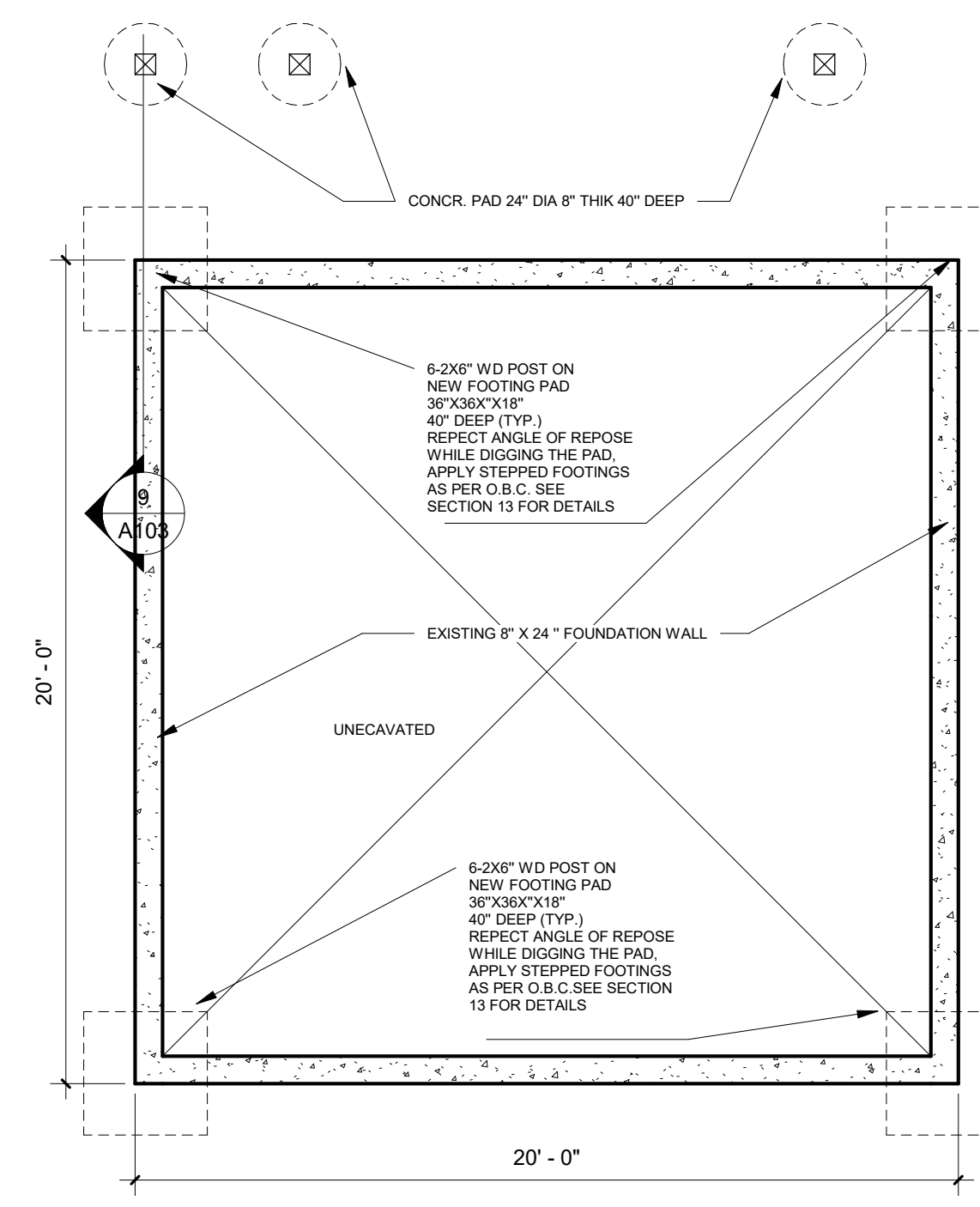
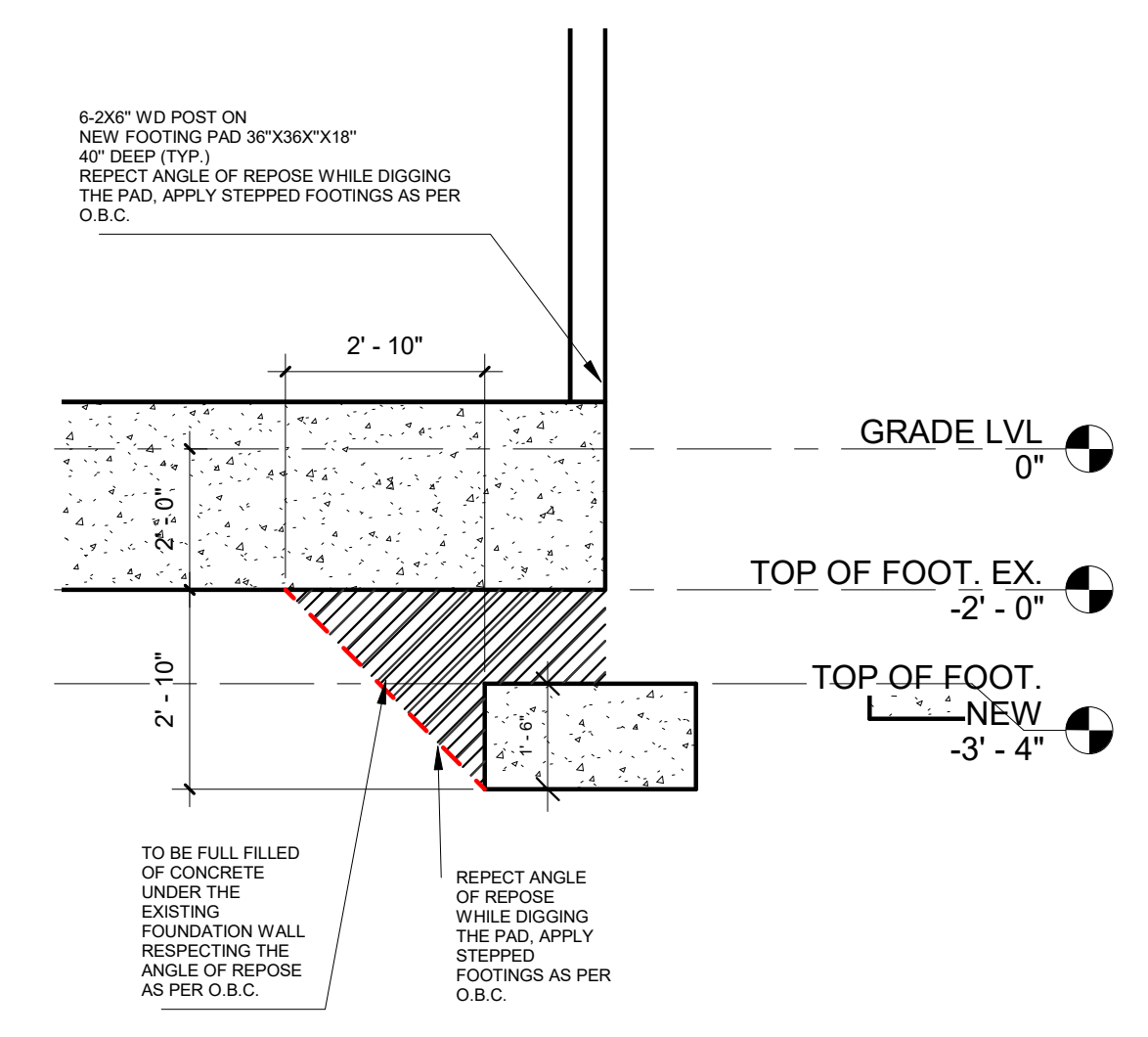
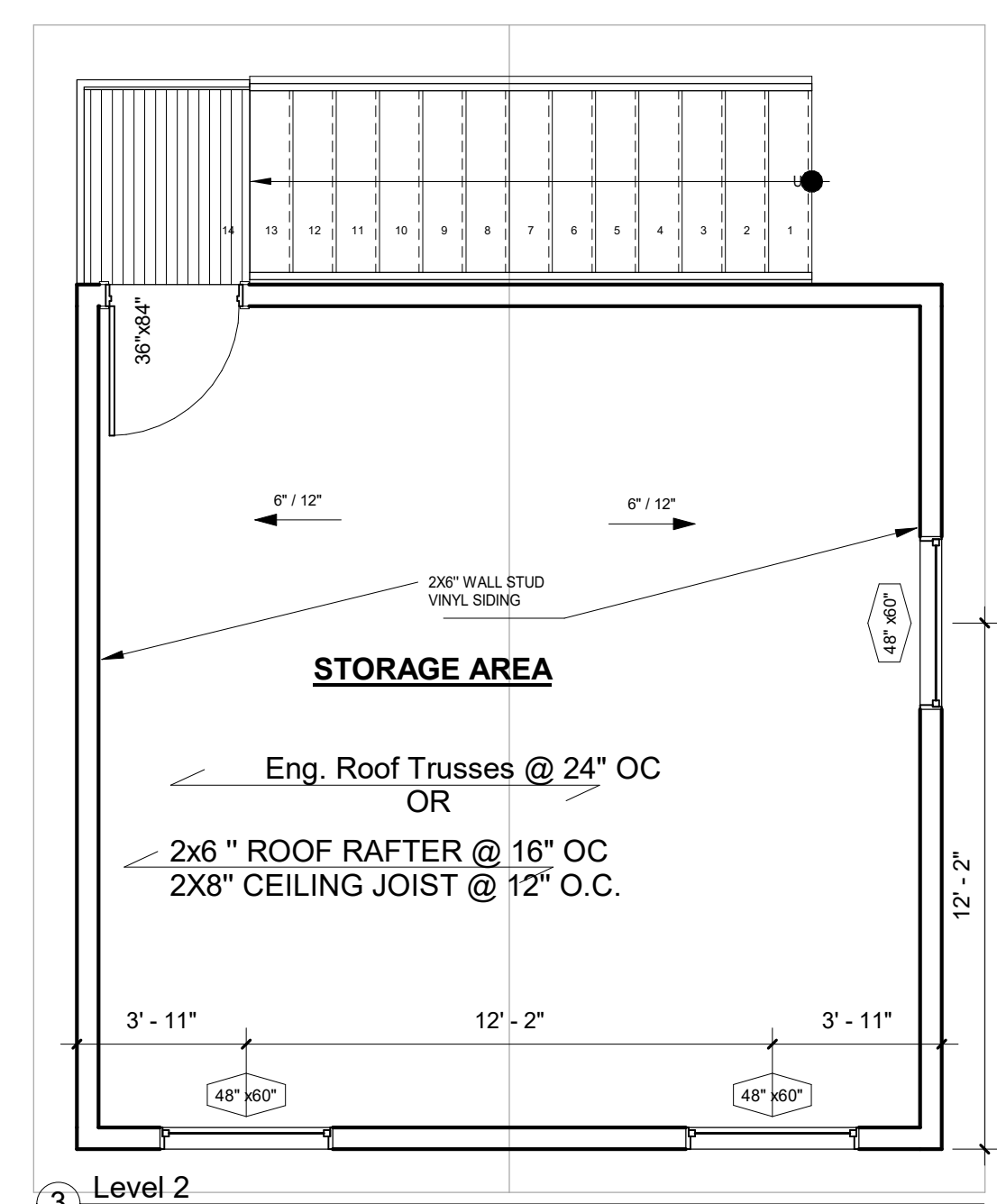
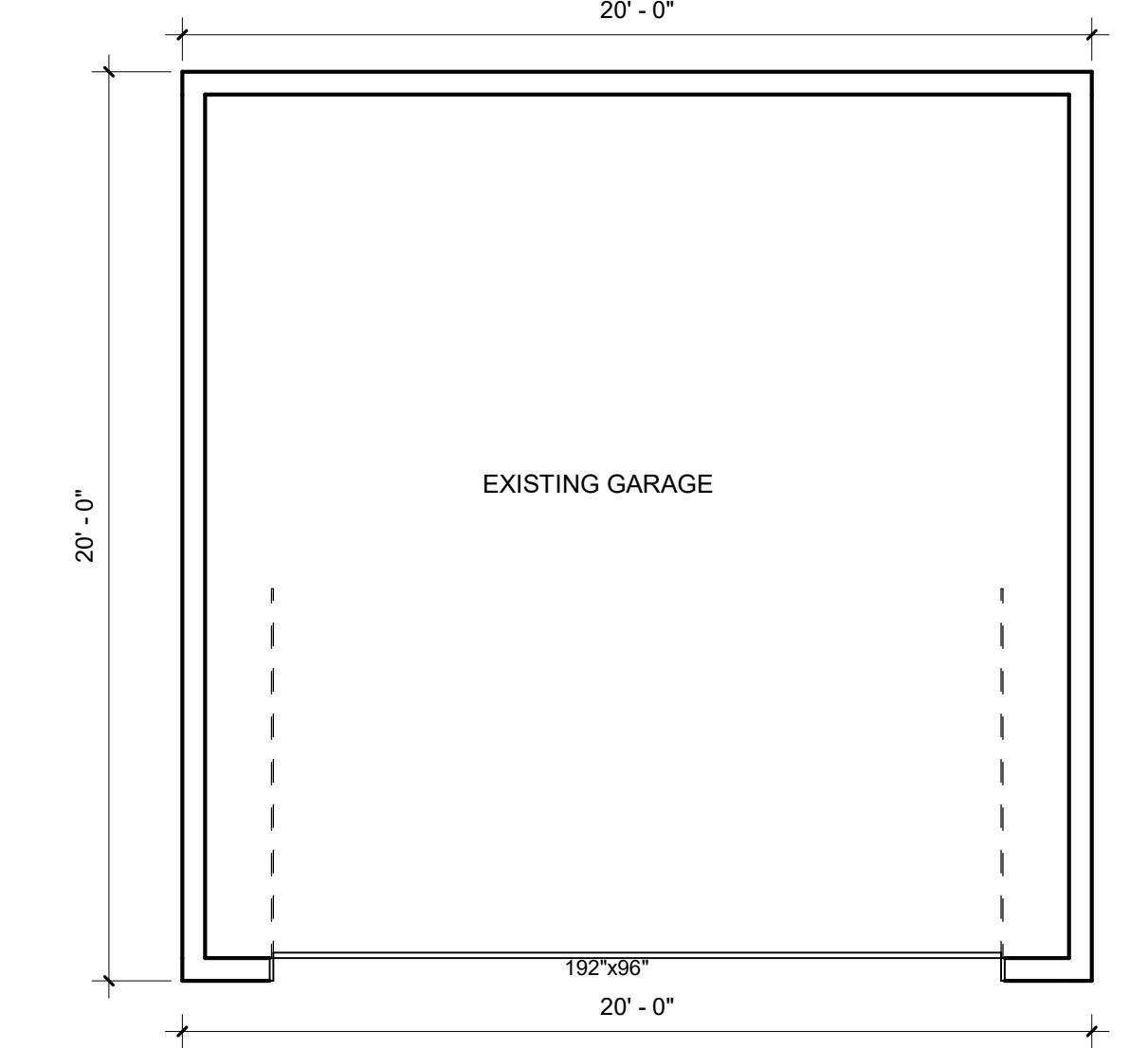
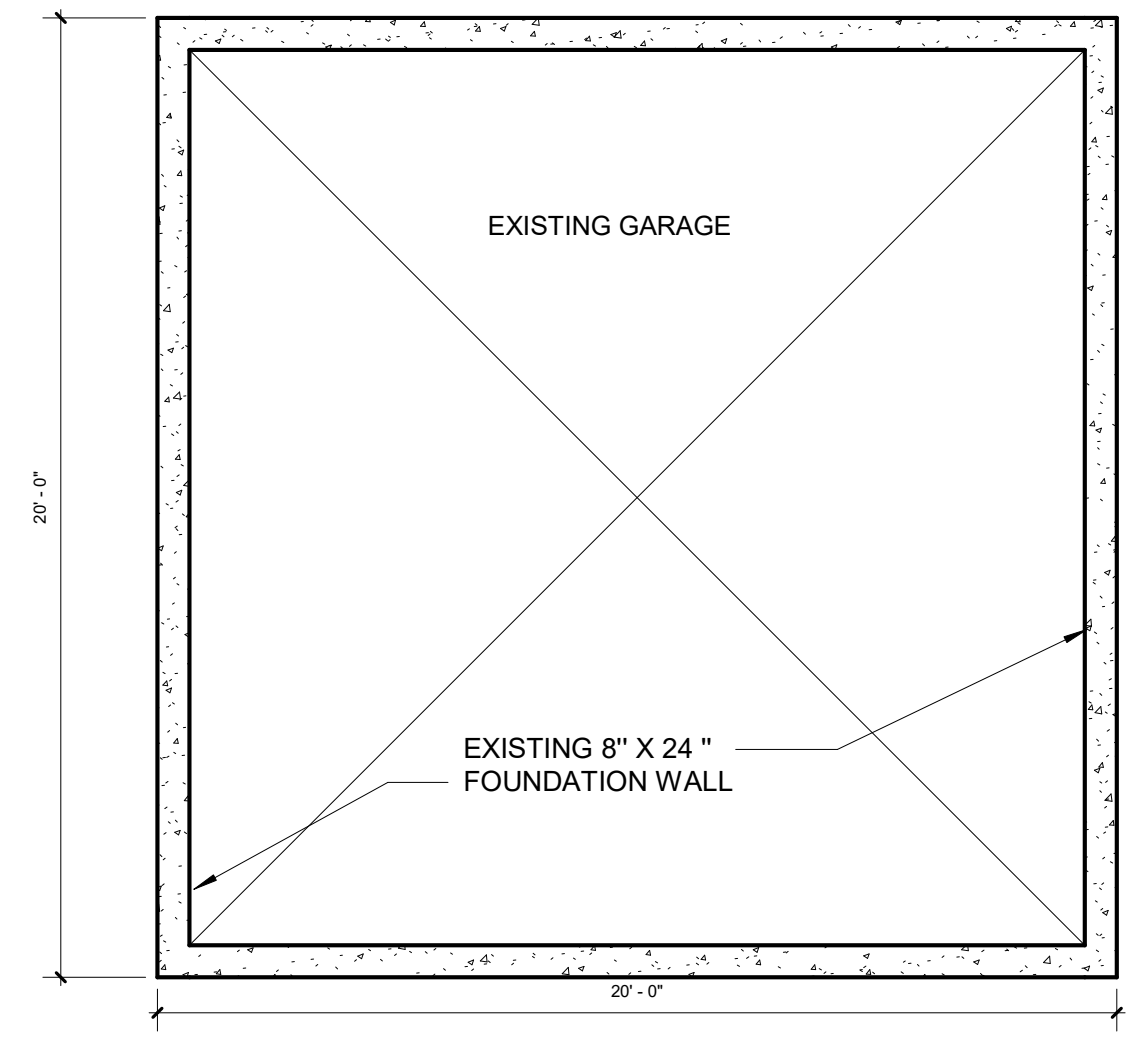
The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) Zone in the Town's Zoning By-law.

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



CONSULTANTS

SEALS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, NOT FOR CONSTRUCTION

137 VENTNOR - GARAGE ADDITION

CLIENT PROJ NO. :

REVISIONS

No. Date ISSUED FOR BY

COPYRIGHT:

PROJECT STATUS: Project Status

PROJ NO. : Project Number

DATE: Issue Date

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE:

GARAGE 2nd FLOOR ADDITION

Scale: As indicated

Drawing No.: A103



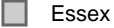
SHEET NO. :



Town of Amherstburg



Legend

-  Roads
-  Parcels
-  Essex

Notes

A/09/26 - 137 Ventnor Ave.

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 0.00 0.0 Miles



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