



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:

Ronald Timothy, c/o Norbert Bolger, 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: 20 Laird Ave. S
(Roll No. 3729 250 000 02700)**

Purpose of Application A/08/26: The applicant is proposing the construction of a garage with an area of 138.2 sq m (1488 sq ft), for the purpose of storage garage with a total height to the peak of the roof of 7.4 m. The proposed garage will replace both the existing garage and the existing shed.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) which permits a maximum lot coverage of 10% of the lot area to a maximum of 100 sq m (1076 sq ft) in a Special Provision Residential First Density (R1-8) Zone.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum 5.5 m (18 ft) height of an accessory structure measured to the peak of the roof.

The subject parcel is 2789.14 sq m (30,022 sq ft) in lot area which contains a single detached dwelling with a gross floor area of 322.09 sq m (3467sq ft) and a footprint of 197.14 sq m (2122 sq ft) with a height to the peak of the roof of 7.32 m (24 ft). The existing shed and existing detached garage are proposed to be demolished.

The resulting accessory structure lot coverage proposed is 4.96% and the resulting total lot coverage proposed is 12.02%.

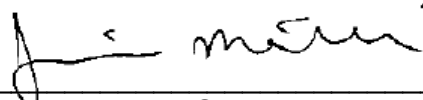
All other provisions of the Zoning By-law are in compliance.

Therefore, the amount of relief requested is 38.2 sq m in accessory structure lot coverage and 1.9 m in accessory structure height.

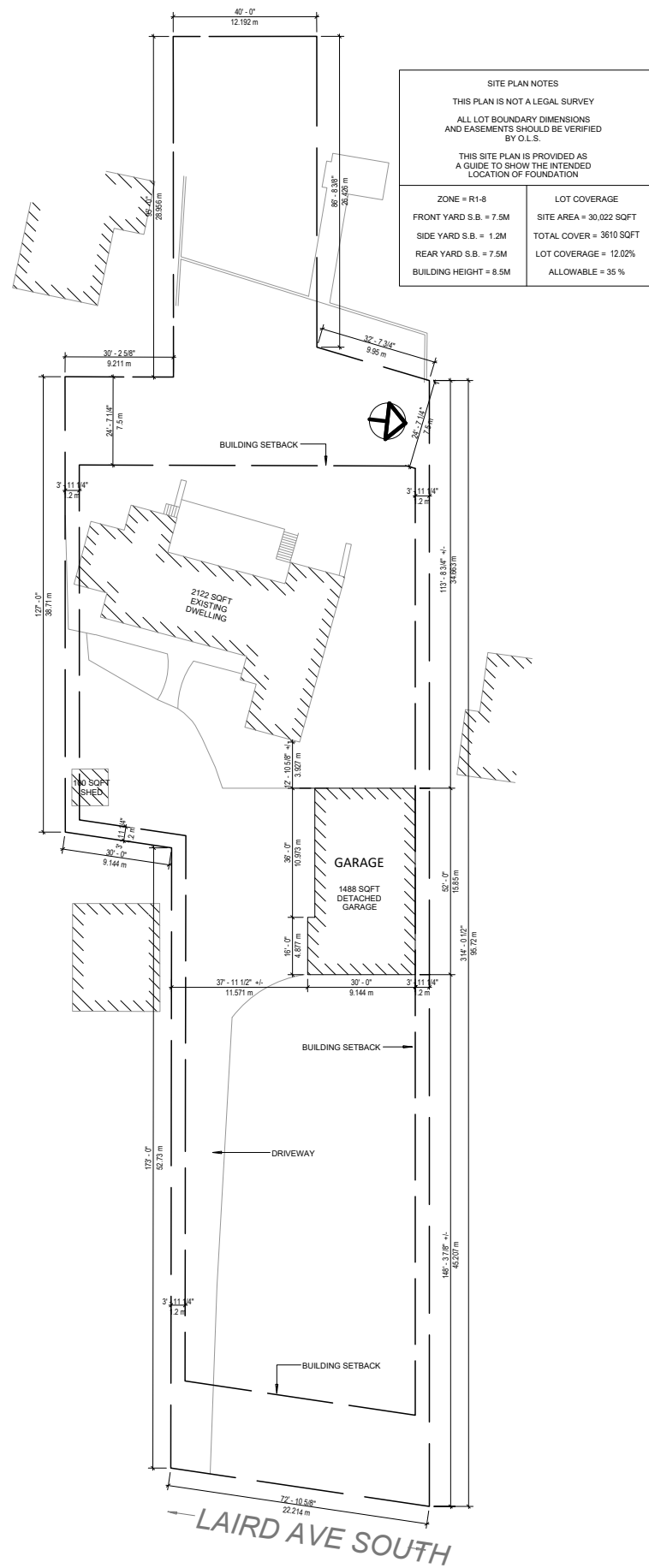
The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential First Density (R1-8) Zone and Environmental Protection (EP) in the Town's Zoning By-law.

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.

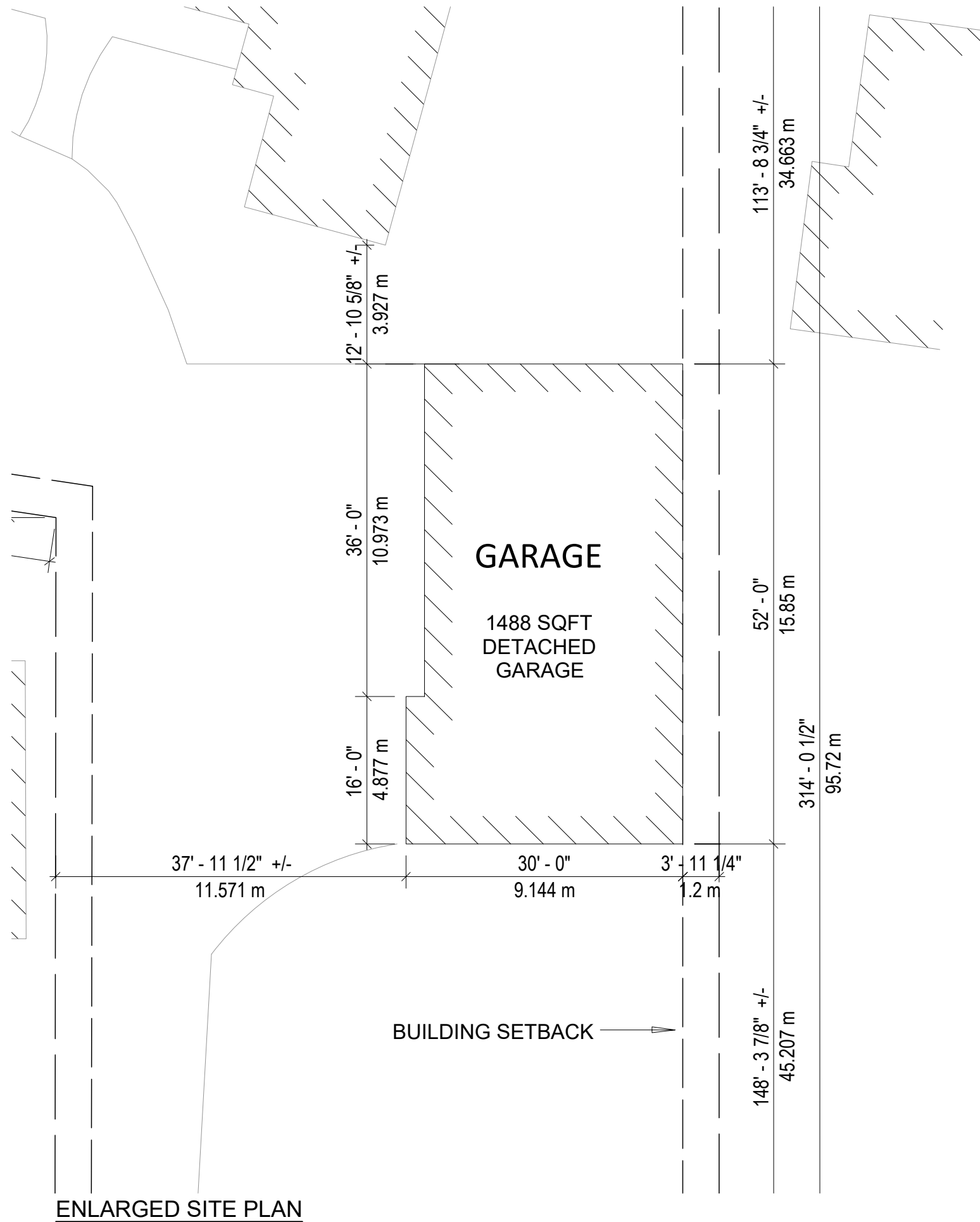
Dated: April 24, 2026



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



SITE PLAN



ENLARGED SITE PLAN

NOR-BUILT
 commercial • residential • design-build

NOR-BUILT CONSTRUCTION
 1000 ALMA ST, AMHERSTBURG
 ONTARIO, N9V 2Y9
 519-736-1892

General Notes

No.	Revision/ Issue	Date

Project Title:

20 LAIRD AVE S

Drawing Title:

SITE PLAN

Drawing By: BD

Checked By: NB

Scale: NOT TO SCALE

Date: 2026-04-22

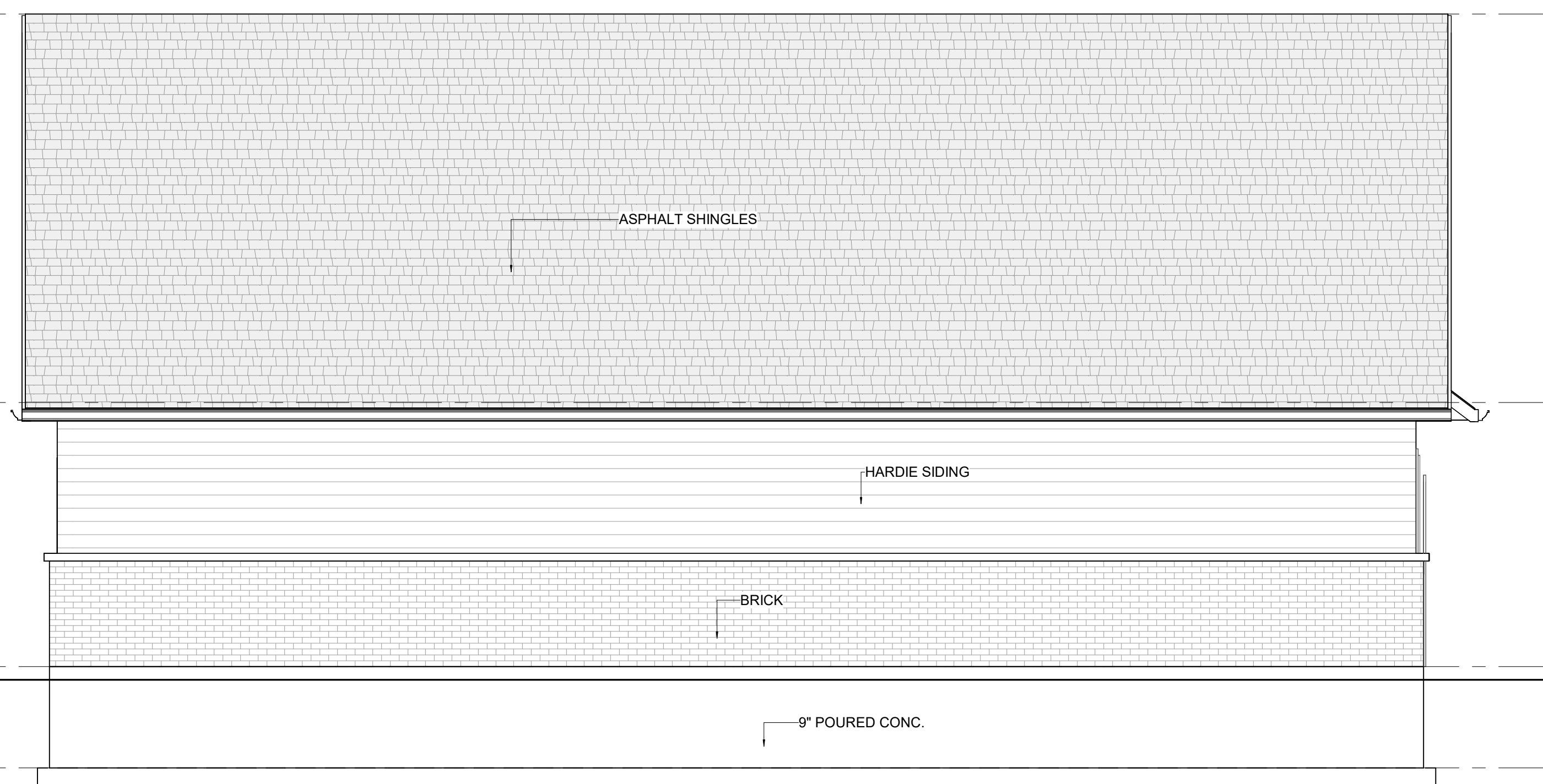
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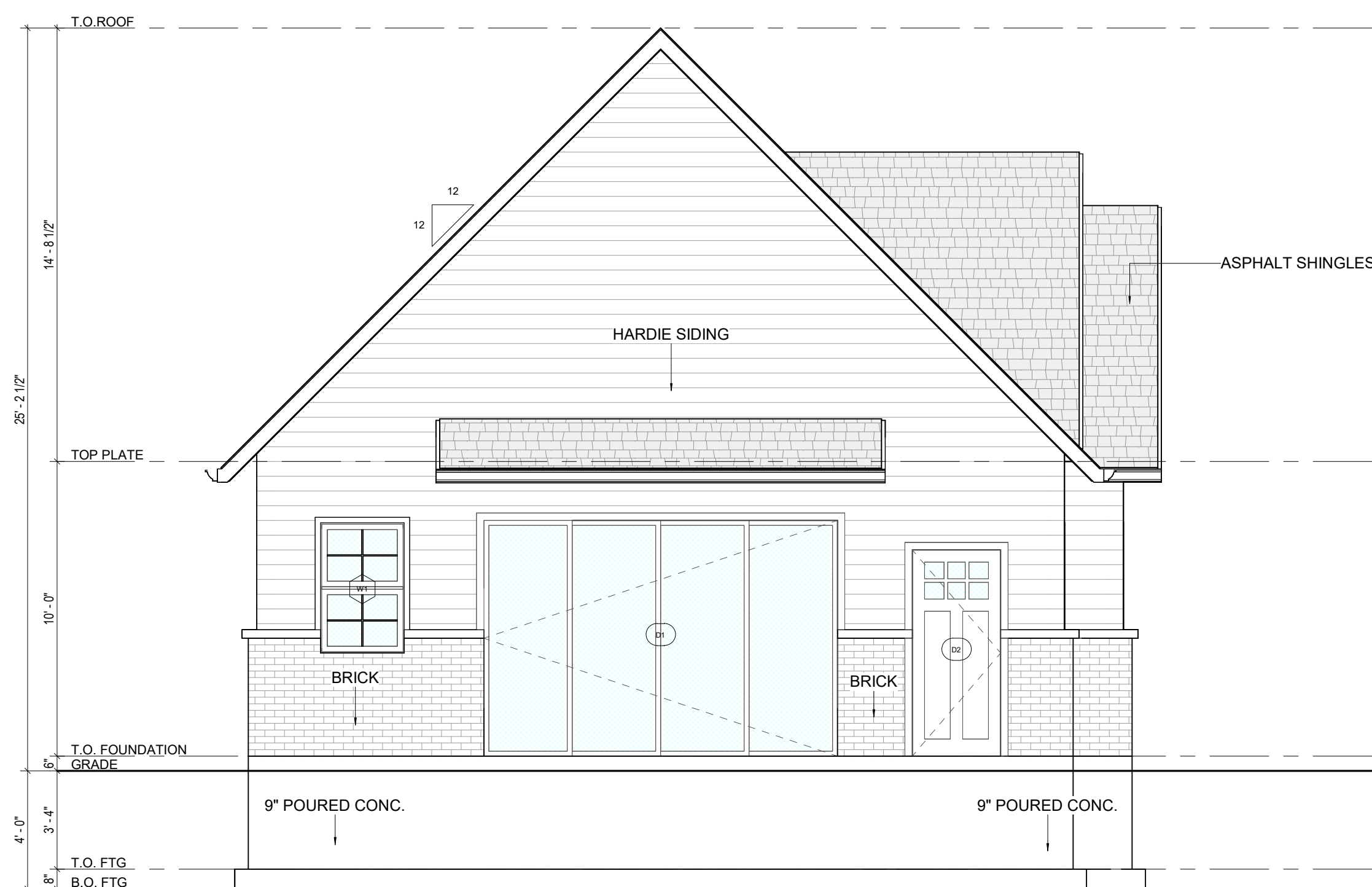
WINDOW SCHEDULE				DOOR SCHEDULE					
Type Mark	Count	Type	Width	Height	Type Mark	Count	Family	Width	Height
1	5	Window-Awing-Double-Vertical	2'-10"	4'-5"	1	1	4-Panel_Sliding_door_17733	12'-0"	8'-0"
					2	1	Single-Entry%203	3'-0"	7'-0"
					3	1	Single-Flush	2'-10"	7'-0"
					4	1	Pocket_Sliding_Door_5851	2'-8"	6'-7 3/4"
					5	3	Garage_Door-Raynor-Aspen-AP138C	0"	0"



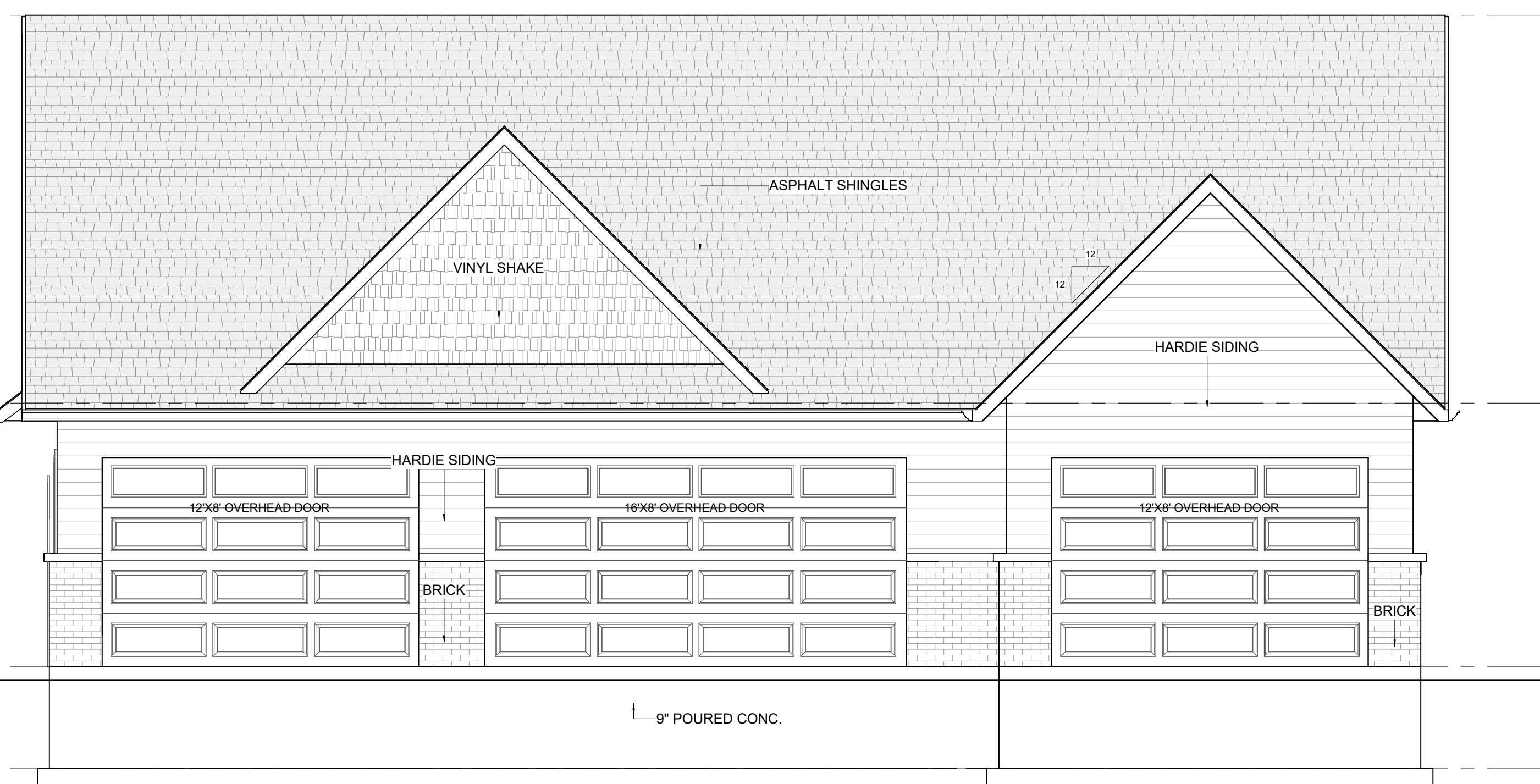
1 - FRONT ELEVATION
1/4" = 1'-0"



2 - RIGHT ELEVATION
1/4" = 1'-0"



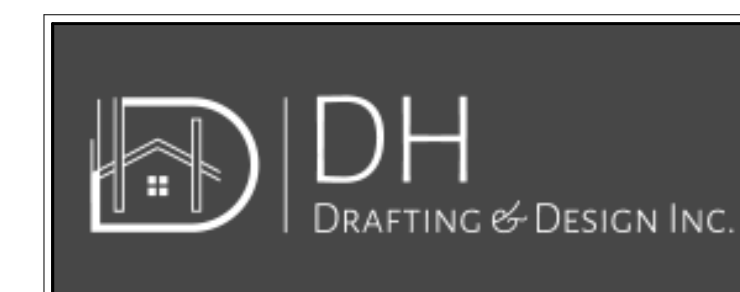
3 - REAR ELEVATION
1/4" = 1'-0"



4 - LEFT ELEVATION
1/4" = 1'-0"

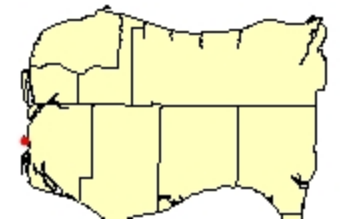
FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING





Town of Amherstburg



Legend

- Roads
- Parcels
- Essex

Notes

A/08/26 - 20 Laird Ave. S

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: 500

