



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 application for minor variance by:

**Windsor Essex Community Housing Corporation,
c/o D.C. McCloskey Engineering Ltd., 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, June 4, 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 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 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 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 2, 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 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: **340 & 346 Victoria Street South**
 (Roll Nos.: 3729-080-000-09500 & 3729-080-000-09400)

Purpose of Minor Variance Application A/17/25:

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(g) which provides for yards where parking is permitted and states that for multiple residential dwellings parking shall be permitted in “all yards provided that no multiple residential dwelling, part of any parking area, rowhouse other than a driveway, is located closer than 6 m (19.68 ft) to any street line and no closer than one metre (3.3 ft) to any side lot line.”

The applicant is proposing the reconfiguration and resurfacing of the existing parking lot that services the Windsor Essex Community Housing Corporation residential buildings at 340 and 346 Victoria Street South. The existing parking area currently encroaches onto the Town ROW, the redesign of the parking lot will improve this by providing a setback of 0.2 m (8”). The redesign will also provide for an increase of 19 additional parking spaces and better flow of the parking area for residents and emergency services.

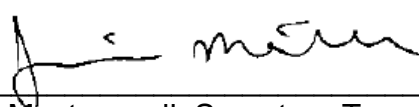
Therefore, the amount of relief requested is 5.8 m (19.01 ft) in setback from the street line for a parking area for a multiple residential dwelling.

The redevelopment of the parking lot is required to also go through the site plan control process to ensure orderly development of the site.

The subject property is designated Medium Density Residential in the Town’s Official Plan and zoned Residential Multiple First Density (RM1) 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: May 21, 2025



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



Town of Amherstburg
A/17/25 - 340-346 Victoria St.S



340

346

301A
301B
301C
301D
303

VICTORIA ST S

349

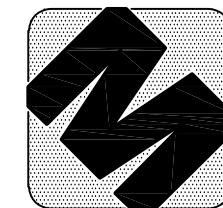
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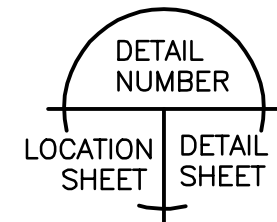
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d.c. mccloskey engineering ltd.
200-5745 warden street east, warden, ontario m3h 1m6 tel (519) 977 6800

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARDS TO SUBMISSION OF SHOP DRAWINGS.
5. IN THE EVENT THE DESIGNER IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
7. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



DATE (dd/mm/yy)	ISSUED FOR
21/02/25	SPA PRE-CONSULTATION
	REVISED FOR APPROVAL

PROJECT

PARKING LOT EXPANSION

340 & 346 VICTORIA STREET SOUTH
AMHERSTBURG, ONTARIO

CLIENT

WINDSOR ESSEX
COMMUNITY HOUSING
CORPORATION

DRAWING TITLE

SITE PLAN

DATE : FEB 2025

SCALE : AS NOTED

DRAWN BY : JLD

CHECKED BY : DCM

PROJECT FILE NO. M23-250C

DRAWING NO.

C1.2

SITE STATISTICS FOR 340 VICTORIA STREET SOUTH

ZONING	RESIDENTIAL MULTIPLE FIRST DENSITY ZONE (RM1)	
DESIGNATED LAND USE	RESIDENTIAL	
BUILDING CLASSIFICATION	GROUP "C"	
ZONE REGULATIONS		
	REQUIRED:	PROVIDED:
MIN. LOT AREA	1,991 sf PER UNIT	53,781 sf
MIN. LOT FRONTAGE	82.0'	148.71'
MAX. LOT COVERAGE	40%	28.2%
MIN. LANDSCAPE OPEN SPACE	30%	49.9%
MAX. BUILDING HEIGHT	<32.8 ft	<32.8 ft
MIN. FRONT YARD DEPTH	20'-0"	59.88 ft
MIN. REAR YARD DEPTH	20'-0"	12.75 ft
MIN. INTERIOR SIDE YARD	10'-0"	35.08 ft (S) 53.46 ft (N)
MIN. EXTERIOR SIDE YARD	20'-0"	N/A
MAX. DWELLING UNITS	N/A	20 UNITS
MAX. DRIVEWAY WIDTH	29.53 ft	23.50 ft
SITE DATA		
SITE AREA		
TOTAL:	= 53,781 sf	
BUILDING AREAS		
1ST FLOOR	= 14,646.0 sf	
2ND FLOOR	= 14,646.0 sf	
TOTAL BUILDING AREA	= 14,646.0 sf (28.2%)	
TOTAL GROSS AREA	= 29,292.0 sf	
PARKING AREA		
LANDSCAPED/OPEN SPACE	= 11,398 (21.9%)	
LINEAR CURBING	= 25,891 sf (49.9%)	
	= 345 lin. ft. (NEW)	

SITE STATISTICS FOR 346 VICTORIA STREET SOUTH

ZONING	RESIDENTIAL MULTIPLE FIRST DENSITY ZONE (RM1)	
DESIGNATED LAND USE	RESIDENTIAL	
BUILDING CLASSIFICATION	GROUP "C"	
ZONE REGULATIONS		
	REQUIRED:	PROVIDED:
MIN. LOT AREA	1,991 sf PER UNIT	42,357 sf
MIN. LOT FRONTAGE	82.0'	116.42'
MAX. LOT COVERAGE	40%	21.8%
MIN. LANDSCAPE OPEN SPACE	30%	62.9%
MAX. BUILDING HEIGHT	<32.8 ft	<32.8 ft
MIN. FRONT YARD DEPTH	20'-0"	59.88 ft
MIN. REAR YARD DEPTH	20'-0"	113.38 ft
MIN. INTERIOR SIDE YARD	10'-0"	39.66 ft (S) 25.42 ft (N)
MIN. EXTERIOR SIDE YARD	20'-0"	N/A
MAX. DWELLING UNITS	N/A	14 UNITS
MAX. DRIVEWAY WIDTH	29.53 ft	23.50 ft
SITE DATA		
SITE AREA		
TOTAL:	= 42,357 sf	
BUILDING AREAS		
1ST FLOOR	= 9,221 sf	
2ND FLOOR	= 9,221 sf	
TOTAL BUILDING AREA	= 9,221 sf (21.8%)	
TOTAL GROSS AREA	= 18,442 sf	
PARKING AREA		
	= 6,509 (15.4%)	
LANDSCAPED/OPEN SPACE	= 26,627 sf (62.9%)	
LINEAR CURBING	= 220 lin. ft. (NEW)	

PARKING REQUIREMENTS

	REQUIRED:	PROVIDED:
PARKING SPACES :		
FOR APARTMENT BLDGS		
1 SPACES PER UNIT (20 UNITS)		
340 VICTORIA (20 UNITS)		
346 VICTORIA (14 UNITS)		
TOTAL PARKING	34 SPACES	53 SPACES (incl. B.F.)
BARRIER FREE PARKING : (TYPE A: 3.4m (11.15'); TYPE B: 2.4m (7.88'))		
FOR 13 TO 100 SPACES		
4% OF THE TOTAL PARKING SPACES		
TOTAL BARRIER FREE PARKING	1A / 1B	2A / 2B
LOADING SPACES :		
NO EXISTING LOADING SPACES		

SURFACE TREATMENT LEGEND

	INDICATES GRASS OR SEEDDED AREAS
	INDICATES HARD SURFACE TREATMENT (CONC. PEDESTRIAN WALKWAY)

SITE PLAN

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

