



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:

Timothy and Janet Beaulieu, 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, April 1, 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, March 30, 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, March 30, 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 consent does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent, 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 consent, you must make a written request to Town of Amherstburg Committee of Adjustment.

**Location of Property: 510 Simcoe Street
(Roll No. 3729 170 000 00301)**

Purpose of Application A/05/26: The applicant is proposing the construction of two additions to an existing 137.87 sq m (1484 sq ft) accessory structure. To the west of the existing accessory structure a two storey 62.43 sq m (672 sq ft) addition is proposed with a height of 7.16 m (23.5 ft) to the peak of the roof. To the south of the existing accessory structure a single storey 62.43 sq m (672 sq ft) addition is proposed.

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 Residential Second Density (R2) 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 0.267 ha (28,750 sq ft) in lot area which contains a single detached dwelling with a gross floor area of 265.52 sq m (2858 sq ft) and a height of 7.62 m (25 ft) to the peak of the roof. The existing accessory structure has an area of 137.87 sq m (1484 sq ft). The total area of the two proposed additions to the existing accessory structure is 124.86 sq m and results in an accessory structure lot coverage of 262.73 sq m. The resulting total proposed lot coverage is 19.8%. The resulting total proposed accessory structure lot coverage is 9.8%.

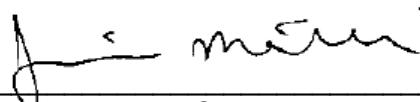
All other provisions of the Zoning By-law are in compliance.

Therefore, the amount of relief requested is 163 sq m in accessory structure lot coverage and 1.66 m (5.5 ft) in accessory structure height.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) 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.

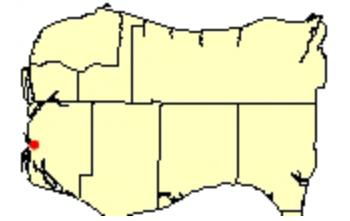
Dated: March 18, 2026



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



Town of Amherstburg



- Legend**
- Roads
 - Parcels
 - Essex

Notes

A/05/26 - 510 Simcoe St.

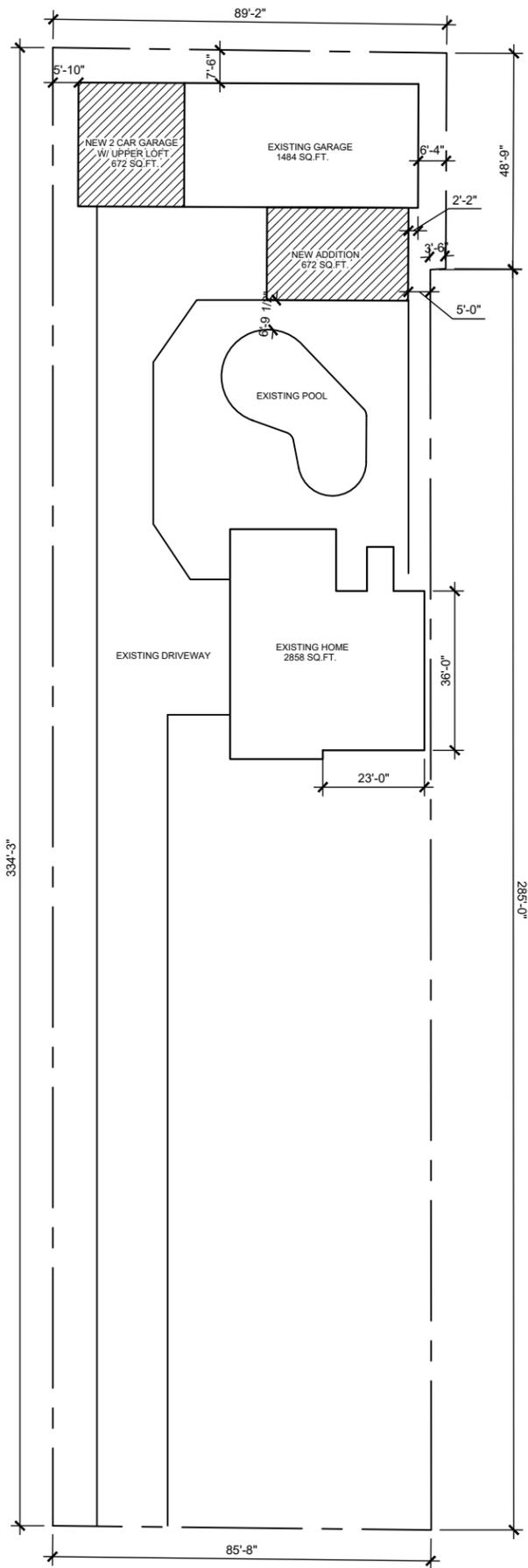
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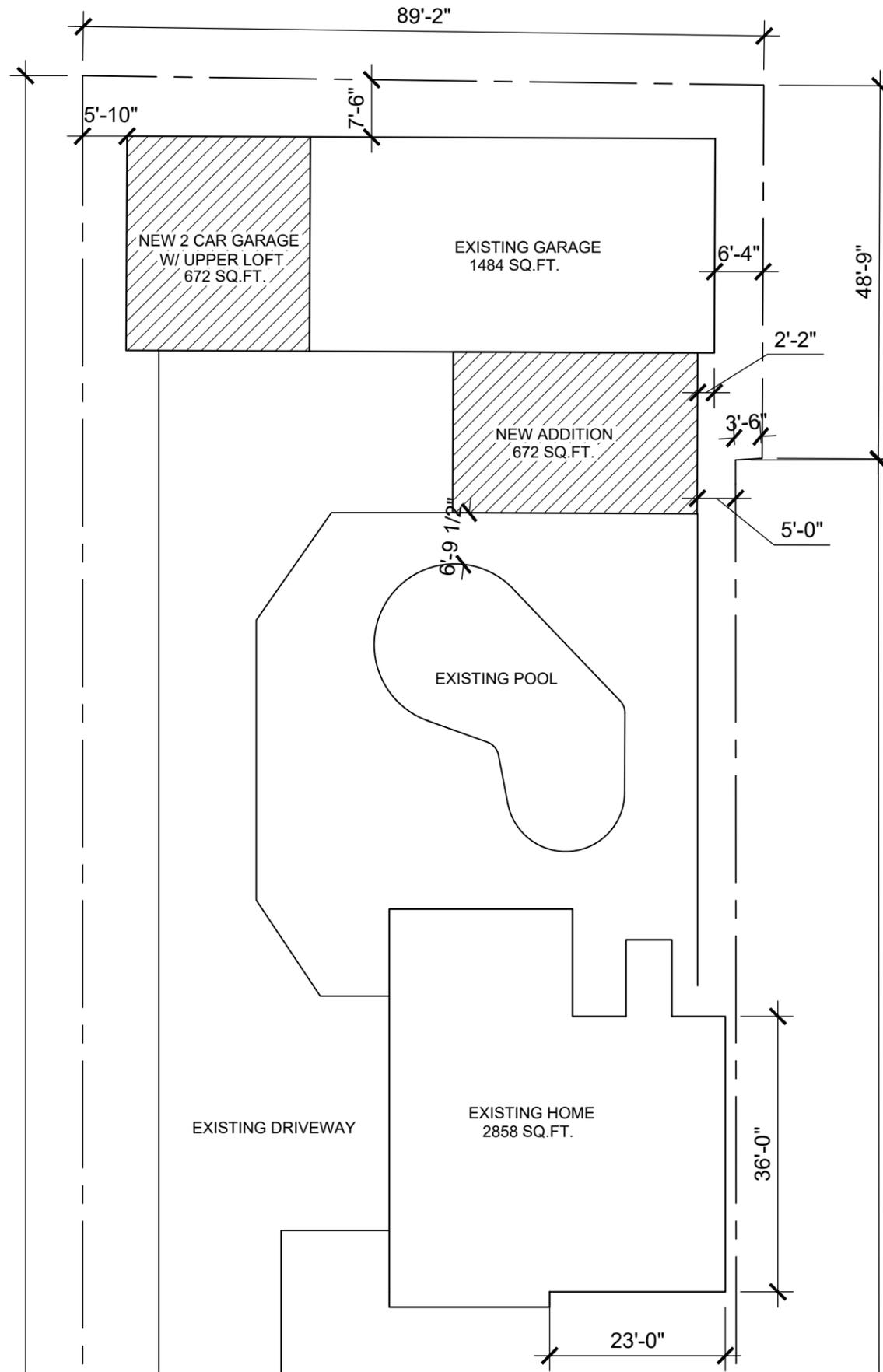


1: 1,000





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:
510 SIMCOE

Drawing Title:
SITE PLAN

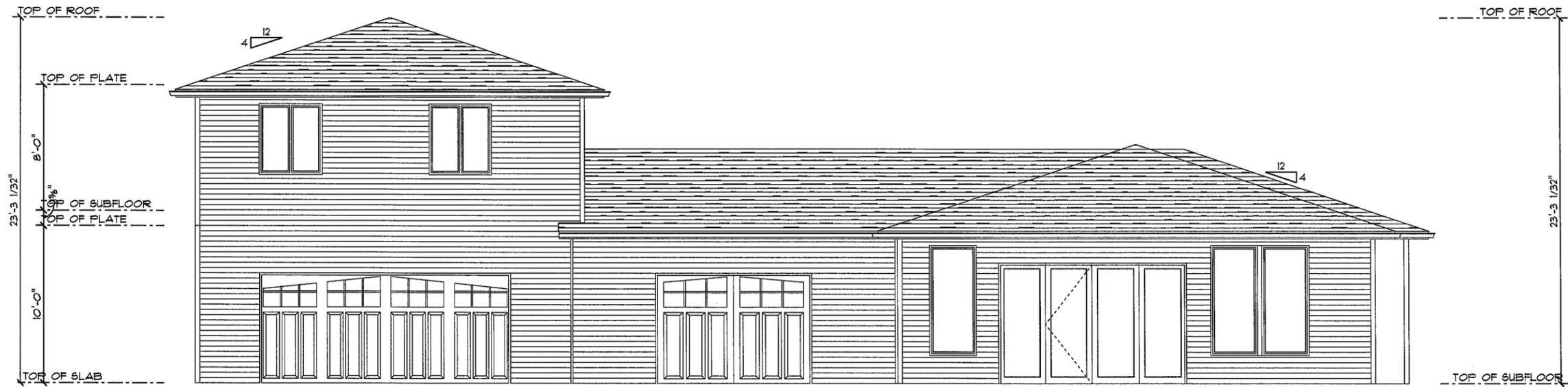
Drawing By: BD

Checked By: NB

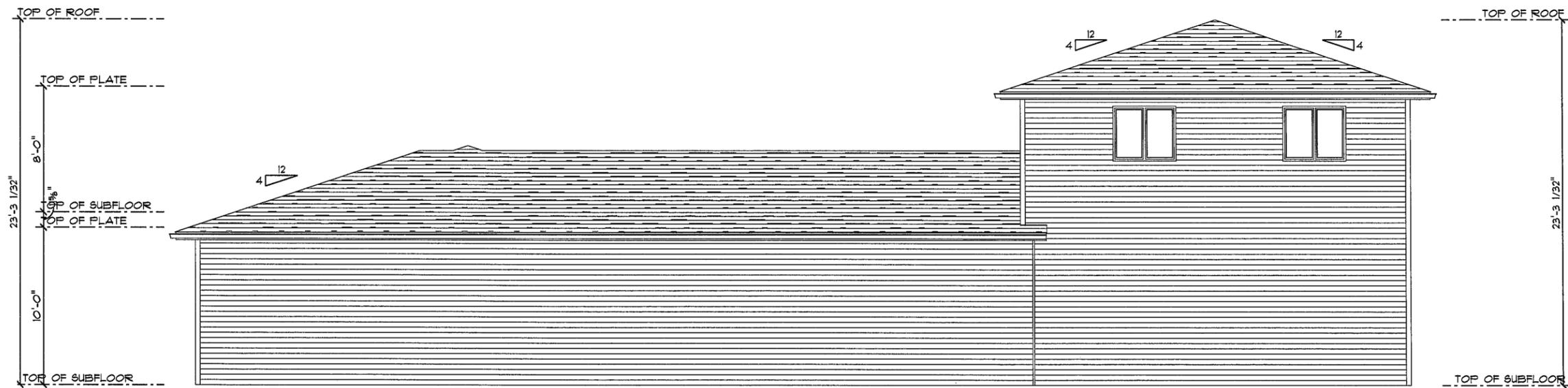
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Date: 2026-03-09

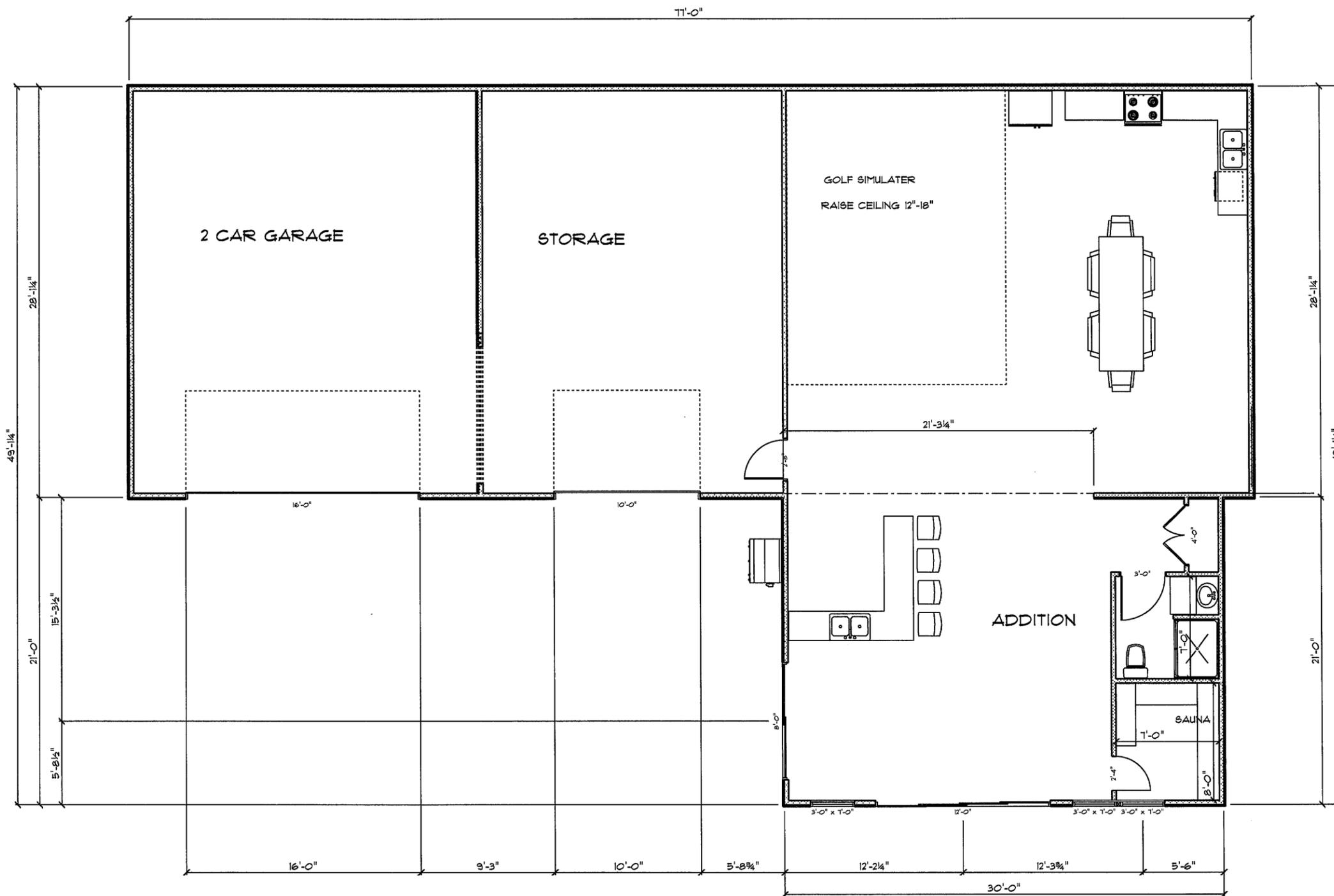
Sheet No:
AO



FRONT ELEVATION



REAR ELEVATION



Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

Application No. A/05/26

**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 3/6/26
3. Date application deemed complete by municipality 3/9/26
4. Name of registered owner Timothy and Janet Beaulieu

Telephone number _____

Address & Postal Code [REDACTED]

Email _____

Name of registered owner's solicitor or authorized agent (if any) Norbert Bolger

Telephone number [REDACTED]

Address & Postal Code [REDACTED]

Email [REDACTED]

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. 2 Lot(s) No. Pt Lt 23

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. 12R13477 Part(s) No. 1

Street Address 510 Simcoe Street Assessment Roll No. 3729 170 000 00301

7. Size of subject parcel:

Frontage 85'8" Depth 334'3" Area 28,750 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 Residential Second Density (R2) Zone

11. Nature and extent of relief from the Zoning By-law requested Section 3(1)(b) permits
a maximum lot coverage of 10% of the lot area up to a maximum of 100 sq m (1076 sq ft) for accessory
structures in a Residential Zone. Proposing 262.73 sq m (2828 sq ft). Relief of 162.73 sq m requested.
Section 3(1)(c) permits a maximum accessory structure height to the peak of the roof
of 5.5 m (18ft). Proposing 7.16 m (23.5 ft). Relief of 1.66 m requested.

12. Reasons why minor variance is necessary Large lot 28,750 sq ft lot on an arterial
road, would like an accessory structure 9.84% of the lot area with a roof line that matches the dwelling.

13. Current use of subject land residential

14. Length of time current use of subject land has continued 40 + 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:

- single detached dwelling with a gross floor area of 265.52 sq m (2858 sq ft)

and height of 7.62 m (25 ft) to the peak of the roof.

- accessory structure (detached garage), 137.87 sq m (1484 sq ft)

16. Date of construction of existing buildings and structures on the subject land:
single detached dwelling- 1996

accessory structure (detached garage)- 1984

17. Date subject land acquired by current registered owner 2001

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 storey addition to the front of the existing accessory structure, 672 sq ft

- two storey addition to the left (west) of the existing accessory structure, 672 sq ft foot print with height of 7.16 m (2.5 ft) height to the peak of the roof.

- renovated accessory structure will be used for storage and entertainment (see site plan)

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) Pike Road Drain West runs along the frontage of the parcel

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:

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.

Pre-consultation with Walker Aggregates and their Planning Consultant to determine the proposed addition to an accessory structure does not require a noise and vibration study be completed.

A minor variance application fee of \$1239.00, along with an ERCA development review fee of \$300.00 (total of \$1539.00 payable to the Town of Amherstburg), must accompany your completed application.

Dated at the Town of Amherstburg
PRINT NAME OF TOWN OR CITY

This date March 6, 2026.


SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

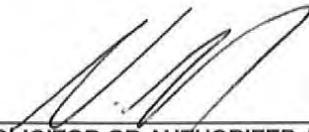
I, Norbert Bolger of the Town of Amherstburg in the
NAME PRINT NAME OF TOWN OF CITY

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
PRINT COUNTY/REGION/DISTRICT

this date March 6, 2026.


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.

NOTES:

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.

AUTHORIZATION
(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

510 Simcoe Street

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

Norbert Bolger 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 Town of Amherstburg
PRINT TOWN OR CITY

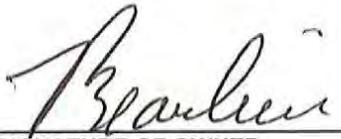
in the County of Essex
PRINT COUNTY/REGION/DISTRICT

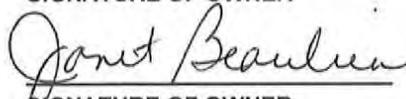
this date March 6, 2026.


SIGNATURE OF WITNESS


SIGNATURE OF WITNESS

SIGNATURE OF WITNESS


SIGNATURE OF OWNER


SIGNATURE OF OWNER

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: 510 Simcoe Street

APPLICATION NUMBER(S): A/05/26

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)

March 6, 2026
DATE