



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:

**Tommy and Tracey Trombley**

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, March 4, 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](mailto:jmastronardi@amherstburg.ca) to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, March 2, 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 2, 2026) to the Planning Department, [planning@amherstburg.ca](mailto: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: 1337 Front Road South  
(Roll No.: 3729-600-000-10300)**

**Purpose of Application A/03/26:**

The applicant is proposing the construction of a 48 ft x 40 ft, 1920 sq ft (179 sq m), accessory structure for personal storage with a total height to the peak of the roof of 7 m.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(b) which permits accessory buildings up to 185 sq m in R1A zone and Section 3(c), which permits a maximum of 5.5m height for accessory buildings in all zones except Agricultural or Industrial zones.

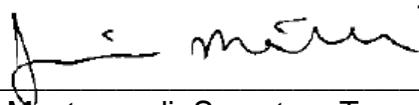
The subject parcel is 4573 sq m (1.13 acres) in lot area which contains a single detached dwelling with an approximate footprint area of 168 sq m, an accessory structure with an area of 47 sq m and another accessory structure with 27 sq m. The total area of accessory structures on the subject property including the proposed accessory structure will be 253 sq m which exceeds the 185 sq m permitted accessory structure area in R1A zone. The proposed development will result in a total accessory structure lot coverage of 5.5 %.

Therefore, the amount of relief requested is 68 sq m in total area of accessory structures and 1.5 m in the proposed accessory structure height.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1 (R1A) 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](http://www.amherstburg.ca).

**Dated: February 17, 2026**

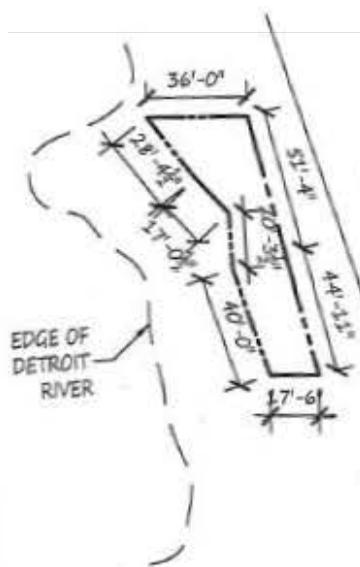


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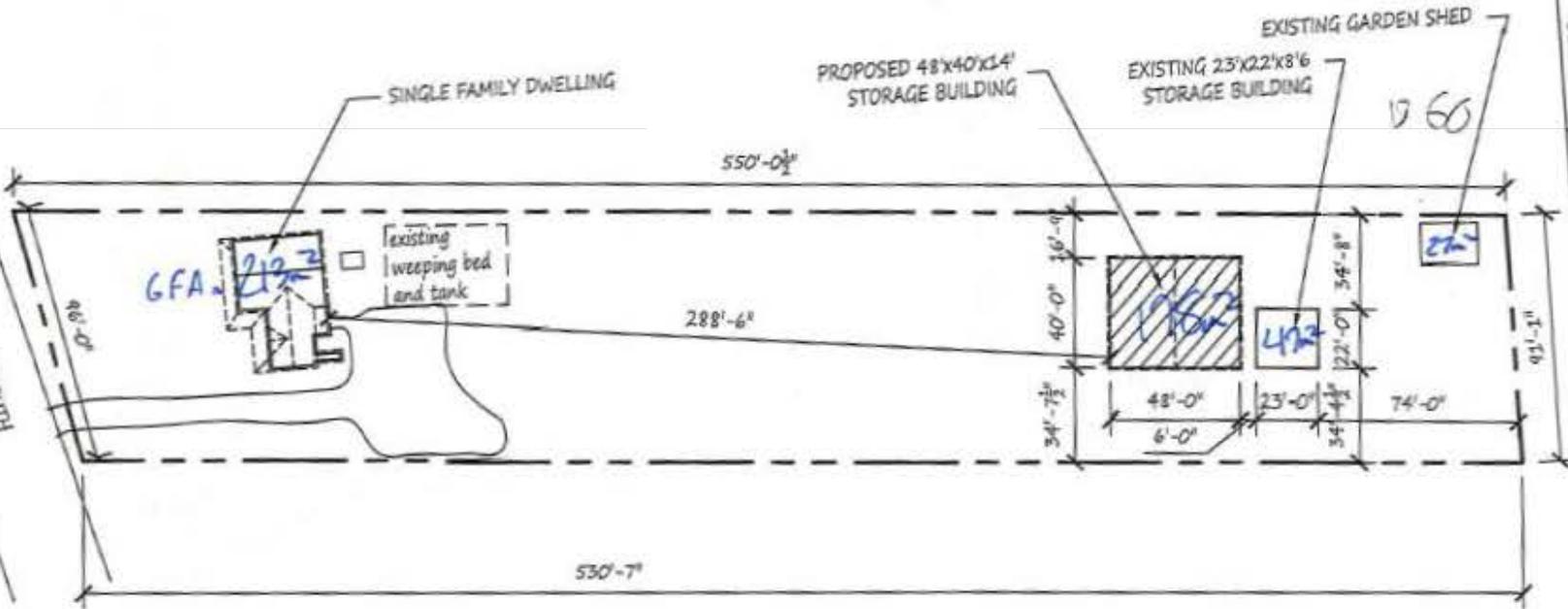
Janine Mastronardi, Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8

24<sup>th</sup> OC 2025

LEGAL REFERENCE: CON 1 PT LOT 13  
LOT SIZE: 1.1388 ACRES



FRONT ROAD SOUTH



SITE PLAN  
1" = 60'-0"

PROJECT TITLE:  
PROPOSED BUILDING  
1337 Front Rd South, Auburgn

DATE: Dec 14/2025  
SCALE: 1" = 60'-0" ON LEGAL

SHEET TITLE:  
SITE PLAN

A-1

Municipal Fee Received:	paid
ERCA Fee Received:	paid

**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 2/2/26
3. Date application deemed complete by municipality 2/2/26
4. Name of registered owner Tommy & Tracey Trombley  
Telephone number [REDACTED]  
Address & Postal Code [REDACTED]  
Email [REDACTED]  
Name of registered owner's solicitor or authorized agent (if any) \_\_\_\_\_  
Telephone number \_\_\_\_\_  
Address & Postal Code \_\_\_\_\_  
Email \_\_\_\_\_  
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:  
RBC Town of Amherstburg Branch
6. Location and description of subject land:  
Concession No. 1 Lot(s) No. Part lot 13  
Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_  
Street Address 1337 Front Rd. S Assessment Roll No. 600 10300

7. Size of subject parcel:

Frontage 96.11 ft Depth irregular Area 1.13 acres

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

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9. Current Official Plan Land Use designation of subject land \_\_\_\_\_  
low density residential

10. Current Zoning of subject land R1A

11. Nature and extent of relief from the Zoning By-law requested \_\_\_\_\_  
requesting relief zoning by-law 1999-52, as amended, Section 3(b)  
permits accessory buildings up to 185 sq m in R1A zone Section 3(c)  
permits a maximum of 5.5m height for accessory buildings in all zones  
except Agricultural or Industrial zones.

12. Reasons why minor variance is necessary to build a pole barn with 6.8 m height  
and a total area of 252 sq m

13. Current use of subject land residential

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14. Length of time current use of subject land has continued + 60 years

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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:

1 main dwelling and 2 accessory structures

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16. Date of construction of existing buildings and structures on the subject land:

Main dwelling 1870

one accessory structure 2025/smaller accessory building 1960

17. Date subject land acquired by current registered owner 2025/10/24

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:

one accessory structure as a pole barn for personal storage

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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) \_\_\_\_\_

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.

**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 on Feb 2<sup>nd</sup>, 2026  
PRINT NAME OF TOWN OR CITY DATE

  
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, TRACEY TROMBLEY 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 ESSEX on FEBRUARY 2, 2026  
PRINT COUNTY/REGION/DISTRICT DATE

  
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:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ 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 \_\_\_\_\_ of \_\_\_\_\_  
**PRINT TOWN OR CITY**

in the \_\_\_\_\_ of \_\_\_\_\_  
**PRINT COUNTY/REGION/DISTRICT**

this date \_\_\_\_\_.

\_\_\_\_\_  
**SIGNATURE OF WITNESS**

\_\_\_\_\_  
**SIGNATURE OF OWNER**

\_\_\_\_\_  
**SIGNATURE OF WITNESS**

\_\_\_\_\_  
**SIGNATURE OF OWNER**

\_\_\_\_\_  
**SIGNATURE OF WITNESS**

\_\_\_\_\_  
**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

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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

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PROPERTY ADDRESS: 1337 Front Rd SN

APPLICATION NUMBER(S): A/03/26

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)

Feb. 6, 2026  
DATE