



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:

**1243470 Ontario Ltd.**

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 3, 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 [caspila@amherstburg.ca](mailto:caspila@amherstburg.ca) to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, June 1, 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:

Christopher Aspila, Manager of Planning Services and 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 1, 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 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: 208 St. Arnaud St.  
(Roll No. 3729 330 000 00400)**

**Purpose of Application A/06/26:**

**The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) and approved Minor Variance A/24/24 which permits a minimum rear yard depth of 3.07 m in a Light Industrial (LI) Zone.**

**The subject parcel is 0.3166 ha (~34,088 sq ft) in lot area containing a Commercial Recreational Establishment with a gross floor area of ~836 sq m (9,000 sq ft) and a height of 7.62 m (25 ft) to the peak of the roof. The subject parcel also contains a legal non-conforming residential unit and an accessory structure to the legal non-conforming residential unit.**

**The application is addressing a new building compliance issue: The northeast corner of the subject Commercial Recreational Establishment has been constructed approximately 2.92 m from the rear lot line which is too close by a distance of ~0.15 m (~6 inches).**

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

**The Applicant has requested relief in the amount of 0.37 m (~14.6 inches) in rear yard setback from approved minor variance A/24/24.**

**The subject property is designated Light Industrial in the Town's Official Plan and zoned Light Industrial (LI) Zone in the Town's Zoning By-law.**

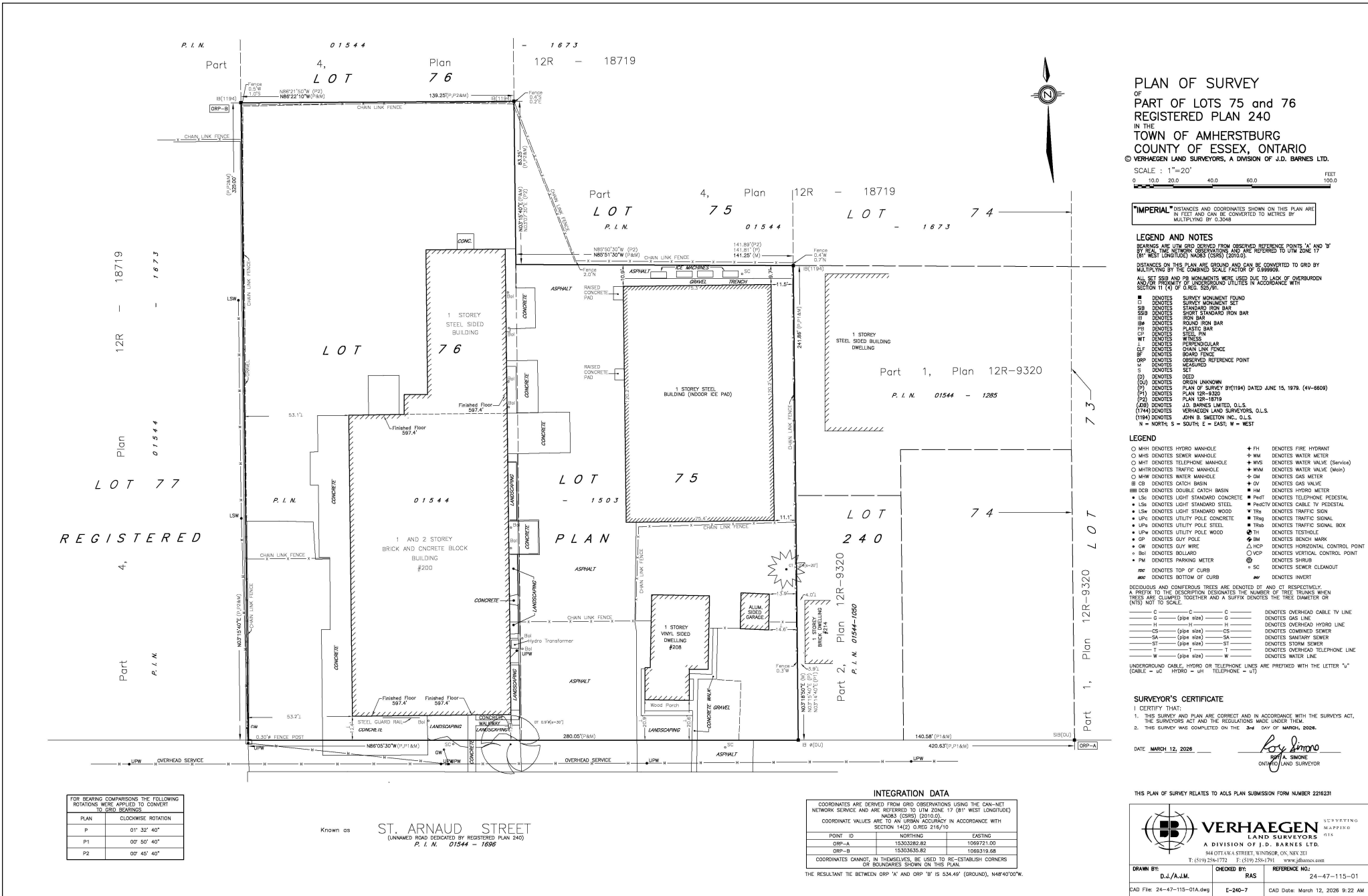
**Additional Information relating to the proposed application is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website [www.amherstburg.ca](http://www.amherstburg.ca).**

**Dated: May 20, 2026**



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**Christopher Aspila, Ph.D, GISP, MCIP, RPP  
Manager of Planning Services and Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8**



**PLAN OF SURVEY**  
 OF  
**PART OF LOTS 75 AND 76**  
**REGISTERED PLAN 240**  
 IN THE  
**TOWN OF AMHERSTBURG**  
**COUNTY OF ESSEX, ONTARIO**  
 © VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'  
 0 10.0 20.0 40.0 60.0 FEET  
 0 3.0 5.0 10.0 15.0 METERS

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

**LEGEND AND NOTES**  
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (BY WEST LONGITUDE) UNLESS OTHERWISE NOTED.  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE GRID SCALE FACTOR OF 0.99999.  
 ALL SET BACKS AND POINT MONUMENTS WERE USED DUE TO LACK OF OVERHEAD AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 500.01.  
 ■ DENOTES SURVEY MONUMENT FOUND  
 SB DENOTES STAINLESS MONUMENT SET  
 IR DENOTES IRON BAR  
 RB DENOTES ROUND IRON BAR  
 RB DENOTES ROUND IRON BAR  
 PB DENOTES PLASTIC BAR  
 ST DENOTES STEEL  
 WT DENOTES WITNESS  
 DENOTES PERPENDICULAR  
 CLF DENOTES CHAIN LINK FENCE  
 DENOTES BOARD  
 ORP DENOTES OBSERVED REFERENCE POINT  
 DENOTES MEASUREMENT  
 S DENOTES SET  
 (D) DENOTES DEED  
 (OU) DENOTES ORIGIN UNKNOWN  
 DENOTES PLAN OF SURVEY BY (1194) DATED JUNE 15, 1979, (44V-8000)  
 (P1) DENOTES PLAN 12R-9320  
 (P2) DENOTES PLAN 12R-18719  
 (L20) DENOTES J.D. BARNES LIMITED, O.L.S. (1744)  
 (1949) DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.  
 (1949) DENOTES JOHN B. SWEETMAN INC., O.L.S.  
 N = NORTH S = SOUTH E = EAST, W = WEST

**LEGEND**  
 ○ MHH DENOTES HYDRO MANHOLE + FH DENOTES FIRE HYDRANT  
 ○ MHS DENOTES SEWER MANHOLE + WM DENOTES WATER METER  
 ○ MHT DENOTES TELEPHONE MANHOLE + WWS DENOTES WATER VALVE (Service)  
 ○ MTR DENOTES TRAFFIC MANHOLE + WWM DENOTES WATER VALVE (Main)  
 ○ MHW DENOTES WATER MANHOLE + GM DENOTES GAS METER  
 ○ CB DENOTES CATCH BASIN + GB DENOTES GAS VALVE  
 ○ DCB DENOTES DOUBLE CATCH BASIN + HM DENOTES HYDRO METER  
 ○ LSK DENOTES LIGHT STANDARD CONCRETE + Pstf DENOTES TELEPHONE PEDESTAL  
 ○ LSt DENOTES LIGHT STANDARD STEEL + PstW DENOTES CABLE TV PEDESTAL  
 ○ LSW DENOTES LIGHT STANDARD WOOD + Trs DENOTES TRAFFIC SIGN  
 ○ LPS DENOTES UTILITY POLE CONCRETE + Trsg DENOTES TRAFFIC SIGNAL  
 ○ LPT DENOTES UTILITY POLE STEEL + Trsb DENOTES TRAFFIC SIGNAL BOX  
 ○ LPM DENOTES UTILITY POLE WOOD + Th DENOTES TESTHOLE  
 ○ GP DENOTES GUY POLE + BM DENOTES BENCH MARK  
 ○ GW DENOTES GUY WIRE + HCP DENOTES HORIZONTAL CONTROL POINT  
 ○ Btl DENOTES BOLLARD + VCP DENOTES VERTICAL CONTROL POINT  
 ○ PM DENOTES PARKING METER + SC DENOTES SEWER CLEANOUT  
 ○ Twp DENOTES TOP OF CURB + INV DENOTES INVERT  
 ○ Btm DENOTES BOTTOM OF CURB

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.  
 A PREFIX TO THE DESCRIPTION DENOTES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.  
 --- C --- C --- DENOTES OVERHEAD CABLE TV LINE  
 --- G --- G --- DENOTES GAS LINE  
 --- H --- H --- DENOTES OVERHEAD HYDRO LINE  
 --- CS --- (Pipe #24) --- CS --- DENOTES COMBINED SEWER  
 --- SA --- (Pipe #24) --- SA --- DENOTES SANITARY SEWER  
 --- ST --- (Pipe #24) --- ST --- DENOTES STORM SEWER  
 --- T --- T --- DENOTES OVERHEAD TELEPHONE LINE  
 --- W --- W --- DENOTES WATER LINE  
 UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"  
 (CABLE = JC HYDRO = H) TELEPHONE = UT)

**SURVEYOR'S CERTIFICATE**  
 I, CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED ON THE 2nd day of MARCH 2020.

DATE: MARCH 12, 2020  
 [Signature]  
 RAY A. SIMONE  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A35 PLAN SUBMISSION FORM NUMBER 2216231

**VERHAEGEN** SURVEYING  
 LAND SURVEYORS  
 A DIVISION OF J.D. BARNES LTD.  
 944 OTTAWA STREET, WINDSOR, ON, N9X 3E1  
 T: (519) 256-1772 F: (519) 256-1791 www.jdbarnes.com

DRAWN BY: D.J./A.J.M. CHECKED BY: RAS REFERENCE NO.: 24-47-115-01  
 CAD File: 24-47-115-01A.dwg E-240-7 CAD Date: March 12, 2020 9:22 AM

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	01° 32' 40"
P1	07° 50' 40"
P2	07° 45' 40"

Known as **ST. ARNAUD STREET**  
 (UNNAMED ROAD DEDICATED BY REGISTERED PLAN 240)  
 P.I.N. 01544 - 1690

**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) UNLESS OTHERWISE NOTED.  
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.C. 216/10

POINT ID	NORTHING	EASTING
ORP-A	15303282.82	1069721.00
ORP-B	15303635.82	1069319.68

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 534.49' (GROUND), N48°40'00"W.

Municipal Fee Received:	paid
ERCA Fee Received:	paid

**PLANNING ACT  
APPLICATION FOR MINOR VARIANCE   
APPLICATION FOR PERMISSION   
TOWN OF AMHERSTBURG**

- Name of approval authority Town of Amherstburg
- Date application received by municipality April 24, 2026
- Date application deemed complete by municipality May 8, 2026
- Name of registered owner 1243470 ONTARIO LTD

Telephone number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) [REDACTED]

Telephone number [REDACTED]

Address & Postal Code [REDACTED]

Email [REDACTED]

Please specify to whom all communications should be sent:

- registered owner       solicitor       agent

- Name and address of any mortgages, charges or other encumbrances in respect of the subject land:  
n/a

- Location and description of subject land:  
Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Registered Plan No. 240 Lot(s) No. PT LOT 75  
Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_  
Street Address 208 ST. ARNAUD Assessment Roll No. 330 000 00400

7. Size of subject parcel:  
Frontage 42.4 M Depth 74.3 M Area 3150.3 SQ. M

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 \_\_\_\_\_  
HEAVY INDUSTRIAL

10. Current Zoning of subject land LIGHT INDUSTRIAL L1

11. Nature and extent of relief from the Zoning By-law requested \_\_\_\_\_  
TO REDUCE REAR YARD SETBACK FROM 3.07 M TO 2.7 M

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

12. Reasons why minor variance is necessary \_\_\_\_\_  
TO ADDRESS A COMPLIANCE ISSUE WITH NEW BUILDING

13. Current use of subject land COMMERCIAL RECREATION  
FACILITY (ARENA)

14. Length of time current use of subject land has continued \_\_\_\_\_  
HOUSE 50 PLUS YRS, PLUS NEW BUILDING LESS THAN ONE YEAR

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:

**SEE ATTACHED AS BUILT SURVEY**

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

**2025**

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17. Date subject land acquired by current registered owner **1995**

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18. Proposed use of subject land **INDOOR ICE PAD**

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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:

**SEE ATTACHED PLAN**

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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.

**A-24/24**

\_\_\_\_\_

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 PAIN COURT  
PRINT NAME OF TOWN OR CITY

This date 4/22/26



SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, ROBERT BROWN of the COMMUNITY OF DOVER in the  
NAME PRINT NAME OF TOWN OF CITY

County/District/Regional Municipality of CHATHAM-KENT 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 MUNICIPALITY of WEST ELGIN  
PRINT NAME OF TOWN OR CITY

In the COUNTY of ELGIN  
PRINT COUNTY/REGION/DISTRICT

this date 4/24/26



APPLICANT, SOLICITOR OR AUTHORIZED AGENT



A COMMISSIONER, ETC.

JENNIFER VANESSE  
Commissioner for the Municipality of West Elgin  
Province of Ontario

## **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:

**MINOR VARIANCE - 208 ST. ARNAUD ST**

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

**JUSTIN HUNT** of the **TOWN** of **AMHERSTBURG** to:  
PRINT NAME PRINT TOWN OR CITY

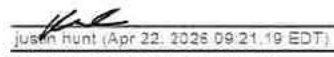
- (1) make an application on my/our behalf to the Committee of Adjustment for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town's Committee of Adjustment relevant to the application.

Dated at the **TOWN** of **AMHERSTBURG**  
PRINT TOWN OR CITY

in the **COUNTY** of **ESSEX**  
PRINT COUNTY/REGION/DISTRICT

this date 4/22/26

  
SIGNATURE OF WITNESS

  
Justin Hunt (Apr 22, 2025 09:21:19 EDT)  
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: 208 ST. ARNAUD ST.

APPLICATION NUMBER(S): \_\_\_\_\_

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)

4/22/26  
DATE