



CORPORATION OF THE TOWN OF AMHERSTBURG  
271 SANDWICH ST S, AMHERSTBURG, ONTARIO N9V 2A5

**NOTICE OF PUBLIC HEARING w. AMENDED HEARING DATE**

In the matter of the *Planning Act*, R.S.O. 1990, as amended, and, in the matter of application for minor variance by:

**Boblo Developments Inc. c/o Town of Amherstburg, 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, September 10, 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, September 8, 2025) 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:**      **Part of 596 Gold Coast Drive and Part of 598 Gold Coast Drive  
(Roll No.: 3729-640-000-44100 &44200)**

**Purpose of Minor Variance Application A/23/25:**

A municipal garage to house a fire truck is proposed to be built at 596 Gold Coast Drive. The structure is 111.4 sq m in gross floor area which will contain a parking bay for a fire truck, equipment storage, small meeting area and barrier free washroom.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(12)(b)(i) which states, “where the lot line of a lot containing a non-residential use and located in a Commercial Zone or Industrial Zone abuts a lot in a Residential Zone, or abuts a street on the opposite side of which is located a lot in a Residential Zone, then that part of the lot containing such non-residential use or directly adjoining the said lot line shall be used for no purpose other than having a minimum width of 3 metres measured perpendicularly to the said lot line.” The applicant is proposing a 1.5 m setback from the north property line with a board fence to act as a buffer between the municipal garage and residential parcel to the north. Therefore, the amount of relief requested is 1.5 m in planting strip/buffer width.

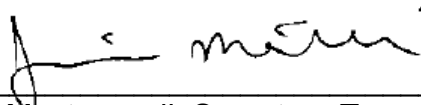
The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(c) requires one (1) parking space per 45 sq m for a public use resulting in a requirement to provide three standard parking spaces. The applicant is proposing to provide one standard parking space. Therefore, the amount of relief requested is two (2) standard parking spaces.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(i)(i) which states, “Access to parking areas shall be provided from an improved street by means of one or more unobstructed driveways at least 3 metres and not more than fifty percent (50%) of the lot frontage up to a maximum of nine (9.0) metres (29.53 feet) for a driveway accessory to a single dwelling and not more than 10 metres in width for any other driveway, measured parallel to the said street, at any point on the lot closer to the said street than the street setback required therefrom.” The applicant is proposing a 10.3 m driveway which is 100% of the lot frontage to provide adequate width for the fire truck access. Therefore, the amount of relief requested is 0.3 m and 50% in driveway width for a municipal garage driveway.

**The subject property is designated Recreational Development in the Town’s Official Plan and zoned Resort Residential/Resort Commercial (RR/RC) 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: August 27, 2025**



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



7. Size of subject parcel:

Frontage 40 ft Depth 159.2 ft Area 6523 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

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9. Current Official Plan Land Use designation of subject land Recreational Development Special Policy Area 6

10. Current Zoning of subject land Resort Residential/ Resort Commercial (RR/RC)

11. Nature and extent of relief from the Zoning By-law requested Section 3(12)(b)(i) requires a 3 m buffer for a commercial development next to a residential zone. proposing a 1.5 m buffer with board fence. Section 3(23)(c) requires 1 parking space per 45 sq m (484 sq ft) for a public use, requires 3 spaces, proposing to reduce to 1  
Section 3(23)(i)(i) permits a maximum driveway width of 50% up to 10 m. Proposing 100% at 10.3 m.

12. Reasons why minor variance is necessary to allow for the construction of a municipal garage to house a fire truck on the subject property

13. Current use of subject land vacant RR/RC land

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14. Length of time current use of subject land has continued approximately 22 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:

vacant land

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

not applicable

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17. Date subject land acquired by current registered owner approx. 22 yrs

18. Proposed use of subject land public use, municipal garage

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 municipal garage, 45'1" x 28'7"

see attached drawings, site plan, floor plan and elevations

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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) overland flow to the Detroit River as per civil agreement

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:

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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.

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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 \$1214.00, along with an ERCA development review fee of \$200.00 (total of \$1414.00 payable to the Town of Amherstburg), must accompany your completed application.**

Dated at the Town of Amherstburg on 8/21/25.  
PRINT NAME OF TOWN OR CITY DATE



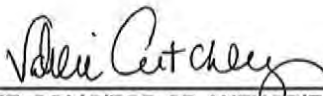
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Valerie Critchley 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 on 8/21/25  
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:

\_\_\_\_\_  
596 and 598 Gold Coast Drive  
\_\_\_\_\_

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

Cindy Prince of the Town of Tecumseh 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 Tecumseh  
**PRINT TOWN OR CITY**

in the County of Essex on 8/20/25  
**PRINT COUNTY/REGION/DISTRICT** **DATE**

  
Kyle Mastronardi  
**SIGNATURE OF WITNESS**

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

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

  
Cindy Prince  
**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

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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: 596-598 Gold Coast Drive

APPLICATION NUMBER(S): A/23/25

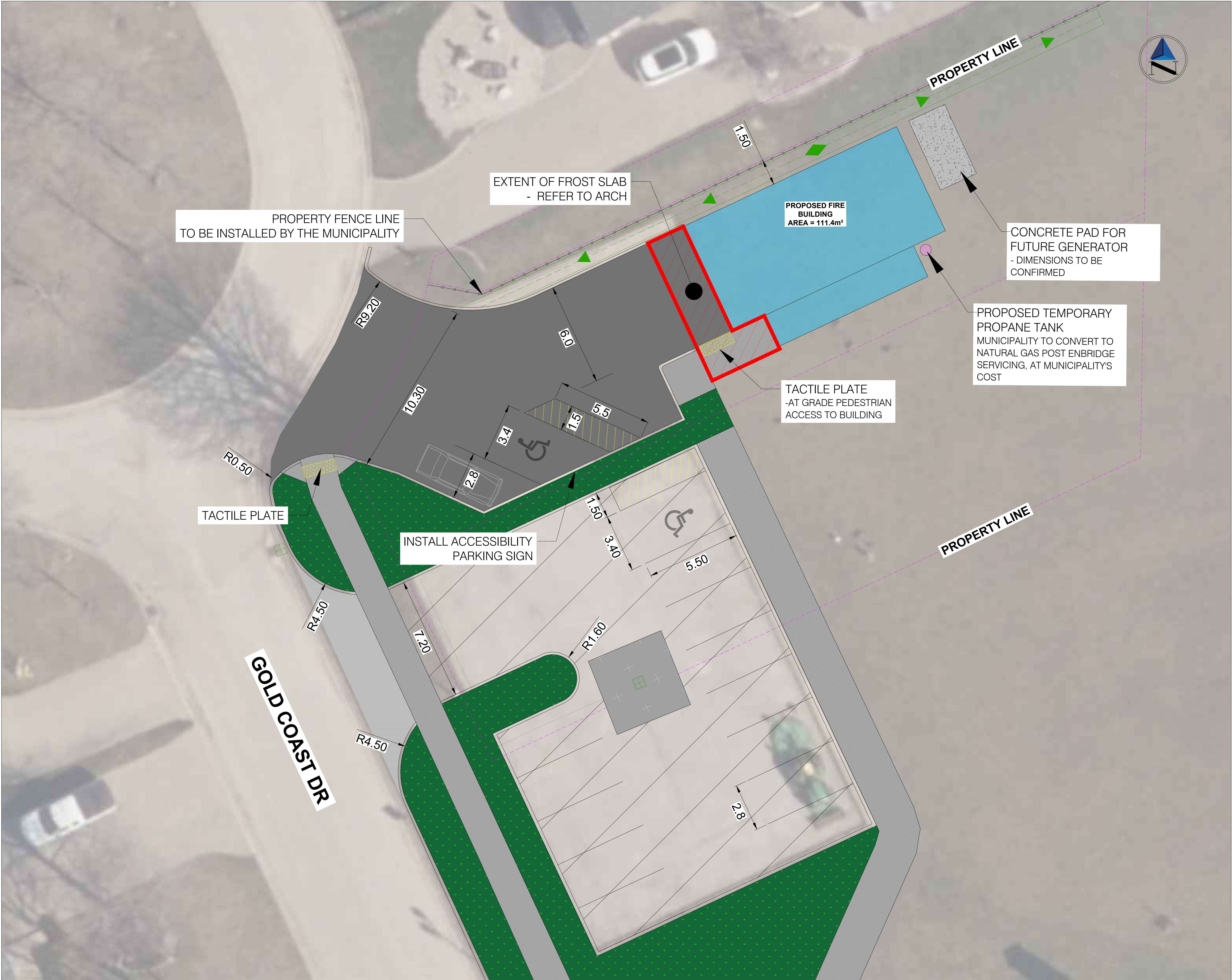
I understand that each sign must be posted at least 10 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

  
SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

8/21/25  
DATE





**AMICO**  
ENGINEERING INC.

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN ON THE DRAWINGS FROM THE MOST CURRENT INFORMATION AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY LOCATING UTILITIES PRIOR TO CONSTRUCTION AND FOR ADEQUATELY PROTECTING THE UTILITIES DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE MUNICIPALITIES AND THE ONTARIO PROVINCIAL STANDARDS AS APPLICABLE.

**PROPOSED**

	HEAVY CONCRETE DRIVEWAY 230mm CONCRETE (32MPa, 6x6 WWM) 150mm GRANULAR 'A' (OPSS 1010)
	LIGHT CONCRETE DRIVEWAY 150mm CONCRETE (32MPa) 150mm GRANULAR 'A' (OPSS 1010)
	CONCRETE SIDEWALK 150mm CONCRETE (32MPa) 150mm GRANULAR 'A' (OPSS 1010)
	ASPHALT PARKING REPAIR 60mm HL4 BASE
	EXISTING ASPHALT
	CONCRETE PAD 150mm CONCRETE (32MPa, 6-8% AIR) 6/6 WWM AT MID-DEPTH 100mm GRANULAR 'A' (OPSS 1010)
	SEEDED LANDSCAPING
	DIRECTIONAL FLOW ARROW

2	TOWN REVIEW	AUG 21, 2025
1	TOWN REVIEW	JULY 31, 2025
No.	Issued For	Date

AMICO PROPERTIES

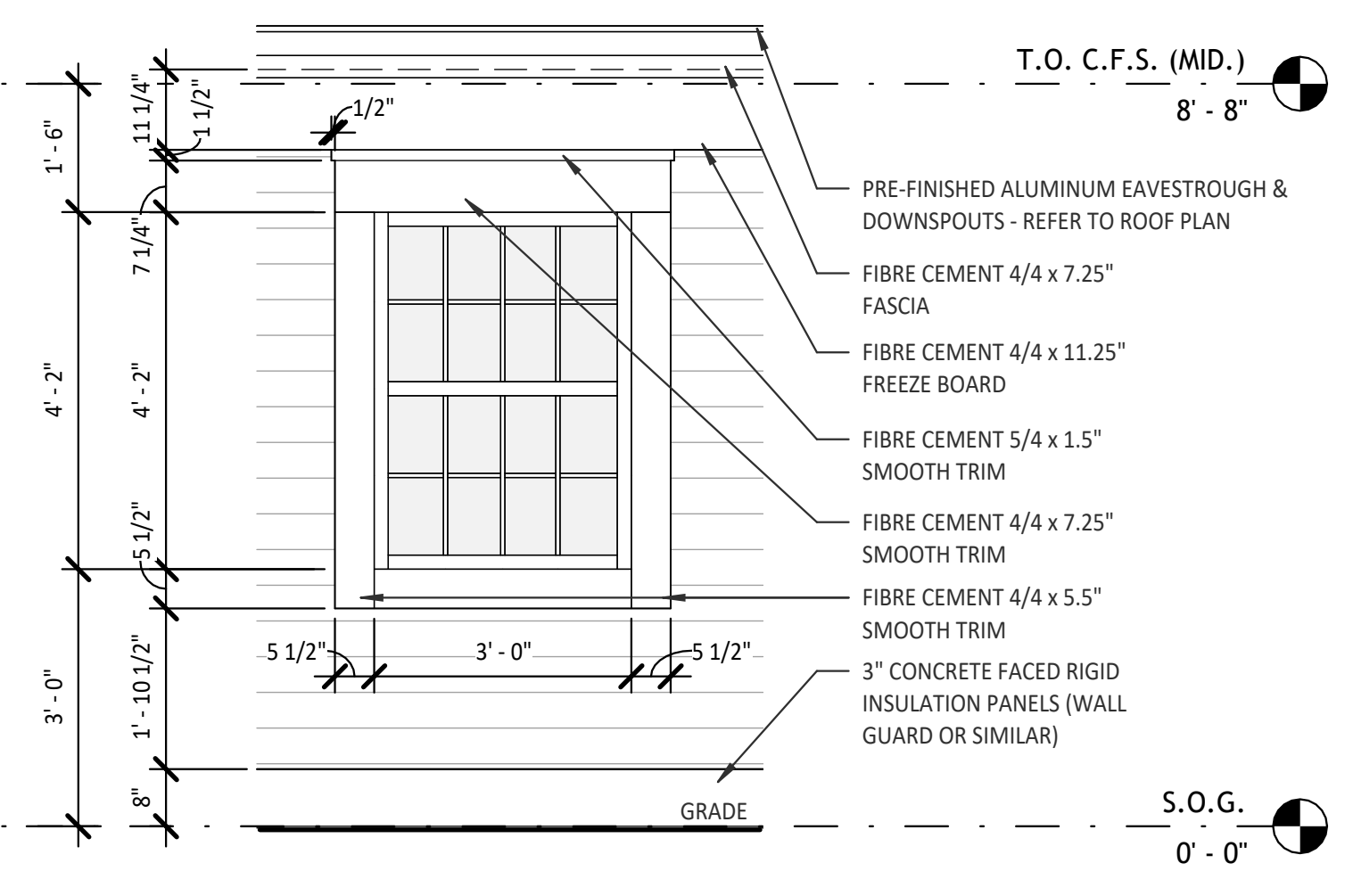
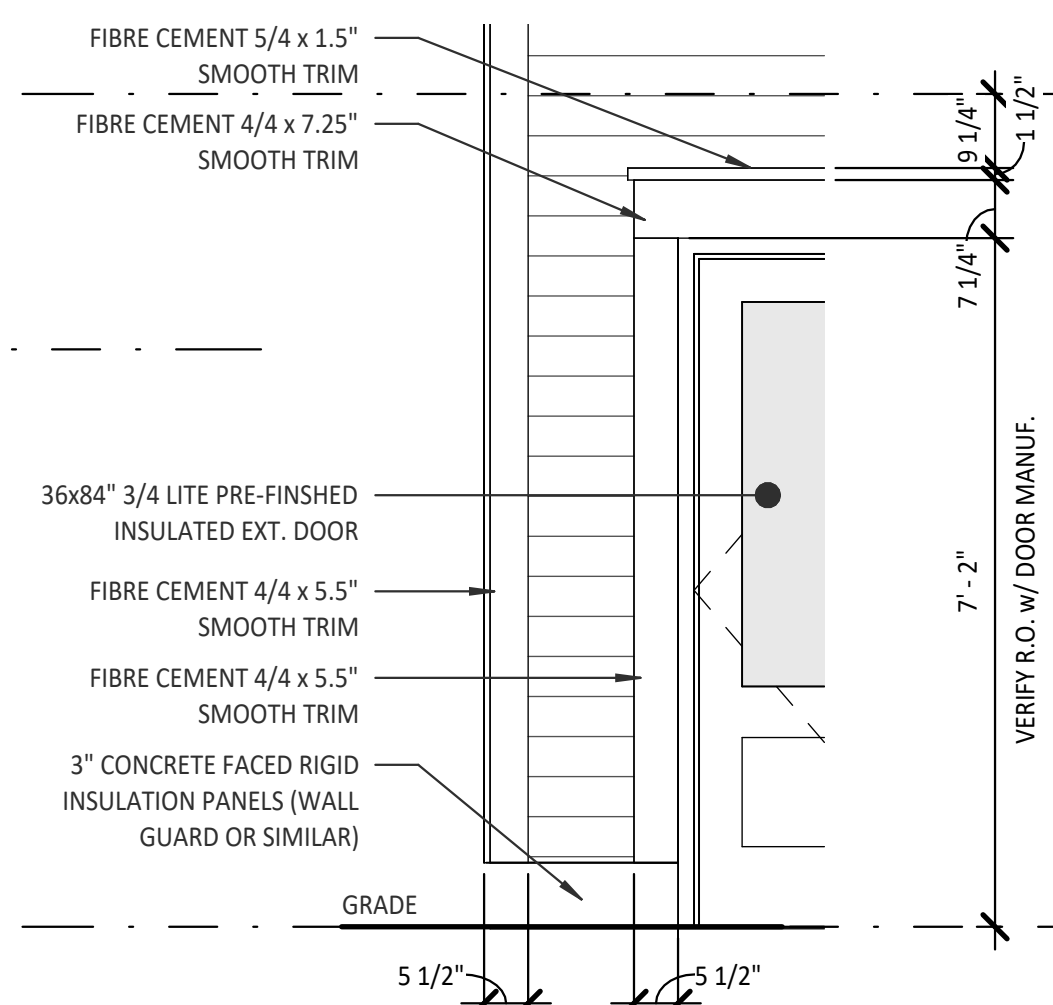
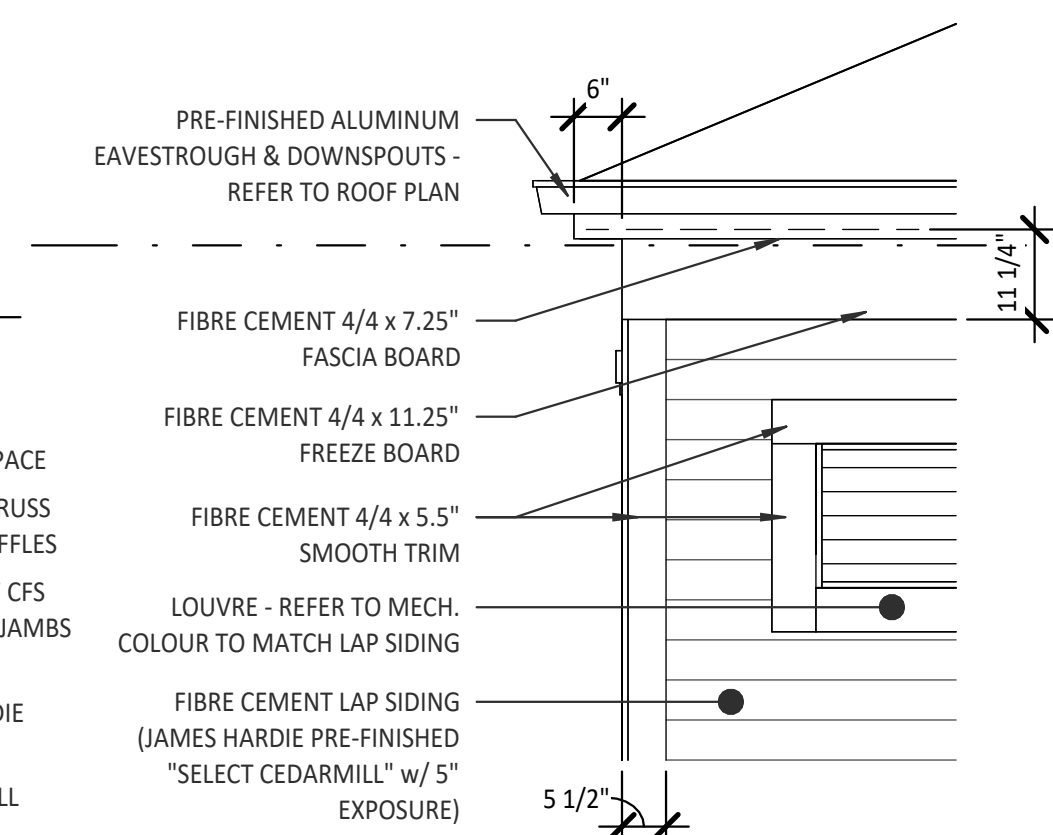
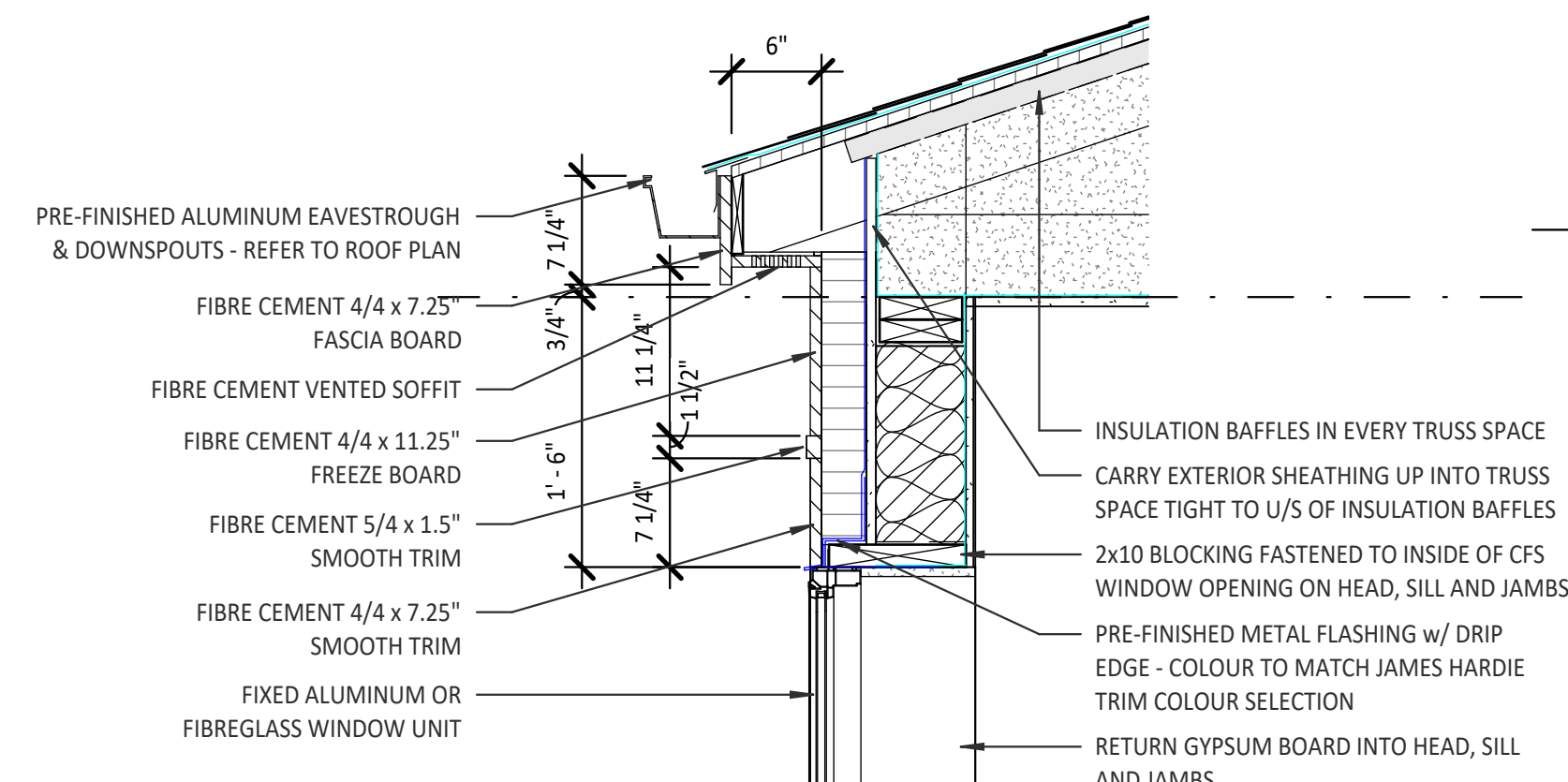
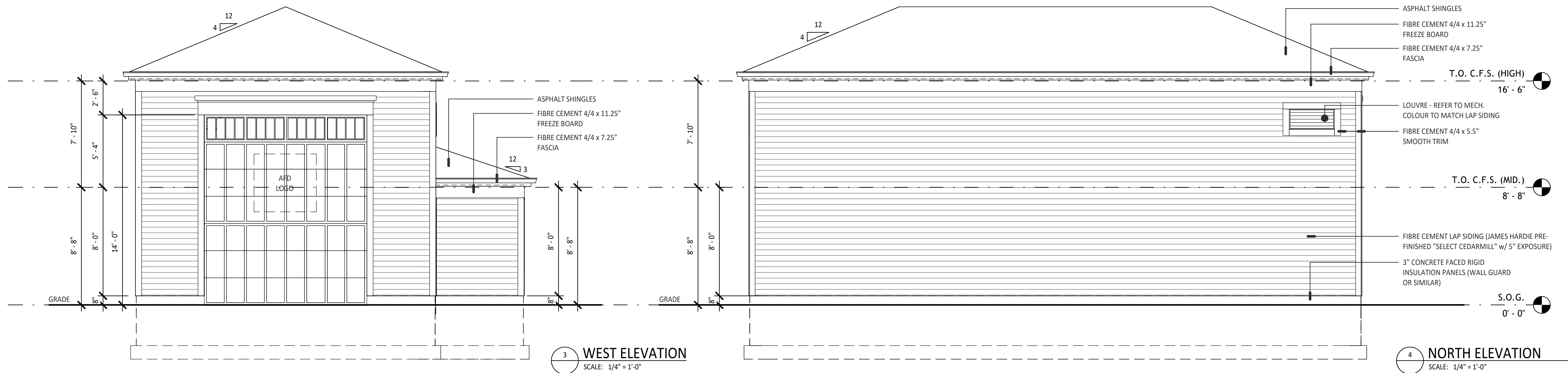
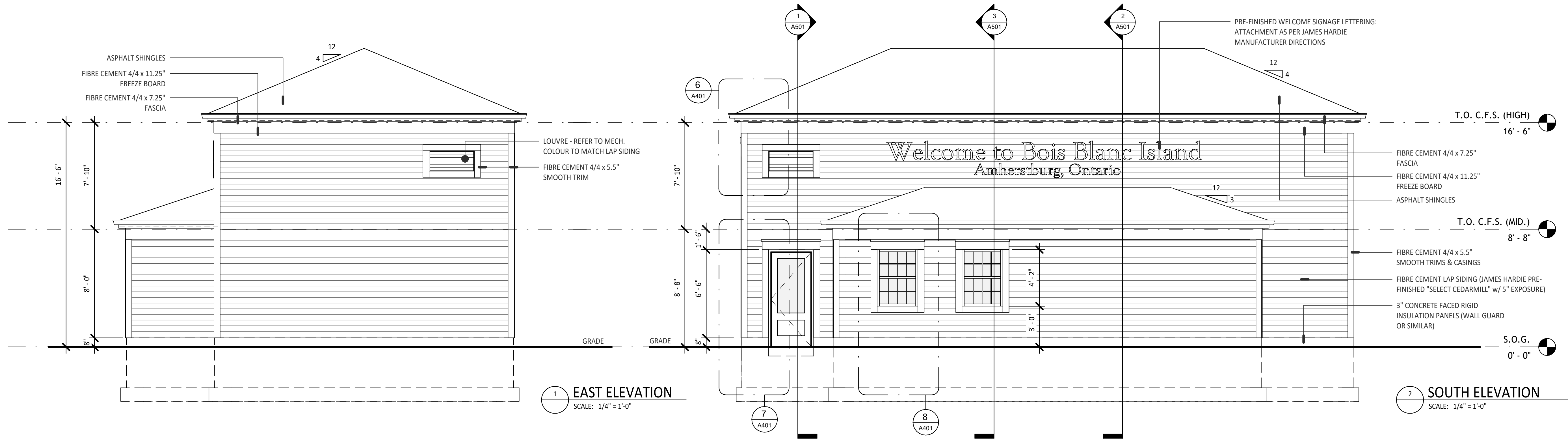
BOBLO MUNICIPAL GARAGE  
TOWN OF AMHERSTBURG

**1**  
Sheet No.

**SITE PLAN**

Scale:	1:100	Drawn By:	ND
Date:	August 22, 2025	Checked By:	KM





No. 1	BUILDING PERMIT	2025 07 30
REV.	ISSUED FOR:	DATE:

DRAWING TITLE:  
**BUILDING ELEVATIONS**

CLIENT:  
**TOWN OF AMHERSTBURG  
ONTARIO, CANADA**

PROJECT:  
**TOWN OF AMHERSTBURG  
MUNICIPAL GARAGE**

DWN. BY:	SM	DSGN. BY:	SM
PRINT DATE:	2025 07 30	SCALE:	As indicated
CHK'D BY:	GG	FILE:	
PROJECT NO.:	25115	SHEET NO.:	A4