



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 applications for consent and minor variance by:

1352120 Ontario Limited, c/o Jason Laframboise and Norbert Bolger, Agents

TAKE NOTICE THAT applications for **consent (severance) and minor variance** under the above-noted files 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 applications. 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 applications. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on these applications, 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 or minor variance does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent or a provisional minor variance, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decisions of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent and minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: **W/S Front Road North**
 (Roll No.: 3729-420-000-10700)

Purpose of Application B/21/25: The applicant is proposing to sever a parcel of land being 27.43 m (90ft) ± frontage by 220 m (722 ft) ± depth with an area of 6036.84 sq m (64,980 sq ft) ± which includes both the land mass and water lot of the parcel, to create a new residential building lot together with an easement for access in favour of the retained parcel.

The retained parcel being 33.53 m (110 ft) ± frontage by 220 m (722 ft) ± depth with a total area of 7378.36 sq m (79,420 sq ft) ± is a vacant residential building lot together with an easement for access in favour of the severed parcel.

Purpose of Application A/12/25: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(a) which requires a minimum 26 m setback from the centerline of a County Road. The proposed building envelope for the severed and retained parcels resulting from B/21/25 will have an 18 m setback from the centerline of the County Road.

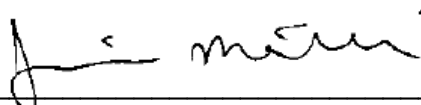
The applicant is also requesting relief from Section 6(3)(g) which permits a maximum lot coverage of 30% in a Residential Type 1A (R1A) Zone. The applicant is proposing a total lot coverage of 35% on the severed and retained parcels resulting from B/21/25.

Therefore, the amount of relief requested is 7 m in setback from the centreline of a County Road and 5% in total lot coverage for the proposed severed and retained parcels resulting from consent file B/21/25.

The subject property is designated Recreational Development Special Policy Area 15 in the Town's Official Plan and zoned Residential Type 1A/Special Provision Commercial Neighbourhood (R1A/CN-4) Zone in the Town's Zoning By-law.

Additional Information relating to the proposed applications 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
B/21/25 & A/12/25 - V/L Front Rd. N



658

646

639

642

640

COUNTY RD 20

RECIPROCAL EASEMENT
ALLOWING BOAT ACCESS
FOR LOT 2

