



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:

Gilbert Beaulieu

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, November 5, 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 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, November 3, 2025).

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, November 3, 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 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: 8420 Middle Sideroad
(Roll No.: 3729-430-000-02000)

Purpose of Application A/27/25:

The Zoning By-law 1999-52, as amended, Section 3(20) permits the rebuilding or repair of existing structures and states, "Nothing in this By-law shall prevent the rebuilding or repair of an existing permitted building or structure, even though such building or structure or the lot on which such building or structure is located does not conform to one or more of the provisions of this By-law, provided that the dimensions of the original building or structure are not increased, the use thereof is not altered, and the yards appurtenant thereto are not reduced except in accordance with the provisions of this By-law."

The applicant has lost the existing 24 ft x 48 ft, 1152 sq ft accessory structure with a height of 21 ft (6.4 m) to the peak of the roof to a fire. According to Section 3(20) noted above the applicant is permitted to rebuild the structure with the exact same dimensions without any planning approvals.

Now given the opportunity to reconsider the building size the applicant is proposing the reconstruction to be 4 ft wider and 4 ft taller resulting in a structure 28 ft x 48 ft, 1344 sq ft, with a height of 25 ft to the peak of the roof. The accessory structure is proposed to include a garage with a hoist on the first floor for the home owners personal use and allow for sufficient height on the second floor to accommodate a future additional residential unit (ARU) resulting in a total height to the peak of the roof of 25 ft (7.52 m). Due to the proposed increase in width and height the applicant is required to apply for a minor variance to acknowledge the full relief required from the Zoning By-law.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) which permits the maximum lot coverage of an accessory structure in an R1 Zone to be 10% of the lot area to a maximum of 100 sq m (1076 sq ft). The applicant is also requesting relief from Section 3(1)(c) which permits a maximum accessory structure height of 5.5 metres to the peak of the roof in a Residential Zone.

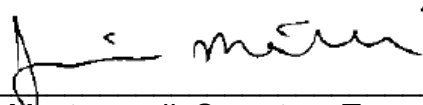
The subject parcel is 20,111.65 sq ft in area, the single detached dwelling has a footprint of 1384 sq ft and a height of 5.5 m. The proposed rebuild of the accessory structure will be 1344 sq ft in area plus two additional existing accessory structures being 240 sq ft and 600 sq ft in area result in an accessory structure lot coverage of 2184 sq ft, 10.86%. The proposed total lot coverage is 17.74%.

Therefore, the amount of relief requested is 1108 sq ft and 0.86% in accessory structure lot coverage and 2.12 m in accessory structure height.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) 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: October 24, 2025



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

Municipal Fee Received:	☒
ERCA Fee Received:	☐

Application No. A/27/25

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 10/14/25
3. Date application deemed complete by municipality 10/16/25
4. Name of registered owner Gilbert Beaulieu

Telephone number _____

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:

6. Location and description of subject land:

Concession No. 8 Lot(s) No. S Pt Lt 7

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

Reference Plan No. _____ Part(s) No. _____

Street Address 8420 Middle Sdrd Assessment Roll No. 3729-430-02000

7. Size of subject parcel:

Frontage 80 ft Depth irregular Area 0.4617 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

9. Current Official Plan Land Use designation of subject land Low Density Residential

10. Current Zoning of subject land R1

11. Nature and extent of relief from the Zoning By-law requested Section 3(1)(b) permits a lot coverage for accessory structures of 10% to a maximum 100 sq m (1076 sq ft) in a Residential Zone. Section 3(1)(c) permits the maximum height of 5.5 m (18 ft) to the peak of the roof for an accessory structure in a Residential Zone. Proposing a 28' x 48', 25' high accessory structure.

12. Reasons why minor variance is necessary The existing building seen in mapping was lost in a fire. It was 24' x 48' with a height of 21'. The applicant is seeking to replace this structure with one slightly larger, 28' x 48' with a height of 25' to accommodate a hoist on the first floor and an ARU on the second.

13. Current use of subject land residential

14. Length of time current use of subject land has continued 50 + 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- 1384 sq ft, height of 18 ft

Garage that was lost in the fire- 1152 sq ft (proposed to be replaced)

Lawn Mower Shed- 240 sq ft

Antique Tractor Covered Storage- 360 sq ft

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

Single Detached Dwelling- 1973

Original detached garage- 1973

17. Date subject land acquired by current registered owner 1973

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:

Proposed to replace 24' x 48', 22 ft high accessory structure lost in a fire with
28' x 48', 24 ft high accessory structure to allow for a hoist in the first floor for
personal hobby use of the owner, and to plan for a future additional residential
unit in the second floor.

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 \$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 Oct. 14, 2025
PRINT NAME OF TOWN OR CITY DATE

Gilbert Beaulieu
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Gilbert Beaulieu 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 Oct. 14, 2025
PRINT COUNTY/REGION/DISTRICT DATE

Gilbert Beaulieu
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

J. Mastronardi
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.

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.

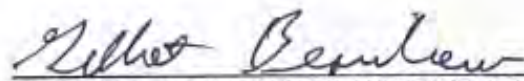
Chris Aspila, MCIP RPP
Manager of Planning Services

PROPERTY ADDRESS: 8420 Middle Srd

APPLICATION NUMBER(S): A/27/25

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.

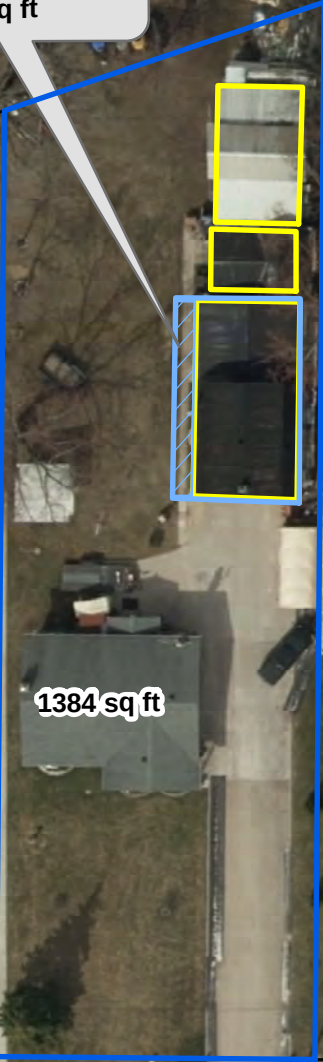
I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.


SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

Oct. 14, 2025
DATE



Replacement Structure
Proposed to be 4 ft wider
28 ft x 48 ft
1344 sq ft



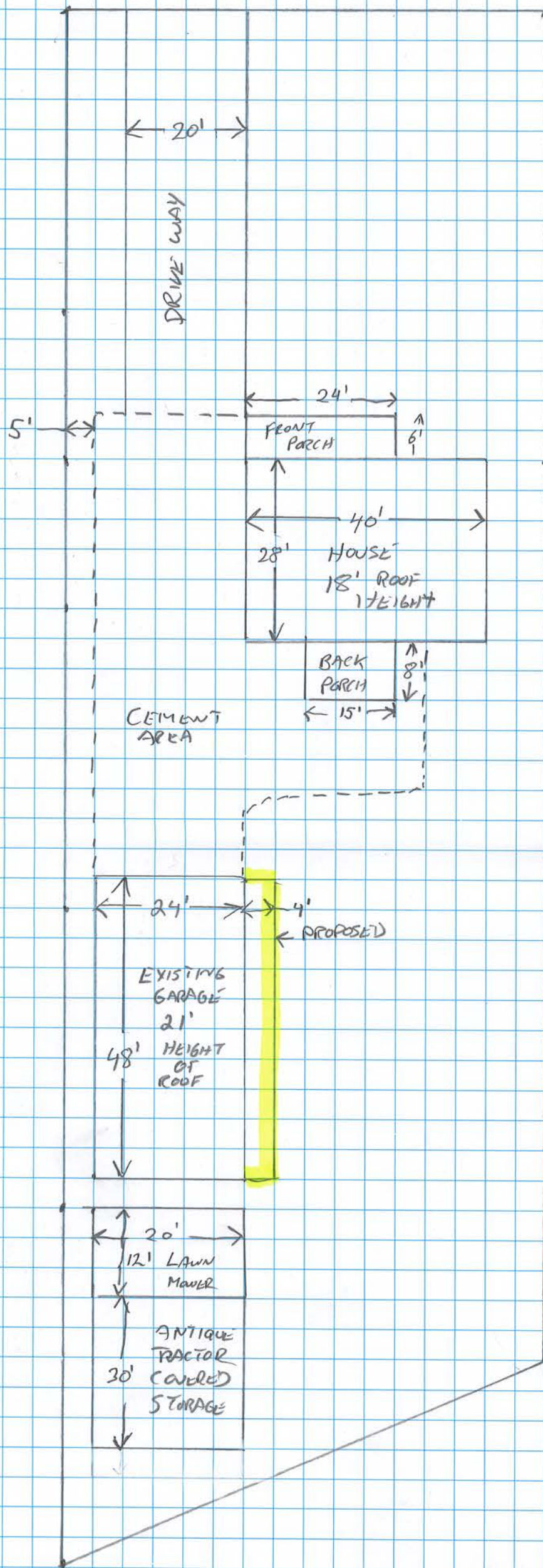
30 ft x 20 ft
600 sq ft

12 ft x 20 ft
240 sq ft

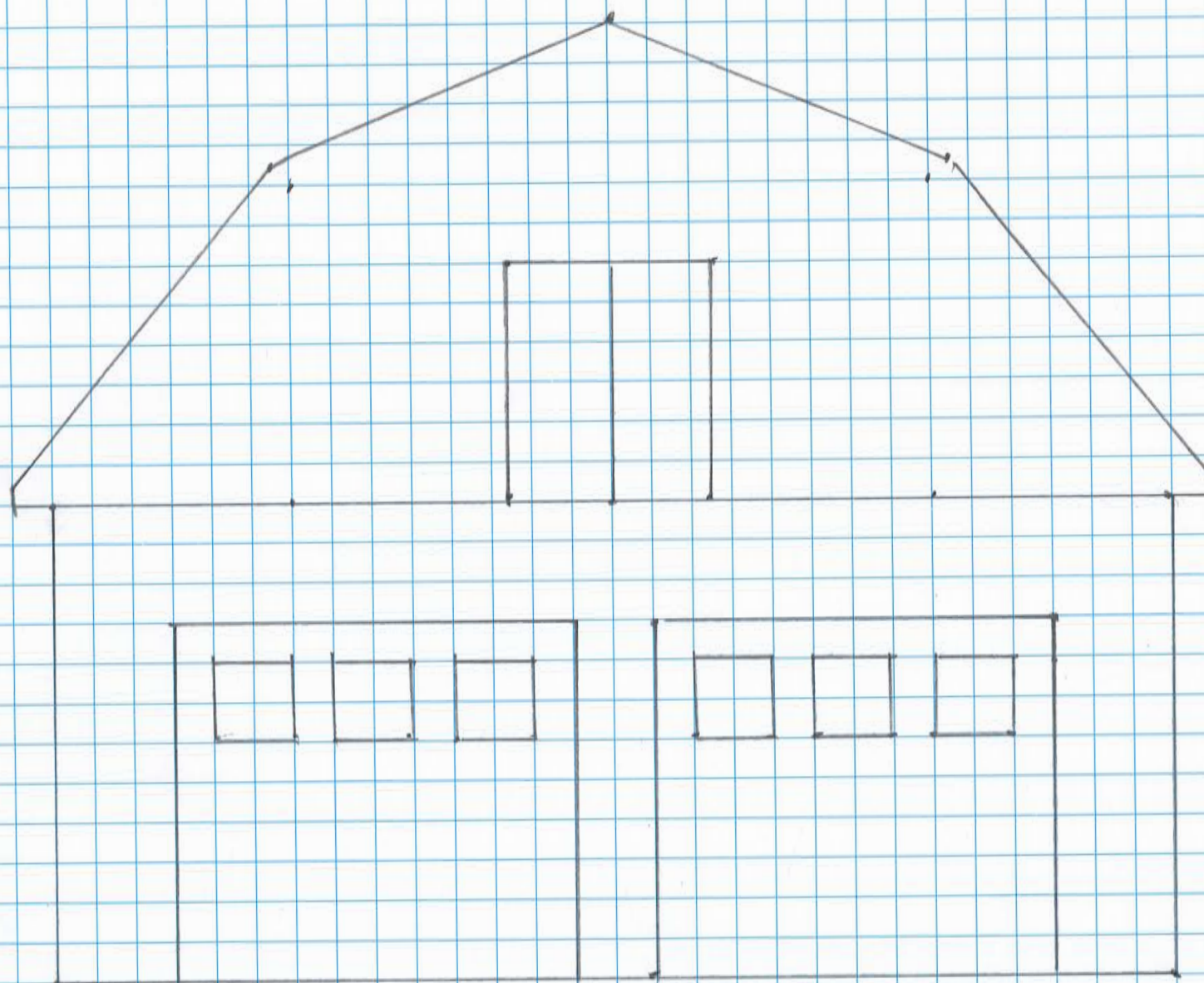
Structure Lost to Fire
which is to be replaced
24 ft x 48 ft
1152 sq ft

1384 sq ft

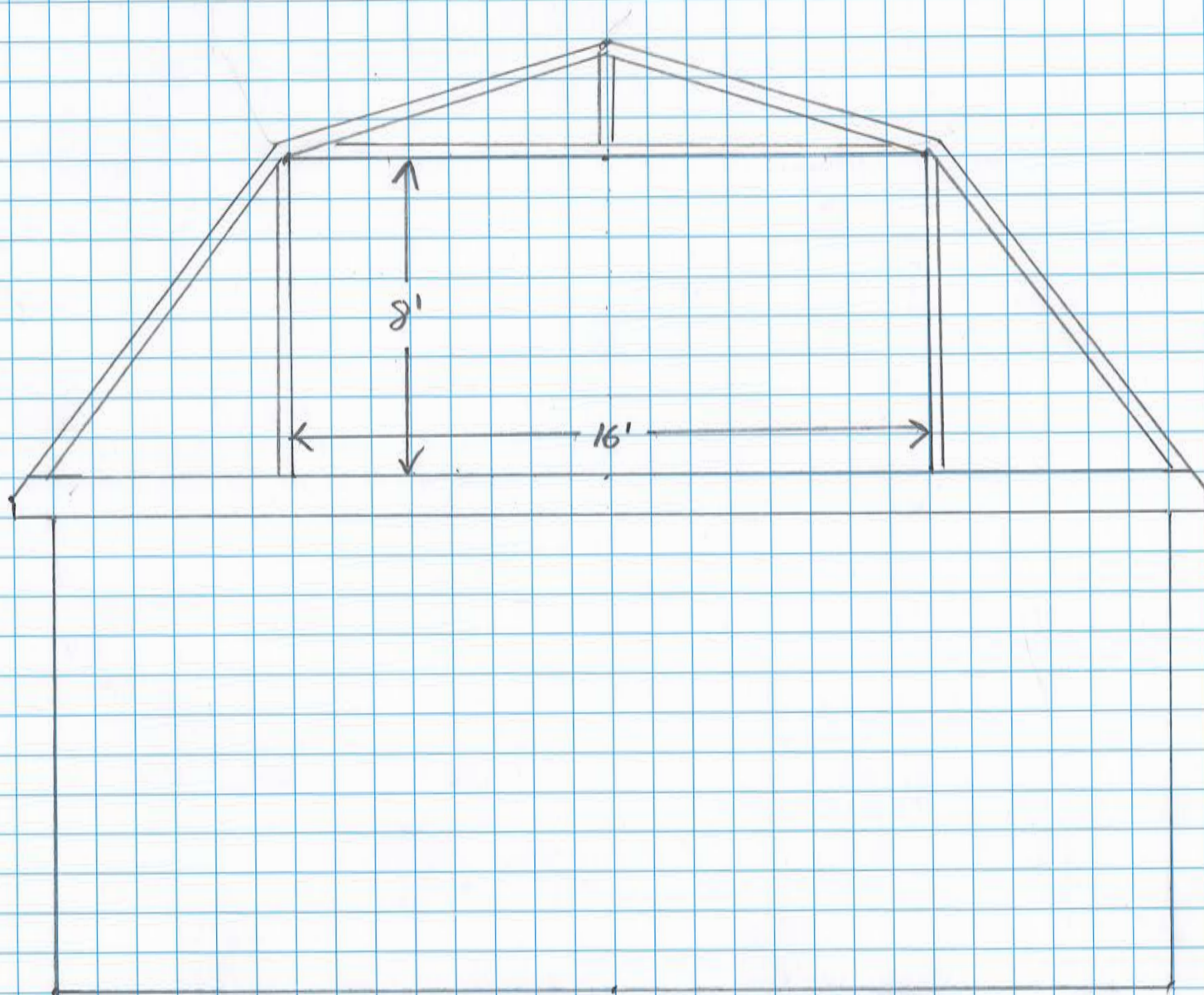
8420 MIDDLESIDE RD.



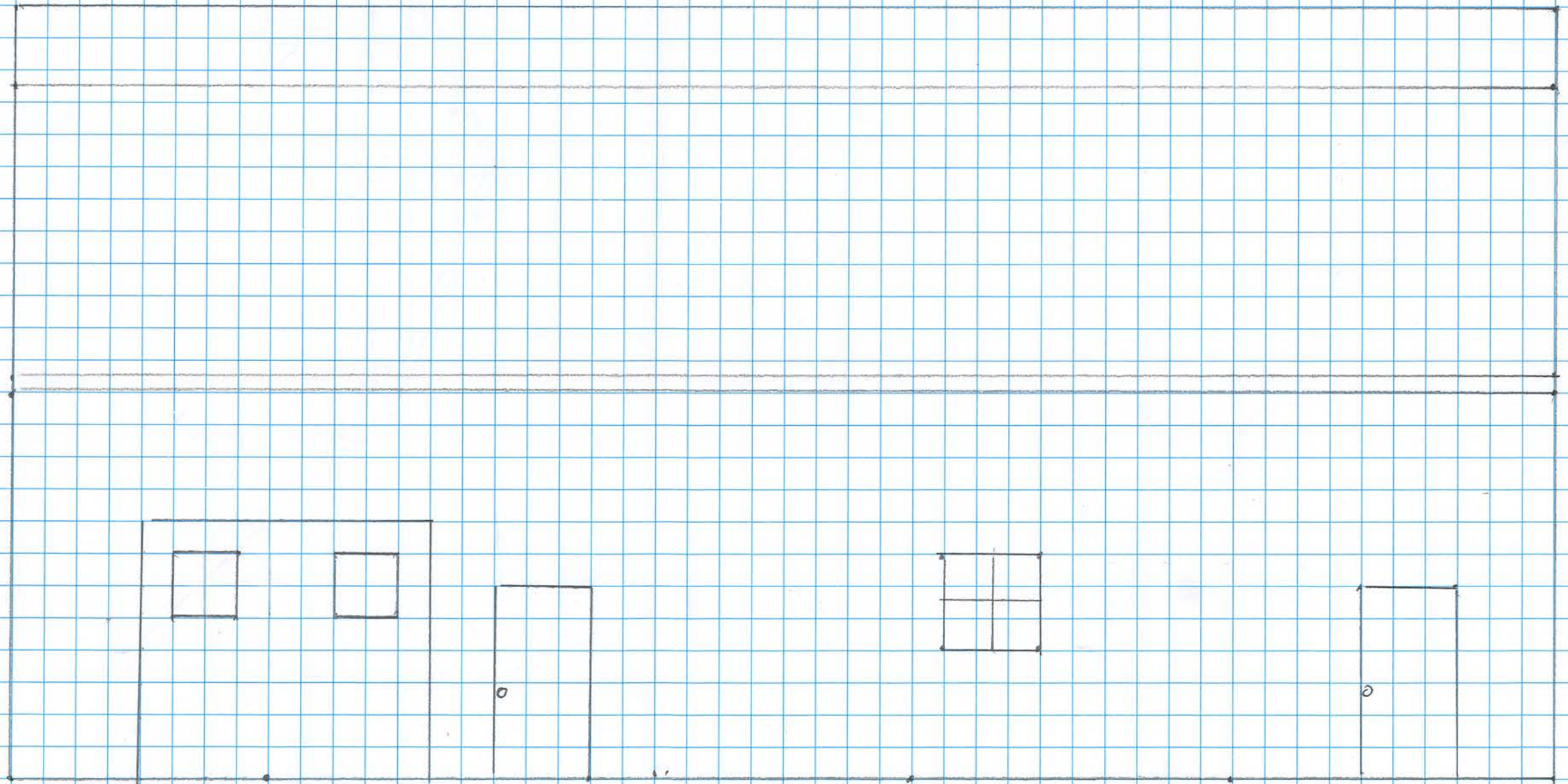
FRONT VIEW



Max. Height to
the Peak: 25 ft (7.62 m)



SIDE VIEW



GARAGE LAYOUT

