



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 application for minor variance by:

Archie Ioannidis

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, July 2, 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, June 30, 2025).

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 30, 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 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: 5577 Concession 5 N (Roll No.: 3729-440-000-01540)

Purpose of Minor Variance Application A/20/25:

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 26(3)(k)(vi) which provides for accessory structure setbacks on Undersized Lots in the Agricultural Zone and states “a building or structure accessory to a single detached dwelling may locate anywhere within an interior side yard or rear yard provided that such accessory building or structure is not located closer than 3.0 metres to any lot line. All other regulations of the Accessory Uses provision of Section 3(1) shall apply.”

The applicant is proposing the construction of an accessory structure with a 1.5 m interior side yard setback from the north property line.

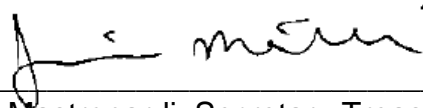
The proposed height, accessory structure lot coverage and total lot coverage all comply with the applicable zoning provisions.

Therefore, the amount of relief requested is 1.5 m in accessory structure setback on an Undersized Lot in an Agricultural Zone from the east property line.

The subject property is designated Agricultural in the Town’s Official Plan and zoned Agricultural (A) 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: June 18, 2025



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

Municipal Fee Received:	<input checked="" type="checkbox"/>
ERCA Fee Received:	<input checked="" type="checkbox"/>

Application No. A/20/25

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 6/17/25
3. Date application deemed complete by municipality 6/17/25
4. Name of registered owner Archie Ioannidis
Telephone number [REDACTED]
Address & Postal Code [REDACTED]
Email _____
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. 5 Lot(s) No. Pt Lt 8
Registered Plan No. _____ Lot(s) No. _____
Reference Plan No. 12R-16821 Part(s) No. Part 1
Street Address 5577 Conc 5 N Assessment Roll No. 3729-440-01540

7. Size of subject parcel:

Frontage 125 ft Depth 350 ft Area 43,750 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

9. Current Official Plan Land Use designation of subject land Agricultural

10. Current Zoning of subject land Agricultural

11. Nature and extent of relief from the Zoning By-law requested Section 26 (3)(vi) requires a 3 m setback for an accessory structure on an undersized lot. Proposing a 1.5 m setback.

12. Reasons why minor variance is necessary to allow location proposed to provide privacy for backyard amenity space and needed storage close to the home.

13. Current use of subject land rural residential

14. Length of time current use of subject land has continued 25 yrs

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 and one shed at rear

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

Single detached dwelling- 2000

Shed- 2018

17. Date subject land acquired by current registered owner August 2023

18. Proposed use of subject land rural 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:

12' x 28' detached garage, 1.5 m from north property line

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 June 17, 2025
PRINT NAME OF TOWN OR CITY DATE


SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT


I, Archie Ioannidis 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 June 17, 2025
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

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: 5577 Con St N

APPLICATION NUMBER(S): A/20/25

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)

June 17, 2025
DATE

Town of Amherstburg
A/20/25- 5577 Concession 5 N



CONCESSION 5 N

5577

11.5 m



Proposed Accessory Structure
12 ft x 28 ft



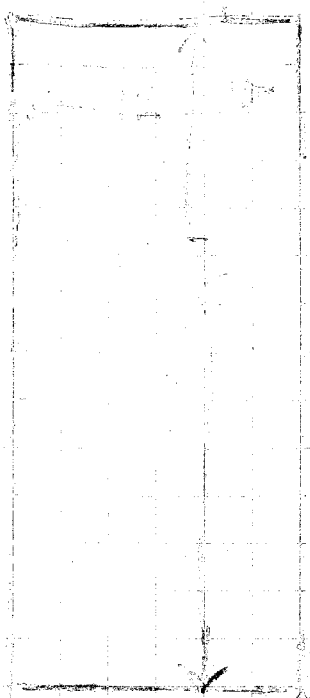
5-5-1

2-4-1

5577 3000000

Rd 5 North

RE-AMMIE WINGS 110
32' NORTH BY 100' (100')
27' HIGH ON 100' FRONT



← 100' ← 100'

ATTACHED
TO NORTH

HAVE 110' OF WALL

A/20/25- Picture of Proposed Accessory Structure

