



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:

**William & Mary Weber**

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, August 7, 2024 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, August 5, 2024) 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:**     **58 Woodbridge Drive**  
  **(Roll No.: 3729-550-000-25400)**

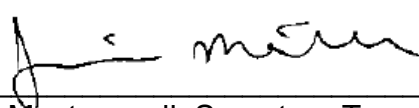
**Purpose of Minor Variance Application A/32/24:** The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(2)(c) which requires a minimum front yard depth 7.5 m (25 ft) a Residential Type 1A (R1A) Zone. Section 3(32)(iv) permits covered porches to project 1.5 m into the required front yard.

The applicant is proposing the construction of a 10 ft x 14.6 ft covered porch added to the front of the house which extends 3 m (10 ft) into the required front yard. Therefore, the amount of relief requested is 1.5 m (5 ft) in front yard setback which will establish the required front yard setback at 6 m (20 ft) and allow for the porch to further encroach 1.5 m to the proposed 4.5 m (15ft) setback from the front property line.

**The subject property is designated Low Density Residential in the Town’s Official Plan and zoned Residential Type 1A (R1A) 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: July 26, 2024**



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

Municipal Fee Received	1191
ERCA Fee Received:	200

Application No. A/32/24

**FORM 1  
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 July 23, 2024
3. Date application deemed complete by municipality July 25, 2024
4. Name of registered owner William & Mary Weber  
Telephone number [REDACTED]  
Address [REDACTED]  
Email [REDACTED]  
Name of registered owner's solicitor or authorized agent (if any) \_\_\_\_\_  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
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:  
[REDACTED]

6. Location and description of subject land:

Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Registered Plan No. 806 Lot(s) No. 12 to 14  
Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_  
Street Address 58 Woodbridge Dr Assessment Roll No. 550-25400

7. Size of subject parcel:

Frontage 120' Depth 102' Area 12240

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 R1A

11. Nature and extent of relief from the Zoning By-law requested \_\_\_\_\_

Relief from porch set back encroachment to allow porch in front yard

15 ft setback. from the front property line  
Section 6 (3)(c) requires a front yard depth of 7.5m  
Section 3(32)(a)(iv) permits a porch encroach 1.5m into  
required front yard. Relief requested is 1.5m in front yard depth.

12. Reasons why minor variance is necessary \_\_\_\_\_

to allow porch in the front yard

13. Current use of subject land Residential

14. Length of time current use of subject land has continued unknown

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:

Existing house front lot line 25ft rear lot line 36ft side lot line 41ft side lot line 37ft

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

unknown

17. Date subject land acquired by current registered owner 2022

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:

see drawing



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:

\_\_\_\_\_ N/A \_\_\_\_\_

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.

\_\_\_\_\_ N/A \_\_\_\_\_

25. The proposed project includes the addition of permanent above ground fuel storage:

- Yes
- No

Dated at the Town of Amherstburg this 23 day of July, 2024

William Weber  
 (signature of applicant, solicitor or authorized agent)

William Weber  
 I, Mary Weber of the Amherstburg in the 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 in the County of Essex this 23 day of July, 2024.

William Weber  
 Applicant, Solicitor or Authorized Agent

S. French  
 A Commissioner, etc.

Sarah Elizabeth French, a Commissioner, etc  
 Province of Ontario, for the  
 Corporation of the Town of Amherstburg  
 Expires November 8, 2025

**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: 58 Woodbridge

APPLICATION NUMBER(S): A/32/24

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.

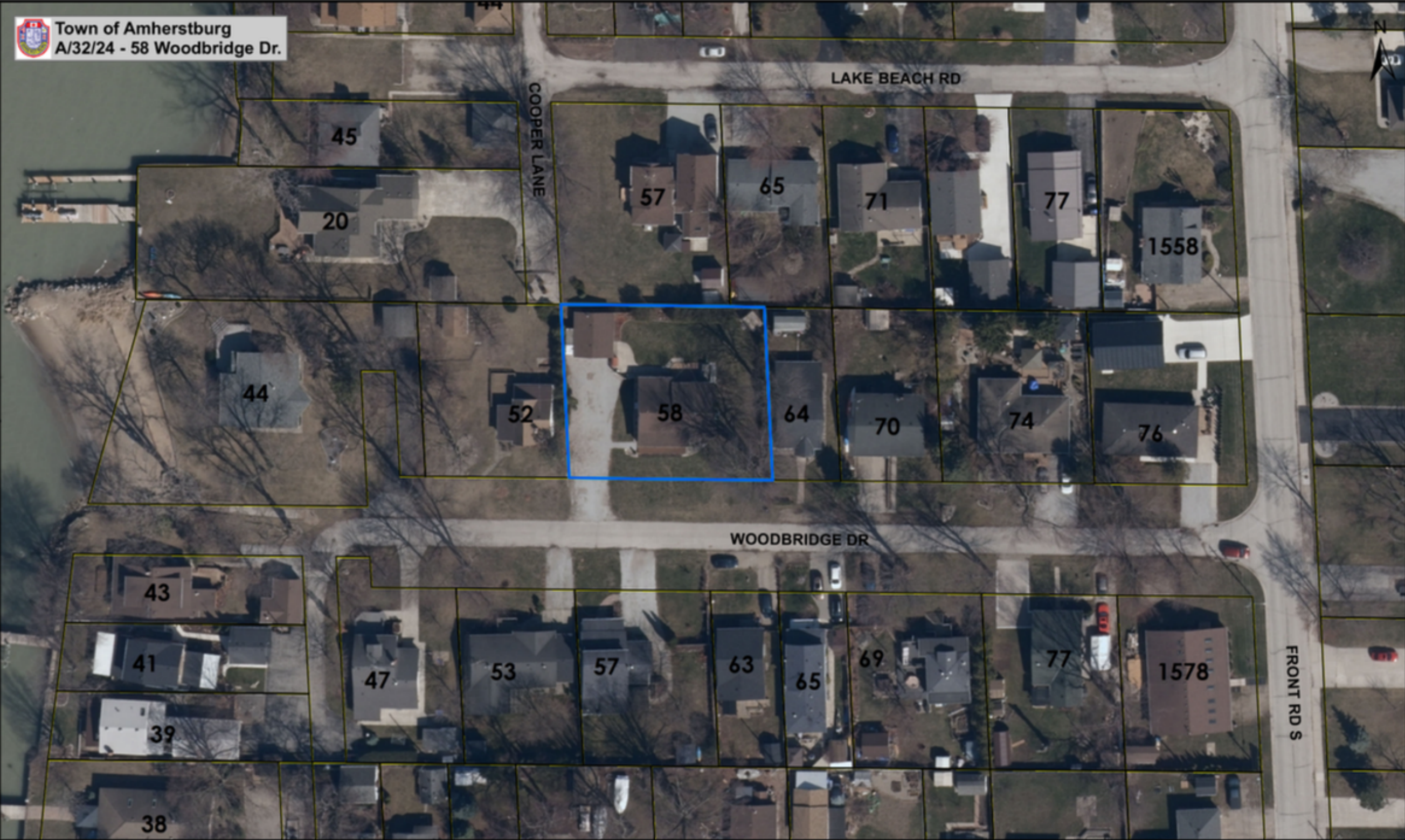
  
Signature (Owner/Authorized Agent)

July 23, 2024  
Date





Town of Amherstburg  
A/32/24 - 58 Woodbridge Dr.



COOPER LANE

LAKE BEACH RD

WOODBIDGE DR

FRONT RDS

45

20

44

52

57

58

65

64

71

70

77

74

1558

76

43

41

39

38

47

53

57

63

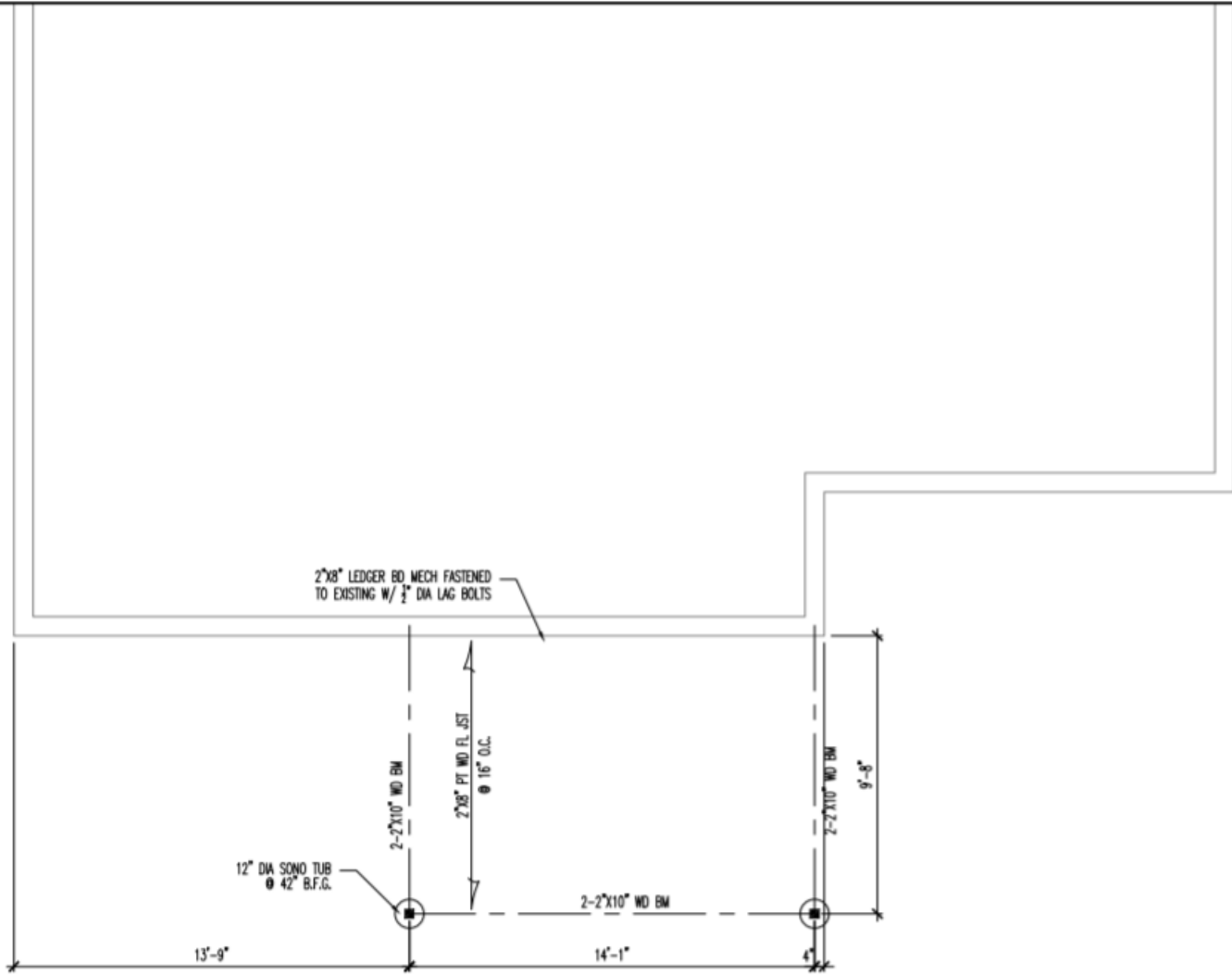
65

69

77

1578





**FOUNDATION PLAN**

SCALE: 3/4" = 1'-0"

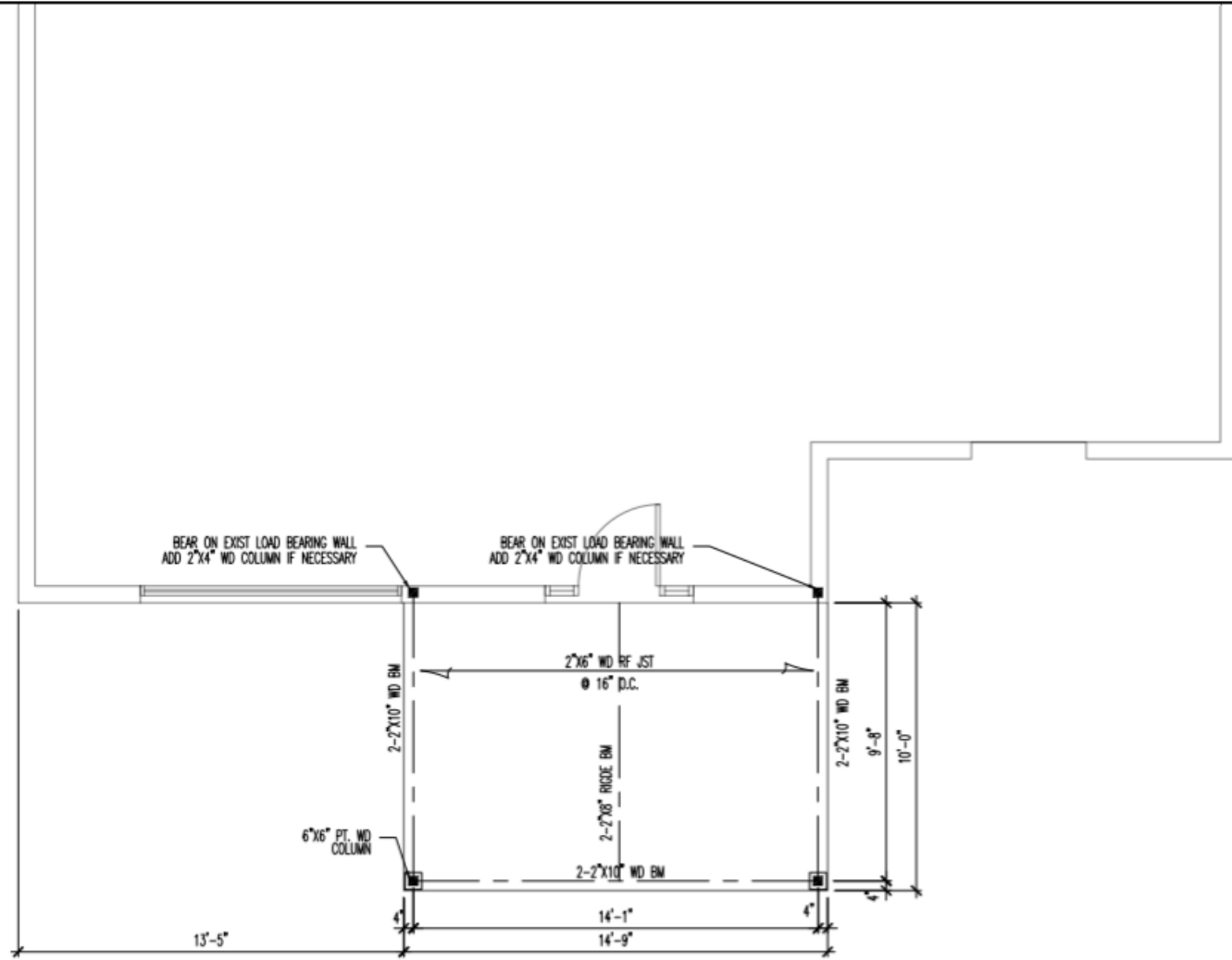
FIRM SIGNATURE  
180 POINT  
AMHERST OFFICE: 1  
S. MAIN

PROJECT NO. 24-011  
DATE 24-011  
SCALE 3/4" = 1'-0"

58 WOODBRIDGE DR,  
AMHERSTBURG, ON

24-011  
-  
C.S.  
C.S.  
A.B.





# MAIN FLOOR PLAN

SCALE: 3/8" = 1'-0"

FIRM SCHEMATIC  
198 POINT  
AMHERST  
OFFICE: 5  
E-MAIL:

PROFESSIONAL  
ARCHITECTURE  
OF MASSACHUSETTS  
LICENSED ARCHITECT  
LICENSE NO. 11111

PROJECT NO. 24-011

DATE: 11-1-11

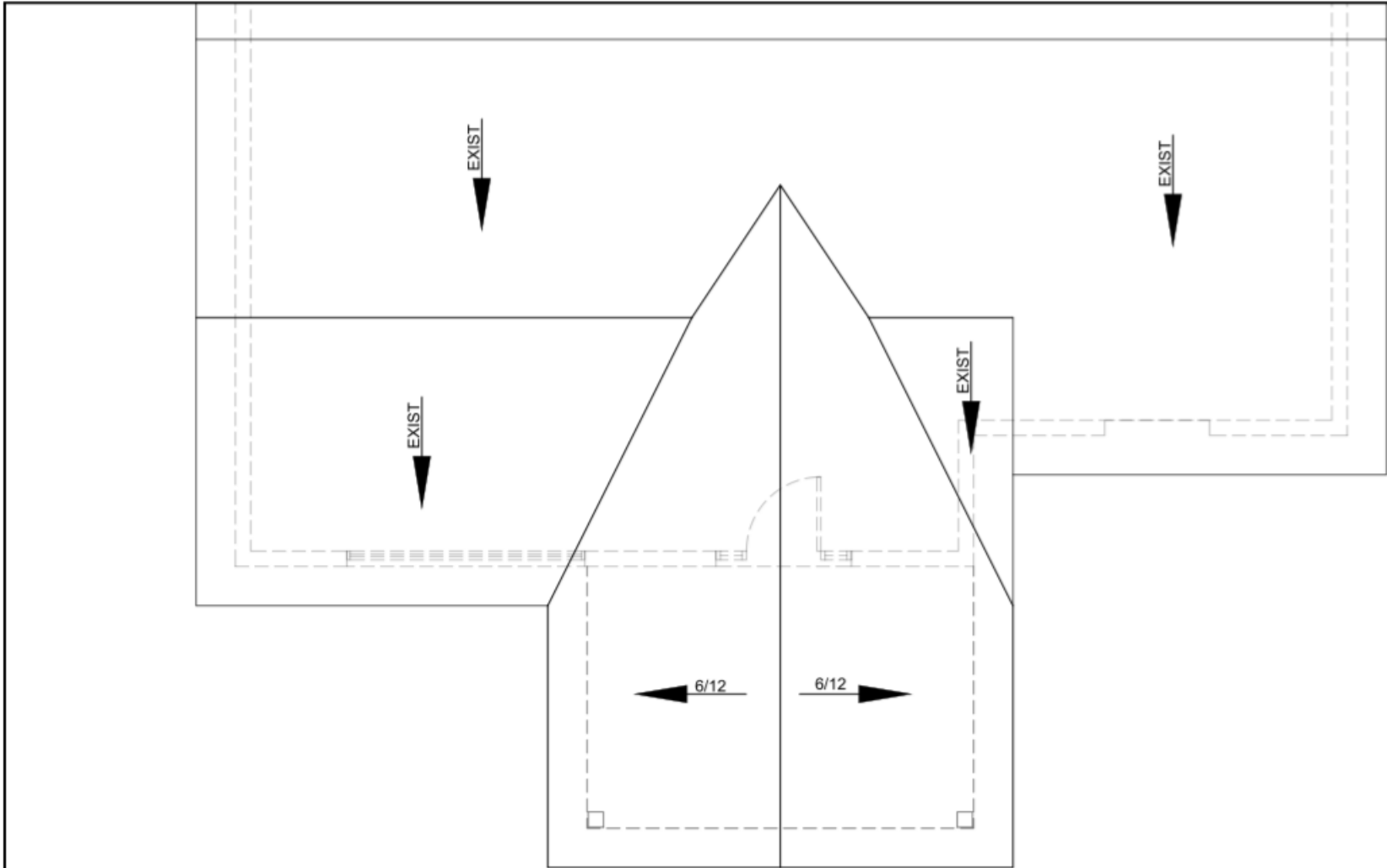
DESIGNED BY: C.S.

DRAWN BY: C.S.

SCALE: AS SHOWN

DATE: 11-1-11

BY: A



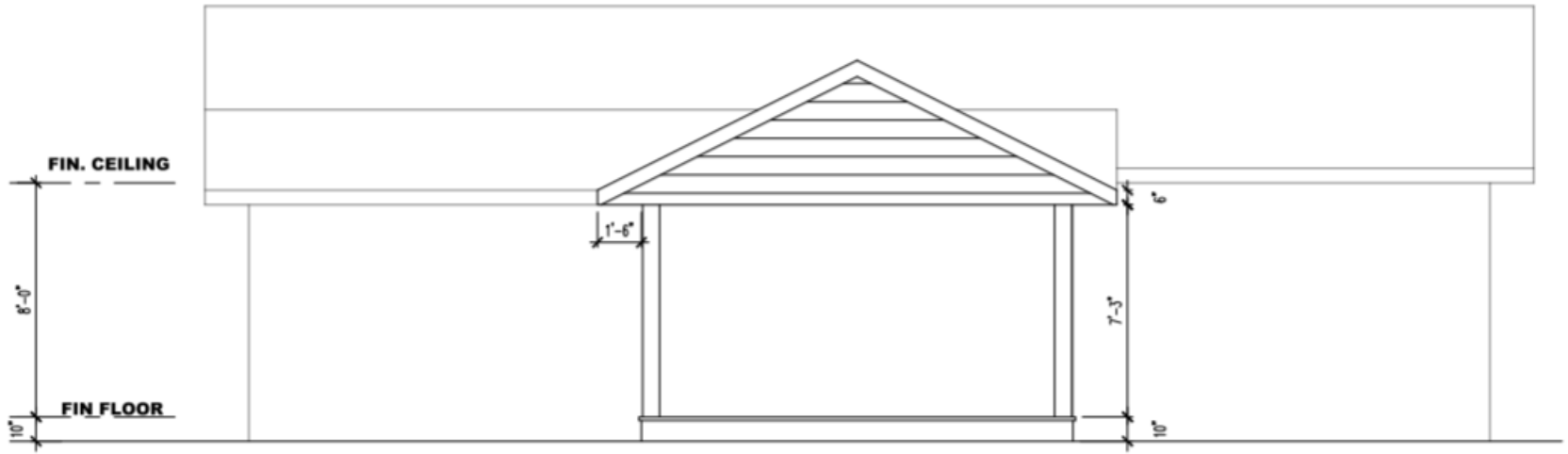
**ROOF PLAN**

SCALE:  $\frac{1}{4}" = 1'-0"$

FIRM SCAL  
 198 POINT  
 AMHERST  
 OFFICE: 57  
 E-MAIL:

PROJECT NO. 24-011  
 SHEET NO. 1  
 DATE: 11/11/2024  
 DRAWN BY: C.S.  
 CHECKED BY: C.S.  
 TITLE: AS P

PROJECT NAME AND ADDRESS:  
 58 WOODBRIDGE DR,  
 AMHERSTBURG, ON



**FRONT ELEVATION**

SCALE:  $\frac{1}{4}" = 1'-0"$

FIRM LOGO  
 FIRM NAME  
 100 POINT  
 AMHERST  
 OFFICE: 51  
 E-MAIL:

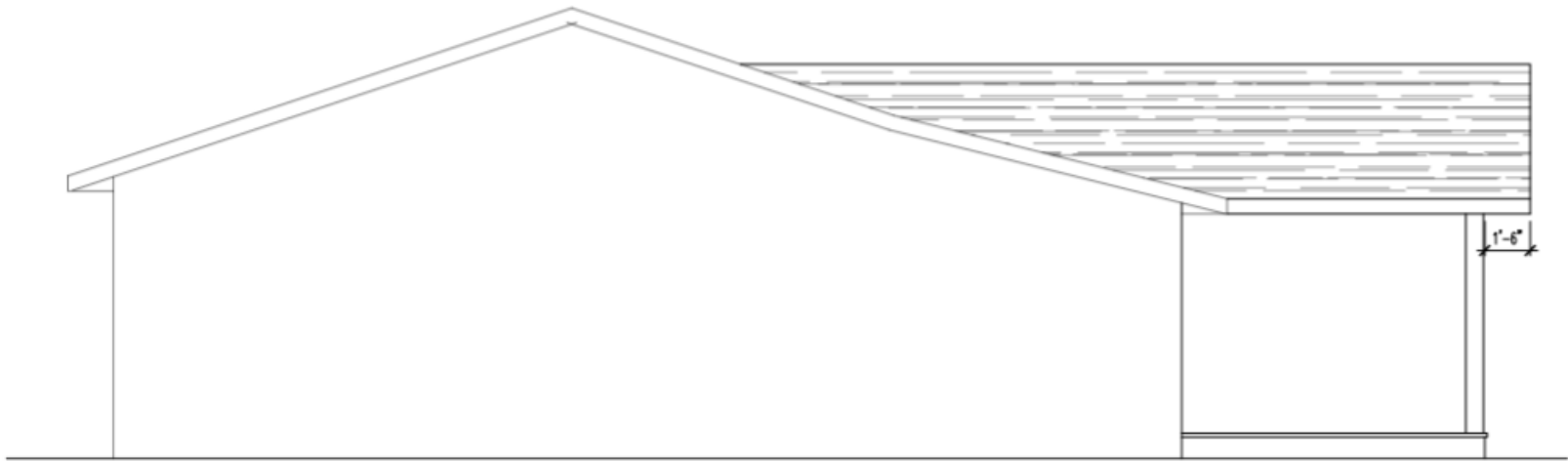
ALL DRAWINGS ARE  
 THE PROPERTY OF  
 THE FIRM AND  
 SHOULD NOT BE  
 REPRODUCED OR  
 COPIED IN ANY  
 MANNER WITHOUT  
 THE WRITTEN  
 PERMISSION OF  
 THE FIRM.

REV	DATE	DESCRIPTION

PROJECT NUMBER  
 24-011  
 SHEET NUMBER  
 -  
 DRAWN BY  
 C.S.  
 CHECKED BY  
 C.S.  
 DATE  
 AS P

58 WOODBRIDGE DR,  
 AMHERST, MA, 01002

A



**LEFT SIDE ELEVATION**

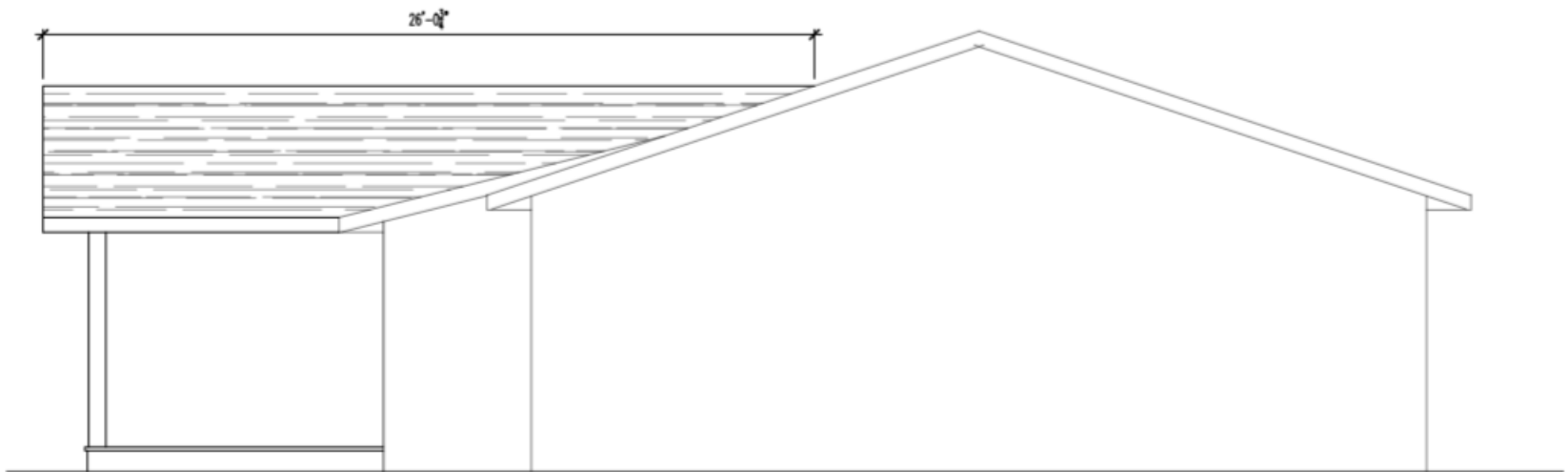
SCALE:  $\frac{1}{4}'' = 1'-0''$

FIRM SCHEMATIC  
198 POINT  
AMHERST  
OFFICE: 5  
E-MAIL:

24-0111  
24-0111  
-  
C.S.  
C.S.  
AS M

58 WOODBRIDGE DR,  
AMHERSTBURG, ON

A



**RIGHT SIDE ELEVATION**

SCALE:  $\frac{1}{4}'' = 1'-0''$

# RM BOM  
160 POINT  
MARKET  
OFFICE: 51  
E.MAIL:  
[redacted]

CONTRACT NO.  
PROJECT NO.  
DATE: 11/11/11  
DRAWN BY:  
CHECKED BY:  
SCALE: 1/4" = 1'-0"  
DATE: 11/11/11

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NAME AND ADDRESS  
58 WOODBRIDGE DR,  
AMHERSTBURG, ON

DATE: 11/11/11  
24-0111  
SCALE: 1/4" = 1'-0"  
DRAWN BY:  
C.S.  
CHECKED BY:  
C.S.  
DATE:  
AS P

DATE:  
A



**A/32/24- 58 Woodbridge- Site Photo**





## Summary of Correspondence Received on Proposed Minor Variance for A/32/24 – 58 Woodbridge Dr.

Below is a summary of the comments received by the Planning Services Division for A/32/24 as of July 31, 2024.

### Essex Region Conservation Authority:

See attached

### Building Department:

No concerns

### Infrastructure Services:

No comments

### Fire Department:

No comments

### GECDSB & WECDSB:

No comments

### Essex Power:

No comments



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

July 30, 2024

Ms. Janine Mastronardi  
Planner  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Minor Variance A-32-24 58 WOODBRIDGE DR

ARN 372955000025400; PIN: 705710232

Applicant: WEBER MARY MARGARET

The Town of Amherstburg has received Application for Minor Variance A-32-24 for the above noted subject property. The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(2)(c) which requires a minimum front yard depth 7.5 m (25 ft) a Residential Type 1A (R1A) Zone. Section 3(32)(iv) permits covered porches to project 1.5 m into the required front yard.

The applicant is proposing the construction of a 10 ft x 14.6 ft covered porch added to the front of the house which extends 3 m (10 ft) into the required front yard. Therefore, the amount of relief requested is 1.5 m (5 ft) in front yard setback which will establish the required front yard setback at 6 m (20 ft) and allow for the porch to further encroach 1.5m to the proposed 4.5 m (15ft) setback from the front property line.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.

The following is provided as a result of our review of A-32-24.

## **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Detroit River. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.



Ms. Janine Mastronardi  
July 30, 2024

**FINAL RECOMMENDATION**

Our office has **no objection** to A-32-24. As noted above, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good  
*Watershed Planner*  
/ag







# Amherstburg Committee of Adjustment

August 07, 2024

**A/32/24 – 58 Woodbridge Dr.**



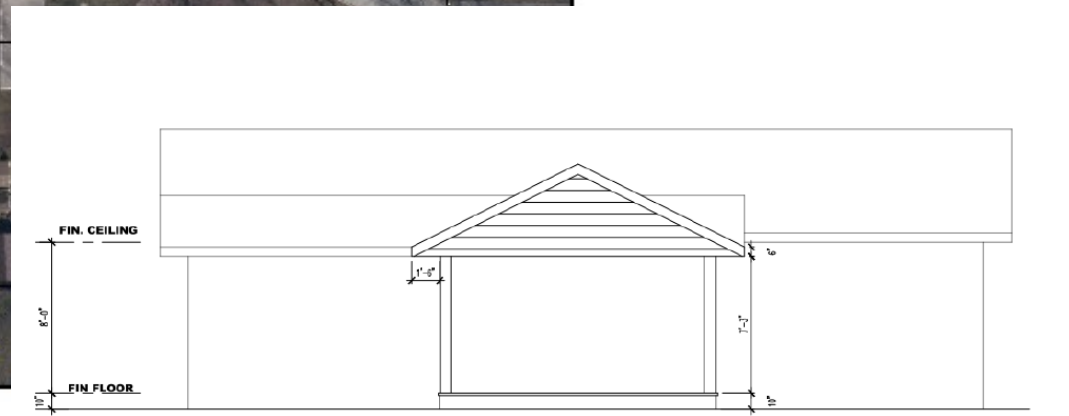
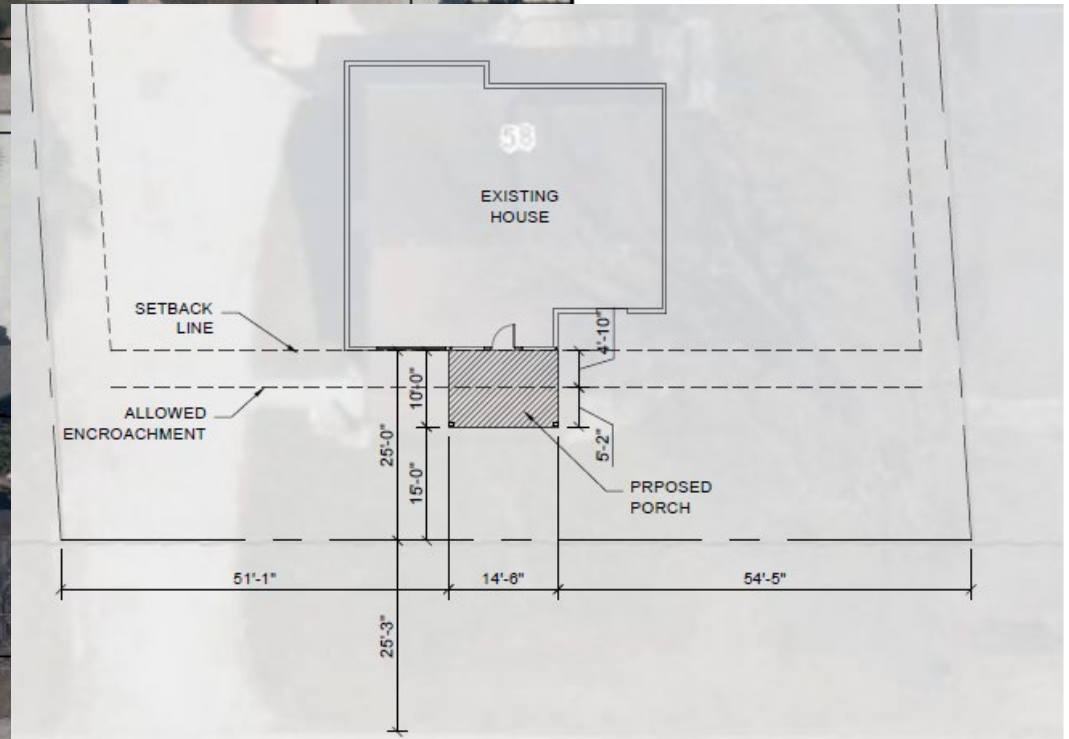
# Purpose of Application A/32/24

The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(2)(c) which requires a minimum front yard depth 7.5 m (25 ft) a Residential Type 1A (R1A) Zone. Section 3(32)(iv) permits covered porches to project 1.5 m into the required front yard.

The applicant is proposing the construction of a 10 ft x 14.6 ft covered porch added to the front of the house which extends 3 m (10 ft) into the required front yard. Therefore, the amount of relief requested is 1.5 m (5 ft) in front yard setback which will establish the required front yard setback at 6 m (20 ft) and allow for the porch to further encroach 1.5 m to the proposed 4.5 m (15ft) setback from the front property line.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.





**FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



# Sketch

# Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Town Official Plan
- Town Zoning By-law 1999-52, as amended



# Four Tests

From a planning perspective the Committee must determine if:

- 1) The requested variance conforms with the intent of the relevant Official Plan policies;
- 2) The proposed variance maintains the intent of Comprehensive Zoning By-law 1999-52, as amended;
- 3) The proposed variance is desirable or the appropriate development or use of the land, building or structures; and
- 4) The requested variance would appear to be minor in nature.



# Recommendation

That subject to Committee consideration of written and oral comments received at the meeting, it is recommended that Application A/32/24 be approved to grant relief of 1.5 m in front yard setback for the construction of the proposed 10 ft x 14.6 ft covered porch which will establish the required front yard setback at 6 m (20 ft) and allow for the proposed covered porch to further encroach 1.5 m to the proposed 4.5 m (15ft) setback from the front property line subject to the following condition;

1. That the proposed porch remains unenclosed consistent with the porch definition in Zoning By-law 1999-52, as amended, on its east, south and west sides.

