



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:

**Stephen Hall & Amy Lee**

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 6, 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, November 4, 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:** 2001 Front Rd. N  
(Roll No.: Part of 3729-5000-000-34340- retained parcel resulting from consent B/21/23)

**Purpose of Minor Variance Application A/40/24:** The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m in for an accessory structure in a Residential Zone.

The subject property is designated Low Density Residential, Agricultural, Provincially Significant Wetland and Natural Environment in the Town's Official Plan and zoned Residential Type 1A (R1A), Wetland (W) and Environmental Protection (EP) in the Town's Zoning By-Law. The proposed structure is located wholly within the R1A Zone.

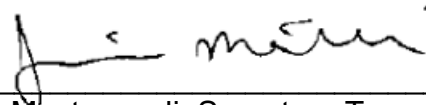
The applicant is proposing the construction of a 32 ft x 48 ft, 1536 sq ft, accessory structure to contain personal vehicle storage including equipment used for property maintenance on the first floor and personal storage on the second floor with a height of 7.8 m (25.7 ft) to the peak of the roof. A secondary dwelling unit is not proposed.

The applicant is also proposing the construction of a single detached dwelling in the same design as the accessory structure with the exact same height. Zoning relief is not required for the dwelling.

Therefore, the amount of relief requested is 2.3 m in accessory structure height.

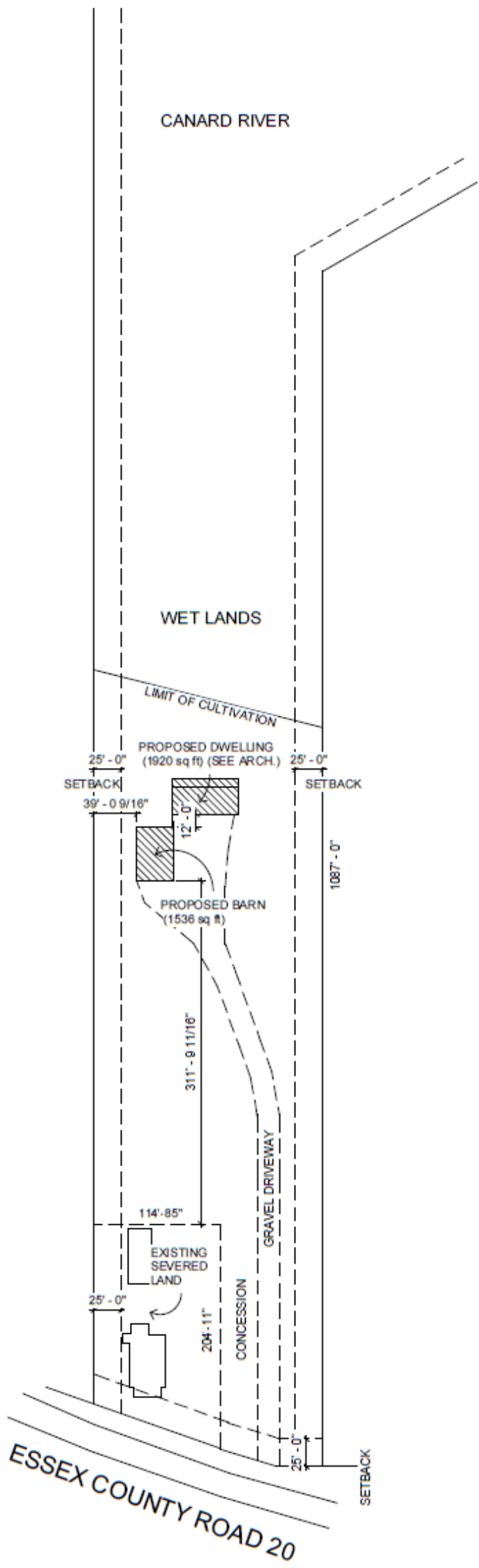
Additional Information relating to the proposed application is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website [www.amherstburg.ca](http://www.amherstburg.ca).

**Dated: October 25, 2024**



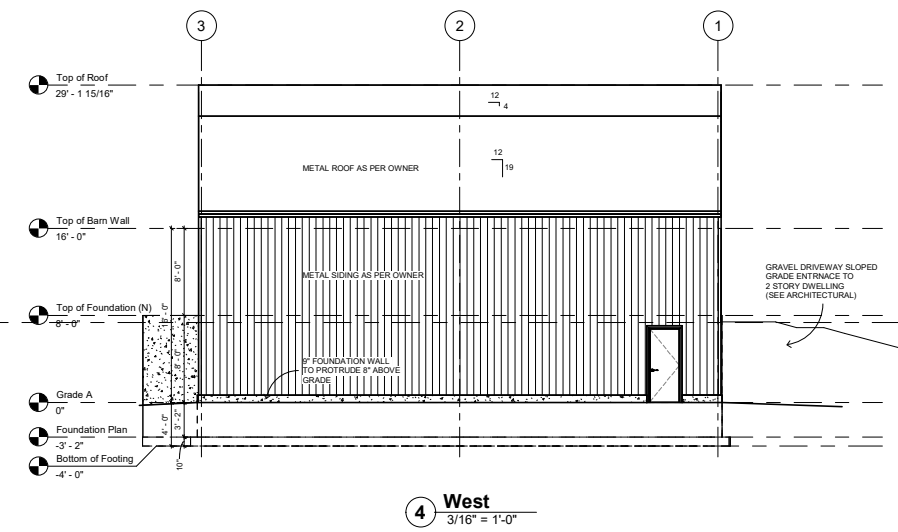
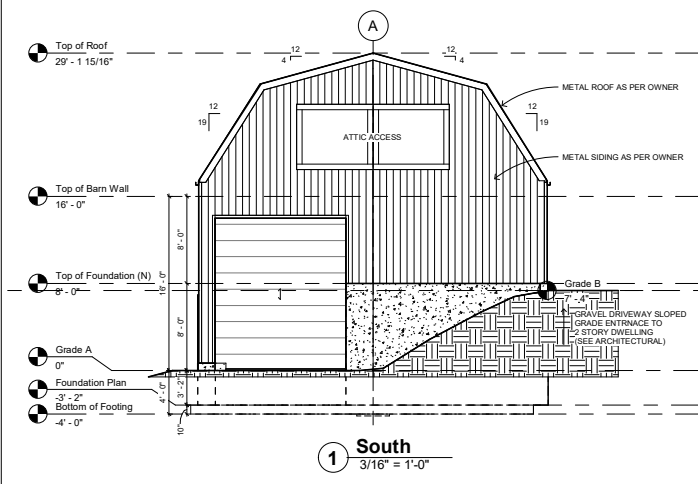
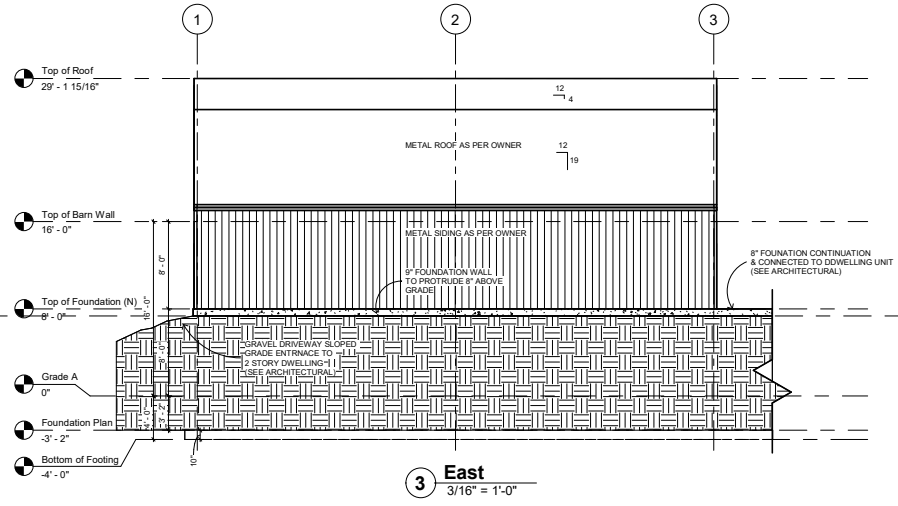
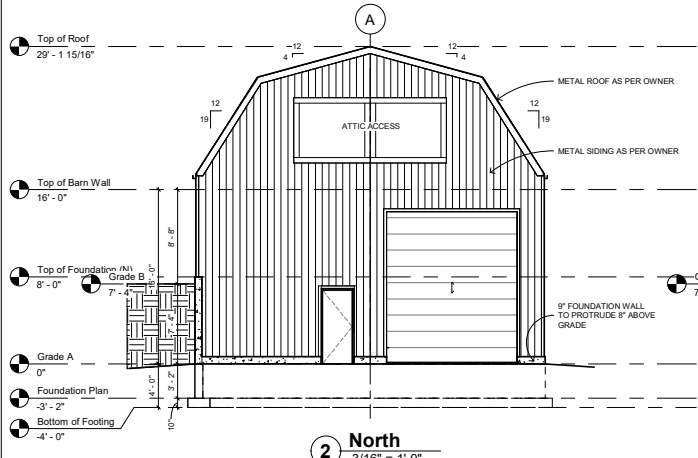
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Janine Mastronardi, Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8



**1 Site Plan**  
1" = 80'-0"





07-15 Issued for Permit  
07-06 Issued for 1st Review



PROJECT:  
**2001 Front Rd N  
Amherstberg Ontario  
N9V 3R3**

TITLE:  
**32' x 48'  
Barn Drawings**

CLIENT:  
**Mr. Steve Halls**

Drawn By: Noah Friesen Date: 2024-07-06  
Scale: NA ELEVATIONS  
SHEET NUMBER S2 REV 0