



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 minor variance by:

**Gerald Goodchild**

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, 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 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, 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 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:** 86 Willow Beach Road  
(Roll Nos.: 3729-550-000-03700, 03800 and 03900)

**Purpose of Application B/22/24:** The applicant is proposing to sever a parcel of land being 18.9 m ± frontage by 45.72 m ± depth with an area of 864 sq m ± to create a new residential building lot for a single detached dwelling.

The remaining parcel being 17.7 m ± frontage by 45.72 m depth with a total area of 808.25 sq m ± contains a single detached dwelling and one accessory structure.

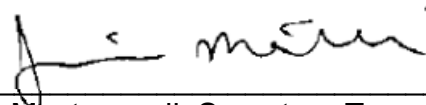
**Purpose of Application A/38/24:** The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(a) which requires a minimum lot area of 900 sq m and from Section 6(3)(b) which requires a minimum lot frontage of 20 m both for parcels created in a Residential Type 1A (R1A) Zone. Subsequent to B/22/24; the severed parcel will have a lot area of 864 sq m ± and a lot frontage of 18.9 m ±, the retained parcel will have a lot area of 808.25 sq m ± and a lot frontage of 17.7 m ±. The applicant is also seeking permission for the existing accessory structure to remain as existing subject to confirmation of the location of the structure being wholly within the subject property.

Therefore, the amount of relief requested is 36 sq m in lot area and 1.1 m in lot frontage for the severed parcel and 91.75 sq m in lot area and 2.3 m in lot frontage for the retained parcel.

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 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](http://www.amherstburg.ca).

**Dated: October 25, 2024**



---

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



TOWN OF AMHERSTBURG  
Application for  
CONSENT/LAND SEVERANCE

OFFICE USE ONLY	
Application No.:	B/22/24
Date of Pre-consultation Meeting:	August 2024
Date Application Received:	Sept. 6, 2024
Date Application Deemed Complete:	Oct. 1, 2024
Staff Person Present:	J. Mastronardi
Municipal Fee Received:	PAID
ERCA Fee Received:	PAID

1. CONTACT INFORMATION	
<b>Applicant/Owner Information</b> <b>Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of the Planning Act and will be used to process this application.</b>	
Name of Registered Owner:	Gerald Goodchild
Mailing Address:	[REDACTED]
Postal Code:	[REDACTED]
Phone:	[REDACTED]
Cell:	[REDACTED]
Email:	[REDACTED]
<b>Agent Authorized by Owner to file the Application (if applicable):</b>	
Name:	
Mailing Address:	
Postal Code:	Phone:
Cell:	Email:
Which of the above is the Primary Contact? <input type="checkbox"/> Applicant <input type="checkbox"/> Agent	
If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:	
Name: _____	
Address: _____	

<b>2. LOCATION AND DESCRIPTION OF SUBJECT LANDS</b>	
Assessment Roll No.: 3729-550-000-03700, 03800, 03900	
Municipal Address: 86 Willow Beach Rd	
Concession:	Lot:
Registered Plan No.: 1103	Lot(s): 49,50,51
Reference Plan No.:	Part(s):

<b>3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:</b>	
Official Plan Designation: Low Density Residential	Zoning: R1A

<b>4. CURRENT SIZE OF SUBJECT PARCEL:</b>	
Frontage: 120 ft (34.6m)	
Depth: 150 ft (45.72m)	
Area: 18,000 sq ft (1,672.25 m <sup>2</sup> )	

<b>5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?</b>			
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If yes, please provide a description of each easement or covenant and its effect.			

**6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)**

**Conveyance**

Agricultural Area

<input type="checkbox"/>	farm split	<input type="checkbox"/>	lot addition
<input type="checkbox"/>	surplus dwelling	<input type="checkbox"/>	technical severance

Other Areas

<input checked="" type="checkbox"/>	creation of new lot	<input type="checkbox"/>	lot addition
<input type="checkbox"/>	technical severance		

**Other**

<input type="checkbox"/>	mortgage or charge	<input type="checkbox"/>	partial discharge of mortgage
<input type="checkbox"/>	easement/right-of-way	<input type="checkbox"/>	correction of title
<input type="checkbox"/>	other (specify) _____		

**7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:**

Frontage: 62 ft (18.9 m)

Depth: 158 ft (45.72 m)

Area: 9300 sq ft (864 sq m)

Existing Use: vacant residential

Proposed Use: single detached dwelling

Number and use of buildings and structures on the land intended to be severed

Existing: vacant

Proposed: single detached dwelling by new owner

Is there an existing access bridge on this parcel? <sup>drive way access</sup>

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

Is there a water service connection on this parcel?

<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
-------------------------------------	------------------------	--------------------------	----

Is there a sanitary sewer connection on this parcel?

<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
-------------------------------------	------------------------	--------------------------	----

Access to proposed severed lot

<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	County Road	<input type="checkbox"/>	Provincial Highway
-------------------------------------	----------------	--------------------------	-------------	--------------------------	--------------------

<input type="checkbox"/>	Private	<input type="checkbox"/>	Water
--------------------------	---------	--------------------------	-------

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

---

8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT): 1

9. DESCRIPTION AND USE OF LAND INTENDED TO BE RETAINED:

Frontage: 58ft (17.7m) | Depth: 158ft (45.72m) | Area: 8700 sqft (808.25m<sup>2</sup>)

Existing Use: residential

Proposed Use: residential

Number and use of buildings and structures on the land intended to be retained

Existing: single detached dwelling + one accessory structure

Proposed: no change

Is there an existing access bridge/<sup>driveway</sup> on this parcel?

Yes (locate on sketch) |  No

Is there a water service connection on this parcel?

Yes (locate on sketch) |  No

Is there a sanitary sewer connection on this parcel?

Yes (locate on sketch) |  No

Access to proposed retained lot

Municipal Road |  County Road |  Provincial Highway

Private |  Water

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

\_\_\_\_\_

10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)			
Type		Severed	Retained
Water	Municipally owned and operated piped water supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary	Municipally owned and operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Septic tank	<input type="checkbox"/>	<input type="checkbox"/>
	Other(specify)_____	<input type="checkbox"/>	<input type="checkbox"/>
When will water supply and sewage disposal services be available?			
_____			

11. PROPERTY HISTORY			
Have there been any previous severances of land from this holding?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:			
Grantee's name			
Relationship (if any) to the owner:			
Use of parcel:			
Date parcel created:			



Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

If yes, please indicate the file number and the decision:

---

## 12. CURRENT APPLICATIONS

Please indicate whether the property is the subject of an application for one of the following:

<input type="checkbox"/>	Official plan or official plan amendment approval
<input type="checkbox"/>	Zoning by-law amendment
<input type="checkbox"/>	Minister's zoning order amendment
<input checked="" type="checkbox"/>	Minor variance
<input type="checkbox"/>	Consent or approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application(s)

A/30/24 - concurrent application

Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

**12. CURRENT APPLICATIONS CONTINUED**

Is the requested application consistent with policy statements issued under subsection 3(1) of the Planning Act? (ie. 2020 Provincial Policy Statement)

<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
-------------------------------------	------------------------	--------------------------	----

Comments: \_\_\_\_\_  
 \_\_\_\_\_

Is the subject land within an area of land designated under any provincial plan or plans?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

If yes, does the requested application conform to or does not conflict with the provincial plan or plans?  
 \_\_\_\_\_

Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

Does the proposed project include the addition of permanent above ground fuel storage?

<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
--------------------------	------------------------	-------------------------------------	----

Is the land within 600 m of property that is designated as Extractive Industrial?

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

### 13. CONSENT OF OWNER

The owner must also complete the following or a similar authorization attached to the application.

#### **Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted**

In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I/we Gerald Goodchild the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/out consent, in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Sept. 6, 2024  
Date

Gerald Goodchild  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**14. AFFIDAVIT** (This affidavit must be signed in the presence of a Commissioner)

I/We, Gerald Goodchild of the

Town of Amherstburg in the

County of Essex solemnly declare that all of the

information and the statements contained in this application are true, and I/we, 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 6<sup>th</sup>

day of September, 20 24.

Sept. 6, 2024  
Date

Gerald Goodchild  
Signature of Owner or Authorized Agent

Sept. 6, 2024  
Date

S. French  
Signature of Commissioner

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

**15. AUTHORIZATION**

If the applicant is not the owner(s) of the land that is subject of this application, the owner(s) must complete the following or a similar authorization attached to the consent application.

To: Town of Amherstburg

Description and Location of Subject Lands: \_\_\_\_\_  
\_\_\_\_\_

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ to :

- (1) make an application on my/our behalf to the Committee of Adjustment of the Town of Amherstburg;
- (2) appear on my behalf at any hearings(s) of the application; and
- (3) provide any information or material required by the Committee relevant to the application.
- (4) submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application

DATED at the \_\_\_\_\_ of \_\_\_\_\_

in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of Owner

**16. 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.

Each sign must remain posted beginning 14 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: 86 Willow Beach Rd

Application Number(s): B/22/24

I understand that each sign must be posted at least 14 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.

Gerald Hoodchild  
Signature (Owner/Authorized Agent)

Sept. 6, 2024  
Date

Municipal Fee Received	PAID
ERCA Fee Received:	

Application No. A/38/24

**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 Sept. 6, 2024
3. Date application deemed complete by municipality October 1, 2024
4. Name of registered owner Gerald Goodchild  
Telephone number [REDACTED]  
Address [REDACTED] 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. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Registered Plan No. 1103 Lot(s) No. 49.50, 51

Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_

Street Address 86 Willow Beach Rd Assessment Roll No. 3729-556-03900, 63800 + 03700

7. Size of subject parcel:

Frontage 120 ft Depth 150 ft Area 18,000 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 Low Density Residential
10. Current Zoning of subject land RIA
11. Nature and extent of relief from the Zoning By-law requested Section 6(3)(a)  
requires 900m<sup>2</sup> of lot area for a parcel created in the RIA Zone.  
Section 6(3)(b) requires a 20m lot frontage for parcels created in RIA.  
B/22/24 proposes Severed parcel 18.9m frontage + 864m<sup>2</sup> area  
+ proposes retained parcel 17.7m frontage + 808.3m<sup>2</sup> area  
- Permission for existing accessory structure to remain with non-complying setbacks
12. Reasons why minor variance is necessary condition of consent  
- allow reduced lot frontage + area + to acknowledge the existing accessory structure setbacks.
13. Current use of subject land residential
14. Length of time current use of subject land has continued 100 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:  
- retained parcel - single detached dwelling +  
accessory structure  
- severed parcel - vacant
16. Date of construction of existing buildings and structures on the subject land:  
Single - 1924  
garage - prior to 2004 (as per aerials)
17. Date subject land acquired by current registered owner March 30, 2012
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:  
- retained parcel - remain the same - no change  
- severed parcel - proposed single detached dwelling



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:

B/22/24 - concurrent

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 \$1191.00, along with an ERCA development review fee of \$200.00 (total of \$1391.00 payable to the Town of Amherstburg), must accompany your completed application.**

**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.**

Dated at the Town of Amherstburg this 6<sup>th</sup> day of Sept., 2024.

Gerald Goodchild

(signature of applicant, solicitor or authorized agent)

I, Gerald Goodchild of the Town of 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 6<sup>th</sup> day of September, 2024.

Gerald Goodchild  
Applicant, Solicitor or Authorized Agent

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

**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.

# **AUTHORIZATION**

(Please see note below)

To: Secretary-Treasurer  
Committee of Adjustment  
Town of Amherstburg

Description and Location of Subject Land:

\_\_\_\_\_  
\_\_\_\_\_

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

\_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ to:

- (1) make an application on my/our behalf to the Committee of Adjustment for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town's Committee of Adjustment relevant to the application.

Dated at the \_\_\_\_\_ of \_\_\_\_\_ in the

\_\_\_\_\_ of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**Signature of Witness**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Signature of Witness**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Signature of Witness**

\_\_\_\_\_  
**Signature of Owner**

\* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

**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: 86 Willow Beach Rd

APPLICATION NUMBER(S): A/38/24

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.

Gerald Goodhill  
Signature (Owner/Authorized Agent)

Sept. 6, 2024  
Date



# Town of Amherstburg



## Legend

- Roads
- Parcels
- Essex

0.0                      0                      Distance /                      0.0 Kilometers

## Notes

This is where you enter your notes about the map.

