



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:

**Remo & Jo-Anne Mancini, c/o Sarah Anderson, Agent**

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, February 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 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, February 3, 2025) 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: 6 Laird Avenue South (Roll No.: 3729-600-000-11405)**

**Purpose of Minor Variance Application A/05/25:**

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(d)(i) which requires a 1.2 m (4 ft) side yard setback for accessory structures. Relief is also being requested from Section 3(26)(d) which requires an 8 m setback from shoreline protection works along the Detroit River.

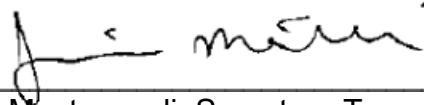
The applicant is proposing the construction of an outdoor kitchen and entertainment enclosure on an existing concrete pad in the rear yard. The proposed structure will be 0.34 m (1.12 ft) from the north property line and will be 5 m (16.5 ft) from the shoreline protection works along the Detroit River.

Therefore, relief from the 0.86 m in side yard setback and 3 m in setback from shoreline protection works along the Detroit River.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential First Density (R1-8) 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: January 23, 2025**



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



Town of Amherstburg  
A/05/25 - 6 Laird Ave. S

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LAIRD AV N

ALMA ST

ALMA ST

6

LAIRD AV S

8

N



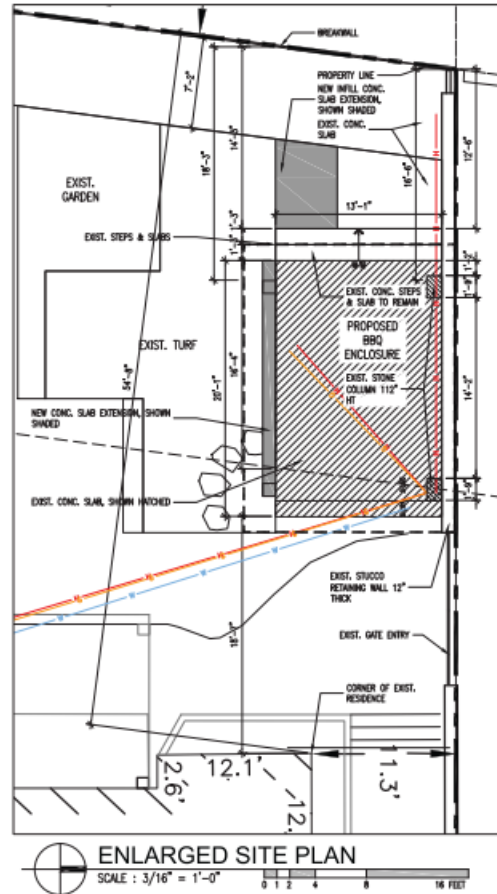
# PROPOSED BACK YARD OUTDOOR KITCHEN & ENTERTAINMENT ENCLOSURE

FOR  
**MANCINI**  
 AMHERSTBURG, ONTARIO

Location: 6 LAIRD AVE.



RENDERED IMAGE FOR REFERENCE ONLY




2025/01/16	REVISED SUBMISSION	
2024/10/11	REVISED SUBMISSION	
date (mm/dd/yy)    issued for:		

- general notes:**
1. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
  2. DRAWINGS SHALL NOT BE REPRODUCED.
  3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS AND CONDITIONS SHOWN BY THESE DRAWINGS.
  4. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL THE DETAILS BY SOUND ENGINEERING AND BEST PRACTICES.
  5. IN THE EVENT THE ARCHITECT IS REQUIRED TO REVIEW ANY CHANGES, THE ARCHITECT IS NOT TO BE HELD RESPONSIBLE FOR ANY CHANGES OR FOR ANY CONSEQUENCES THAT MAY RESULT FROM ANY CHANGES.
  6. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES AND ANY APPLICABLE REGULATIONS AND BY-LAWS.
  7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHODS AND TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:  
  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 R 2023-116  
 OF ARCHITECTS  
 STEPHEN H. SPILL  
 LICENSE 2023-116

architectural design associates inc. architect  
 1670 mercer street  
 windsor ontario canada n8x 3p7  
 ph 519.254.3430 fax 519.254.3642  
 email - info@ada-architect.ca www.ada-architect.ca

project:  
 PROPOSED BACK YARD  
 OUTDOOR KITCHEN &  
 ENTERTAINMENT ENCLOSURE  
 6 LAIRD AVE, AMHERSTBURG

client:  
 MANCINI

title:  
 SITE PLAN

scale: AS SHOWN

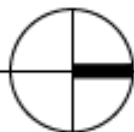
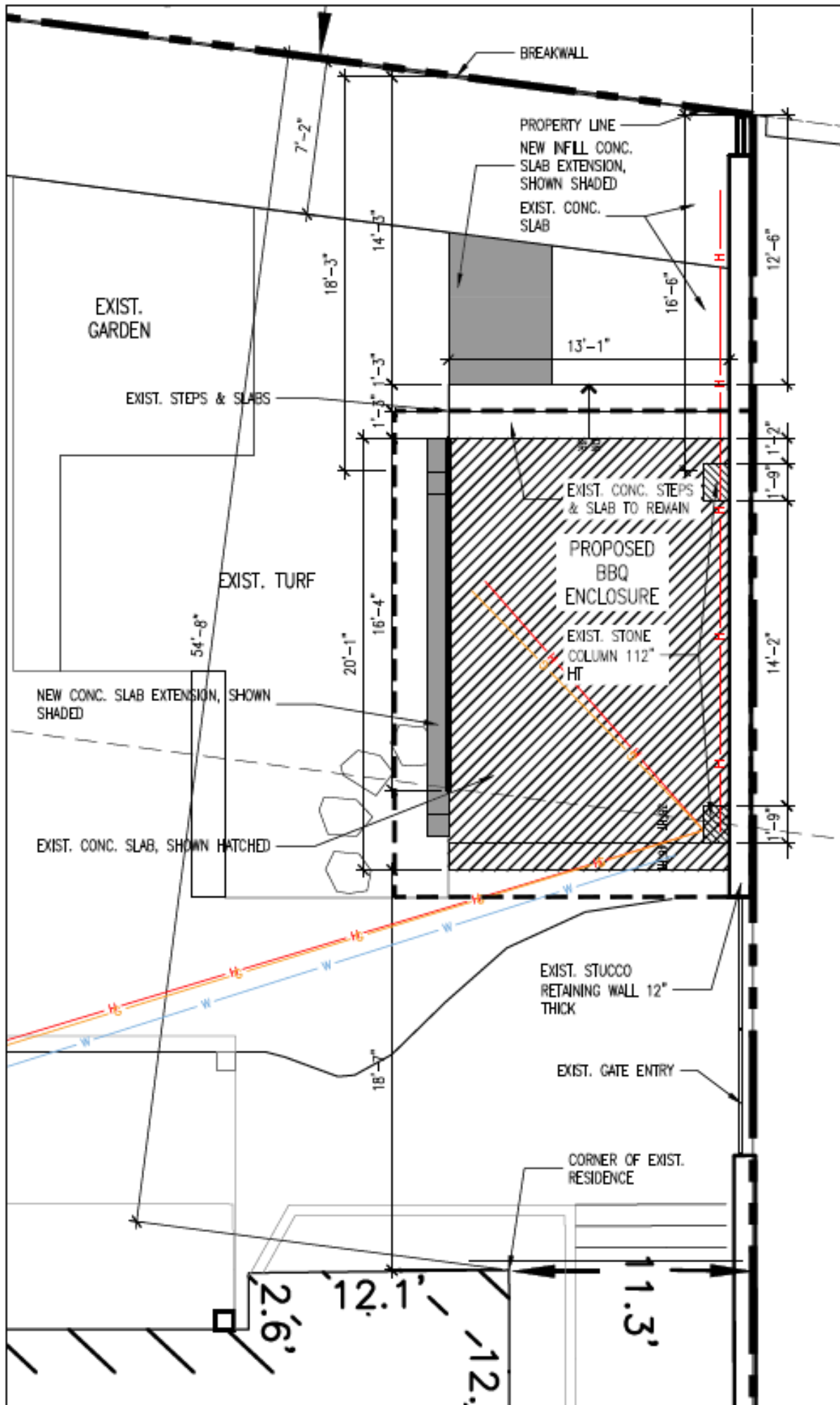
drawn by: TK

checked by: JBK

date: NOV 2024

comm. no.: 2023-015

sheet no.:



# ENLARGED SITE PLAN

SCALE : 3/16" = 1'-0"

