



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 an application for minor variance by:

Estate of Michael Coughlin, c/o Drew Coulson, 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, September 2, 2026 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 caspila@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, August 31, 2026).

Public Comment Submission:

If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Christopher Aspila, Town Planner/ Manager of Planning Services and 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 31, 2026) 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 person or 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 submissions 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 decisions 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: 1166 Front Road South
(Roll No. 3729 600 000 06200)

Purpose of Application A/14/26: The applicant is proposing to renovate the existing single detached dwelling on the existing foundation with a vertical extension in height to a maximum of 24 ft to the peak of a flat roof. A flat roof being any roof with a slope of less than 20 degrees. Also proposed is a horizontal extension of the foundation to square off the southeast corner resulting in a 11.04 ft x 2.67 ft (25.7 sq ft) section extending beyond the existing footprint.

Section 3(20)(b) states, “Nothing in this By-law shall prevent a vertical or horizontal extension or addition from being made to an existing or permitted building or structure on a lot, even though such building, structure or lot or the use thereof does not conform to one or more of the provisions of this By-law, provided such extension or addition itself is designed, located, used and otherwise is in compliance with the provisions of this By-law, except that all yards appurtenant to an existing building or structure shall be deemed to conform to the yard and setback requirements of this By-law, notwithstanding that the width or depth of such yards might be less than that required elsewhere herein.”

Section 1(2)(c) Existing Use Continued states, “Nothing in this By-law shall apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such use prior to the passing of this By-law, so long as it continued to be used for that purpose.

For the purpose of this By-law, lawfully used will be restricted for purposes of proof to existing as of January 1, 2000.”

The existing foundation and house were built in 1961. Required setbacks for the proposed renovation are in compliance with Zoning By-law 1999-52, as amended.

Therefore, the applicant is seeking permission under Zoning By-law 1999-52, as amended, Section 3(20)(b) to permit a vertical and horizontal extension to be made to an existing building.

The subject property is designated Natural Environment in the Town’s Official Plan, designated Agricultural in the locally adopted Official Plan and Environmental Protection (EP) 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: August 21, 2026



Christopher Aspila, Ph.D, GISP, MCIP, RPP
Town Planner/ Manager of Planning Services
and Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8



Town of Amherstburg



Legend

- Parcels
- Streets
- Fittings
 - BEND
 - CAP
 - CROSS
 - REDUCER



Notes

A/14/26 - 1166 Front Rd. S

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



1: 693



PLAN OF SURVEY
OF
PART OF LOT 10
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF MALDEN
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=20'



LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995490

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

- SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
- SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
- IB # DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1744
- WIT. DENOTES WITNESS 1 DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
- ORP DENOTES OBSERVED REFERENCE POINT
- SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN OF SURVEY PER 1172, Dated Sept. 22, 1986, Plan File A-1079
- (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
- (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW
THIS REPORT WAS PREPARED FOR JEROME COHEN

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS

Please note the following:

1. Iron Survey Monuments mark all corners of the parcel.
2. The parcel has an Area of 0.412 Acres.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JUNE, 2017

DATE JUNE 22, 2017

Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
Fax: (519)258-1791



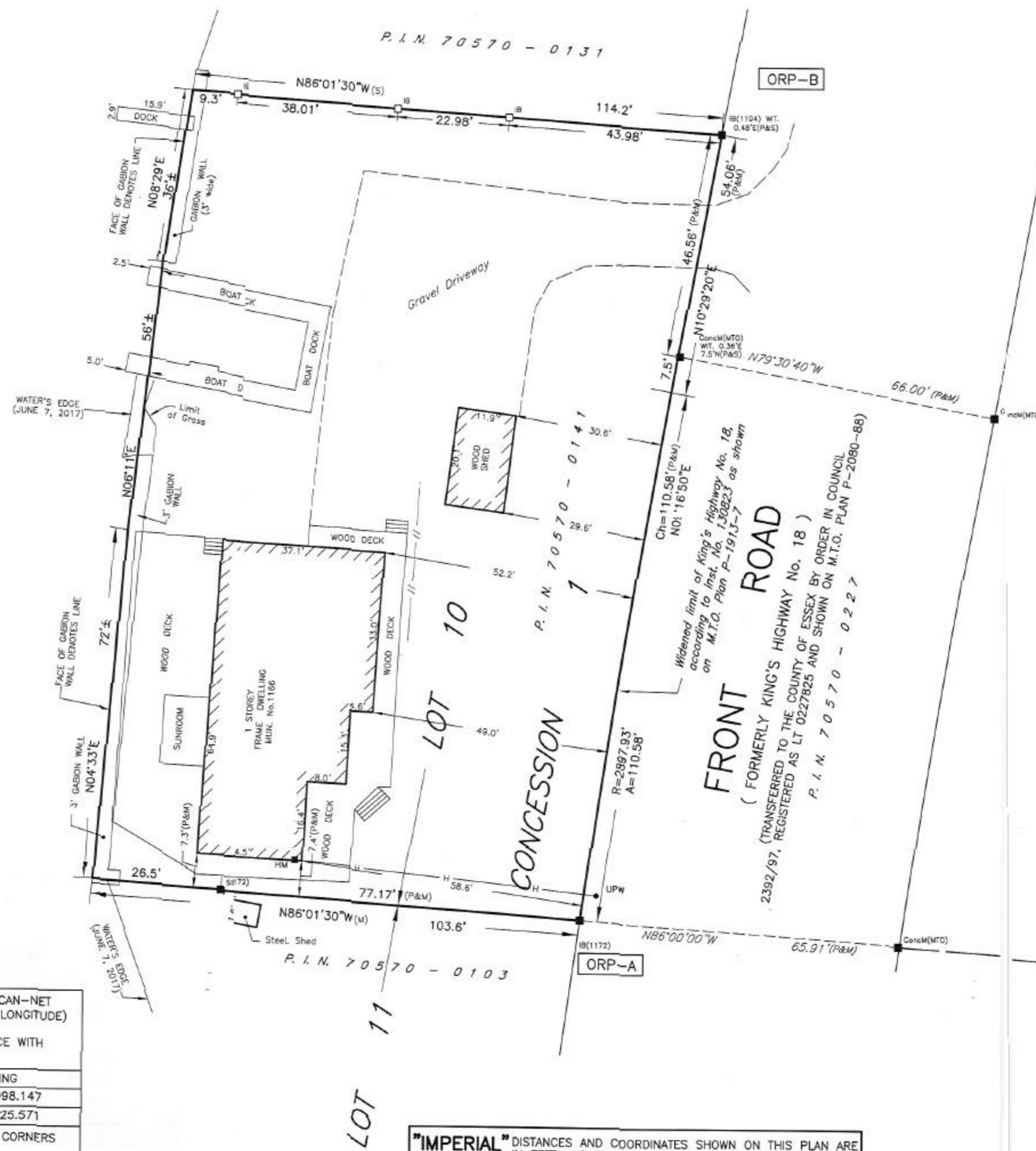
LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: NMG CAD Date: June 22, 2017 11:48 AM
CHECKED BY: OLS CAD File: 42833400.dwg
WORK ORDER: 4-28334 FILE NO.: E-MALDEN-1-10 PLAN FILE NO.: B-6644



DETROIT RIVER



INTEGRATION DATA

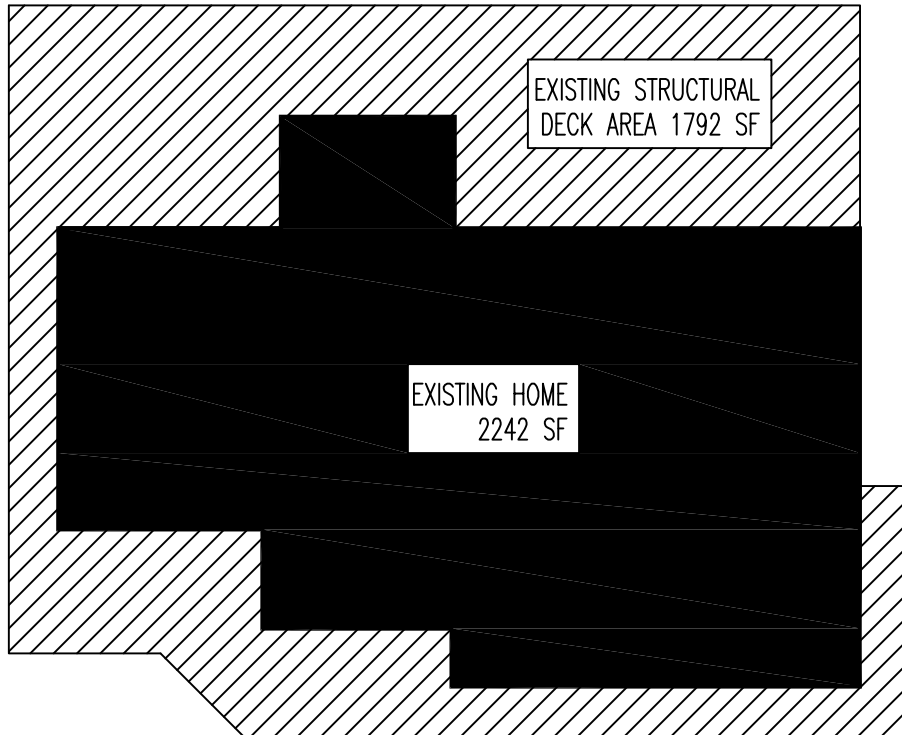
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15288120.645	E1065998.147
ORP-B	N15288282.892	E1066025.571

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

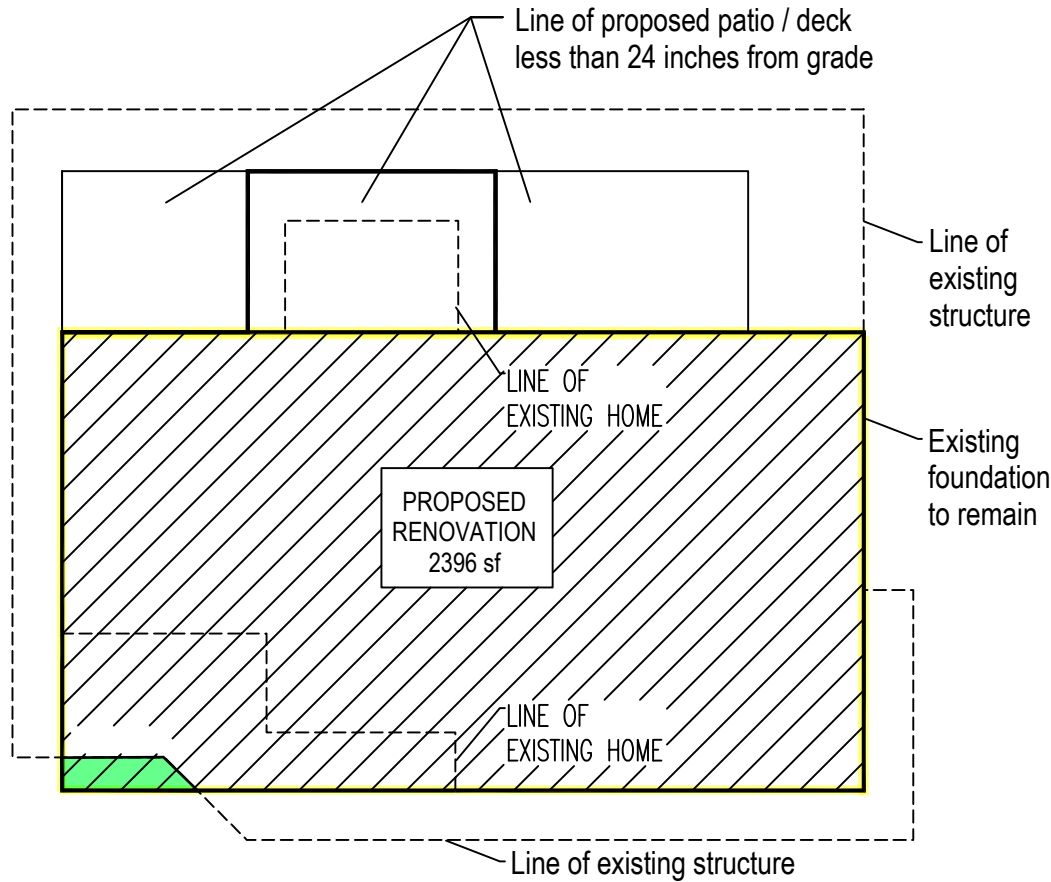
"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

DETROIT RIVER

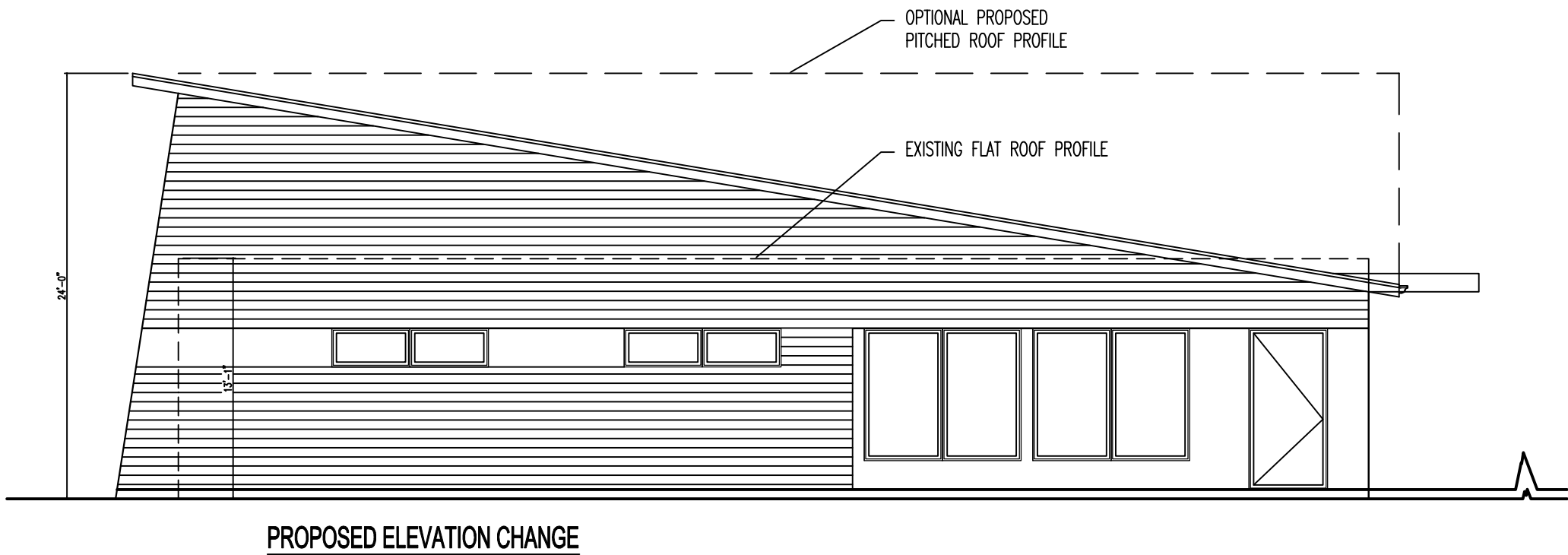


EXISTING STRUCTURE

As confirmed at on-site inspection with
Deputy Chief Official



PROPOSED RENOVATION



Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

Application No. A/14/26

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 8/13/26
3. Date application deemed complete by municipality 8/21/26
4. Name of registered owner Estate of Michael Coughlin

Telephone number _____

Address & Postal Code _____

Email _____

Name of registered owner's solicitor or authorized agent (if any) Drew Coulson

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. 1 Lot(s) No. Pt Lt 10

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. _____ Part(s) No. _____

Street Address 1166 Front Rd S Assessment Roll No. 3729 600 000 06200

7. Size of subject parcel:

Frontage 165 ft Depth irregular Area 0.4067 ac

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 Natural Environment
in current OP and Agricultural in locally adopted OP
10. Current Zoning of subject land Environmental Protection (EP)
11. Nature and extent of relief from the Zoning By-law requested Seeking permission under Section 3(20)(b) to vertically and horizontally extend a legal non- conforming use permitted to continue by Section 1(2)(c). Proposing to renovate the existing house on the same foundation with a max. height of 24 ft to the peak and 2.67 ft x 11.04 ft extension on the southeast corner than what is existing to square out the house within existing setbacks.
12. Reasons why minor variance is necessary To permit the vertical and horizontal extensions of a legal non-conforming use and setback.
13. Current use of subject land Residential
14. Length of time current use of subject land has continued 65 years
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 with deck which is over 24" from grade,
one accessory structure.

See survey for setbacks.
16. Date of construction of existing buildings and structures on the subject land:
Single detached dwelling: 1961
Accessory structure: prior to 2000 as confirmed through aerials
17. Date subject land acquired by current registered owner unknown
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:

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) Detroit River

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.

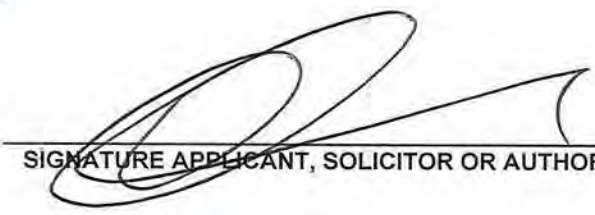
A minor variance application fee of \$1239.00, along with an ERCA development review fee

of \$300.00 (total of \$1539.00 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
PRINT NAME OF TOWN OR CITY

This date Aug. 13, 2026.


SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

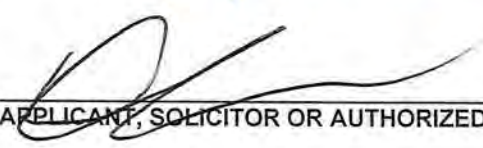
I, Drew Coulson of the Town of Amherstburg in the
NAME PRINT NAME OF TOWN OR CITY

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
PRINT COUNTY/REGION/DISTRICT

this date Aug. 13, 2026.


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.

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:
1166 Front Road South

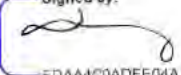
I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

Drew Coulson of the Town of Amherstburg to:
PRINT NAME PRINT TOWN OR CITY

- (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 Town of Amherstburg
PRINT TOWN OR CITY
in the County of Essex
PRINT COUNTY/REGION/DISTRICT

this date 8/20/26

Signed by:

FDAMC0ADFE04A1...

SIGNATURE OF WITNESS

SIGNATURE OF OWNER
Estate trustee

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: 1166 Front Rd S

APPLICATION NUMBER(S): A/14/26

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)

Aug. 13, 2026
DATE