



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:

Michael Dunn & Everjonge Homes, c/o Sawyer Everitt-Dejonge, 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: **125 Callams Bay Cres**
 (Roll No. 3729 420 000 24379)

127 Callams Bay Cres
(Roll No. 3729 420 000 24378)

133 Callams Bay Cres
(Roll No. 3729 420 000 24375)

135 Callams Bay Cres
(Roll No. 3729 420 000 24374)

Purpose of Application A/12/26: The applicant is proposing the construction of four street rowhouse dwelling units, identified as Parts 19, 17, 7, and 5 on the attached Plan of Survey, with one additional residential unit (ADU) on each lot. Two of the subject parcels are the internal lots of Block 1, and the other two are the internal lots of Block 2, as shown on the attached drawings, with 6.75 m and 6.90 m of height for the proposed rowhouse dwelling units, respectively.

The subject parcels contain an additional residential unit (ADU) The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(a)(i)(i), which permits a driveway width to a maximum of 50% of the lot frontage.

The subject lots will contain a main dwelling, an attached ADU, and attached garages. The driveway flare request is to accommodate the required widening of the driveway and provide vehicular access to the attached garages.

All other provisions of the Zoning By-law are in compliance.

Therefore, the requested relief is to permit the proposed driveway flare of 6.26 ft (1.91 m) as shown on the attached drawings as 6'-3 $\frac{1}{8}$ ".

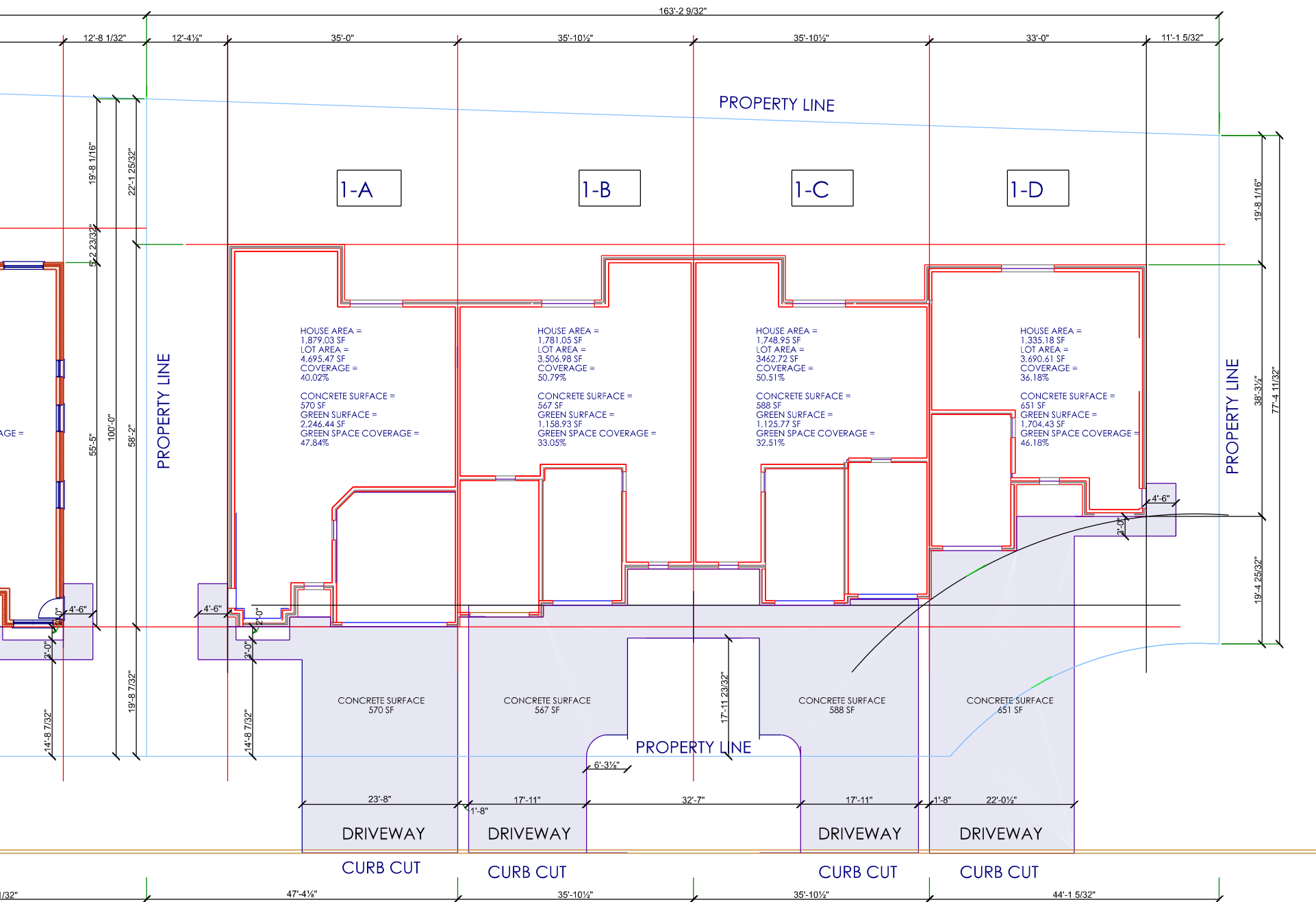
The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential Second Density (R2-7) Zone and Residential Multiple First Density (RM1) Zone in the Town's Zoning By-law.

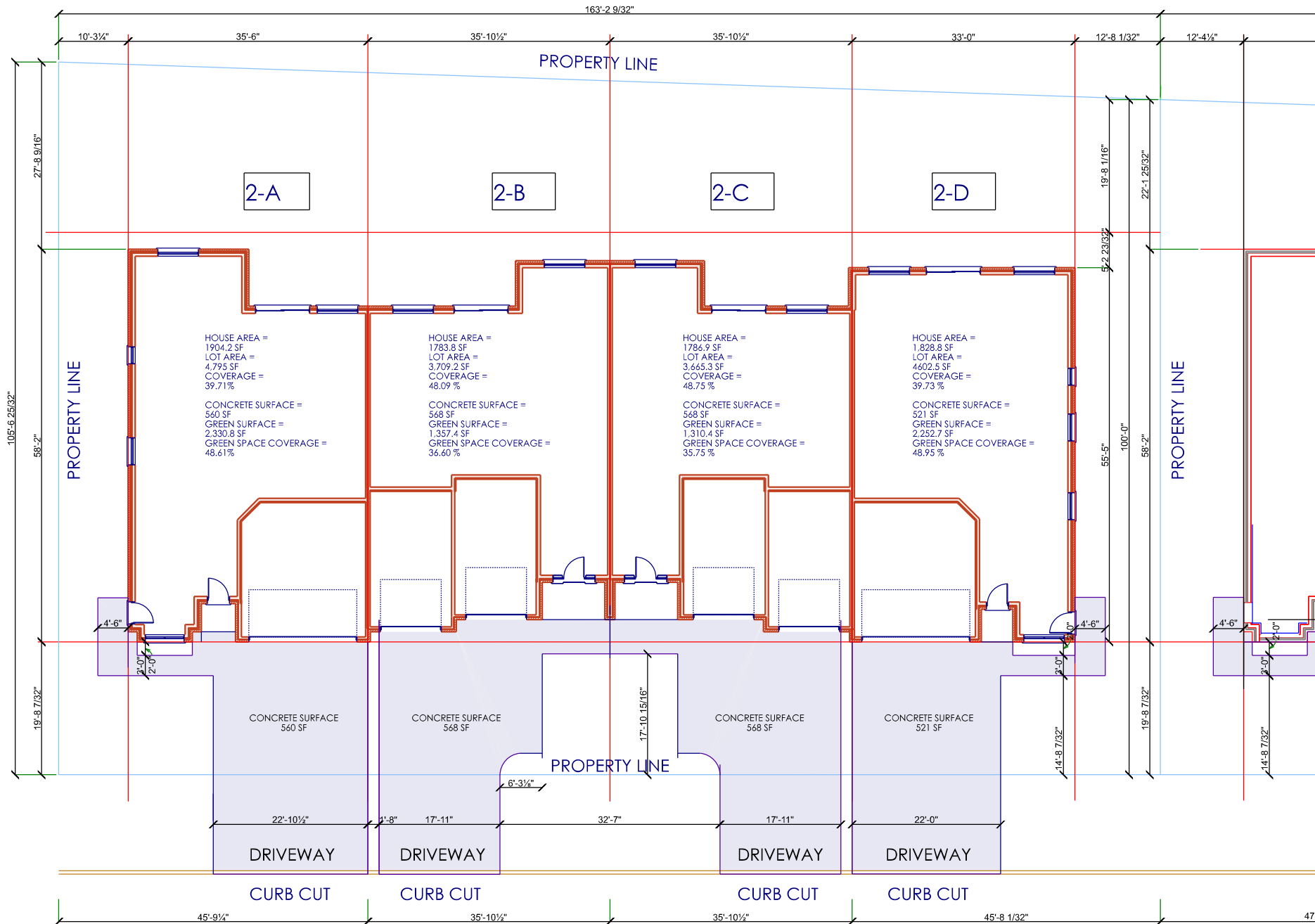
Additional Information relating to the proposed application is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca.

Dated: August 19, 2026

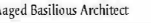


Christopher Aspila, Ph.D, GISP, MCIP, RPP
Town Planner/ Manager of Planning Services
and Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8





BLOCK 2
PROPOSED DRIVEWAY LAYOUT



Maged Basiliou Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
mail: mbasiliou@mbarchitect.ca

AGED BASILIOU
LICENCE
5686

[illegible]

Scale $3/16" = 1'-0"$

Proposed Height = 6.75 m

Architectural elevation drawing showing height callouts in meters and feet. The drawing includes labels for materials: STONE VENEER, ASPHALT SHINGLE, and Aluminum Fascia. The drawing also includes a section cut symbol on the right side.

Architectural elevation drawing of a two-story building with a gabled roof. The drawing includes vertical dimensions in meters (m) and feet/inches (ft - in). Key dimensions include:

- Roof height: 3.25 m (10' - 8")
- Second Floor height: 2.18 m (7' - 2")
- Roof height: 5.28 m (17' - 6")
- First Floor height: 3.55 m (11' - 8")
- Front Grade height: 0' - 0"
- High Roof height: 17' - 10"

Material specifications include:

- ASPHALT SHINGLE
- FIBRE CEMENT SIDING
- BRICK VENEER

The drawing also shows window placements and grid lines (1, 2, 3, 4, 5) and (G).

② Back Elevation
3/16" = 1'-0"



www.mbarchitect.ca

Maged Basilious Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
e-mail: mbasilious@mbarchitect.ca

May 09, 2025

MAGED BASILIOUS
LICENCE
5686

ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE **CONSULTANT** AND SHALL BE RETURNED UPON REQUEST.

REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE **CONSULTANT**.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE **CONSULTANT** BEFORE PROCEEDING WITH THE WORK.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE **CONSULTANT**.

THIS DRAWING IS **NOT** TO BE SCALED USE FIGURED DIMENSIONS ONLY.

B-2
Callams Bay

Amherstburg ON
Front and Back
Elevations

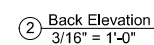
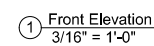
Project number	2548
Date	Feb. 2026
Drawn by	M. B.
Checked by	M. B.

A5

Scale	$3/16" = 1'-0"$
-------	-----------------

G:\My Drive\PRO\MBA\Project\2025\2547 - B2\Revit\2547 - B2 IEP.rvt

0076 07 20 2:54:26 PM





NOTES
REMARKS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999946.

LEGEND
SURVEY MONUMENT FOUND
REMARKS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999946.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	1.50	1.50	N05°29'30"E
C2	15.00	12.53	12.16	N01°17'20"W
C3	15.00	11.00	10.76	N08°06'30"E
C4	15.00	1.62	1.62	N87°42'30"W

PLAN 12R-21038
RECEIVED AND REPORTED
DATE MAY 30, 2022
DATE 2022/05/31
ANDREW S. MANHA
ONARIO LAND SURVEYOR

PLAN OF SURVEY
OF
BLOCKS 1 and 2,
BLOCKS 4 to 9, (incl.)
BLOCKS 11 to 26, (incl.)
AND
BLOCKS 28 and 29,
PLAN 12M-679
IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
SCALE = 1:300
"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

LINE	BEARING	DISTANCE
A-B	N04°09'30"E (P&M)	102.46 (P&M)
C-D	N04°09'30"E (P&M)	102.46 (P&M)
E-F	N04°09'30"E (P&M)	102.46 (P&M)
G-H	N04°09'30"E (P&M)	102.46 (P&M)

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
COORDINATE VALUES ARE TO AN UTM ACCURACY IN ACCORDANCE WITH
SECTION 14(3) OF THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5
COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

LINE SUMMARY

LINE	BEARING	DISTANCE
A-B	N04°09'30"E (P&M)	102.46 (P&M)
C-D	N04°09'30"E (P&M)	102.46 (P&M)
E-F	N04°09'30"E (P&M)	102.46 (P&M)
G-H	N04°09'30"E (P&M)	102.46 (P&M)

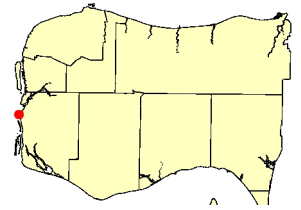
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 2022.
DATE MARCH 24, 2022
ANDREW S. MANHA
ONARIO LAND SURVEYOR

VERHAEGEN SURVEYING
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
400 TAYLOR STREET, WINSTON-SALEM, NC 27157
T: (703) 254-1772 F: (703) 254-1791 www.verhaegen.com

DRAWN BY: A.J.M. CHECKED BY: A.S.M. REFERENCE NO.: 21-47-596-00
FILE: 21-47-596-00BLK 1.40g E-12M-679-BLK 0 GSD PLAN 21-47-596-00BLK 1.40g



Town of Amherstburg



Legend

 Parcels

0.1 0 Distance / 0.1 Kilometers

Notes



Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

Application No. A/12/26

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 7/21/26
3. Date application deemed complete by municipality 8/7/26
4. Name of registered owner _____
- Telephone number _____
- Address & Postal Code _____
- Email _____
- 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:
N/A

6. Location and description of subject land:
- Concession No. _____ Lot(s) No. _____
- Registered Plan No. 12M679 Lot(s) No. _____
- Reference Plan No. 12R20938 Part(s) No. 19 - 17- 7 - 5
- Street Address 125-127, 133-135 Callams Bay Cres Assessment Roll No. 372942000024379 - 372942000024378 - 372942000024375 - 372942000024374

7. Size of subject parcel:
- | | | | | | | |
|-----|----------|----------------|-------|------------------|------|-----------------|
| | Frontage | <u>10.94 m</u> | Depth | <u>Irregular</u> | Area | <u>328 sq m</u> |
| 125 | | | | | | |
| 127 | | 10.94 m | | Irregular | | 324 sq m |
| 133 | | 10.25 m | | Irregular | | 290.5 sq m |
| 135 | | 10.25 m | | Irregular | | 286.4 sq m |

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 R2-7/RM1
11. Nature and extent of relief from the Zoning By-law requested to request
relief from Section 3(23)(a)(i)(i), which permits a driveway width to a maximum of 50% of the
lot frontage. The requested relief is to permit the proposed driveway flare of 6.26 ft (1.92 m),
as shown on the drawings as 6'-3 $\frac{1}{8}$ "
12. Reasons why minor variance is necessary To accommodate the required widening of the
driveway and provide vehicular access to the attached garage.
13. Current use of subject land Residential
14. Length of time current use of subject land has continued More than 10 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:
No building, vacant lot
16. Date of construction of existing buildings and structures on the subject land:
N/A
17. Date subject land acquired by current registered owner More than 10 years
18. Proposed use of subject land Residential. No change is proposed.
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:
One Street Rowhouse Dwelling Unit and one Additional Residential unit on each parcel
see site plan for the dimensions.
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:

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 20th day of July, 2026
DAY MONTH YEAR

SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Sawyer Everett-Dejongs of the Town of Belle River 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
PRINT NAME OF TOWN OR CITY

In the County of Essex
PRINT COUNTY/REGION/DISTRICT

this 21st day of July, 20 26
DAY MONTH YEAR

APPLICANT, SODICITOR 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.

AUTHORIZATION
(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

133, 135, 125, 127 Callams Bay Cr. Amherstburg

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

Sawyer Everitt-deJonge 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 31st day of July, 2026.
DAY MONTH YEAR

Sawyer DeJonge
SIGNATURE OF WITNESS

Michael Dunn
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.

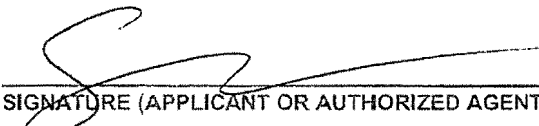
Chris Aspila, MCIP RPP
Manager of Planning Services

PROPERTY ADDRESS: 125-127-133-135

APPLICATION NUMBER(S): A, 12, 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)

July
DATE