A/18/26
KROKOS

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:

Bradly Thomas Krokos, c/o Jake Fehr, 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, December 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 sfrench@amherstburg.ca to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, November 30, 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:

Sarah French, Planner II 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, November 30, 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 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: **64 Willow Beach Road.**
(Roll No.: 3729-550-000-04020)

Purpose of Application A/18/26:

The applicant is proposing the construction of an accessory structure consisting of a garage with a personal storage above, with a total area of 98.84 sq m (1064 sq ft), including the covered porch, and a height to the peak of the roof of 6.46 m.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height to the peak of the roof of 5.5 m for an accessory structure within a residential zone.

The subject parcel is 1090.22 sq m (0.2694 ac) in lot area which contains a single detached dwelling with an attached garage with a total footprint area of 176.14 sq m with a height of 6.46 m, and a deck with an area of 46 sq m. The total lot coverage proposed including the existing dwelling, existing deck and the proposed accessory structure is 29.43%.

Therefore, the amount of relief requested is 0.96 m in accessory structure height to the peak of the roof.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1B (R1B) Zone in the Town's Zoning By-law.

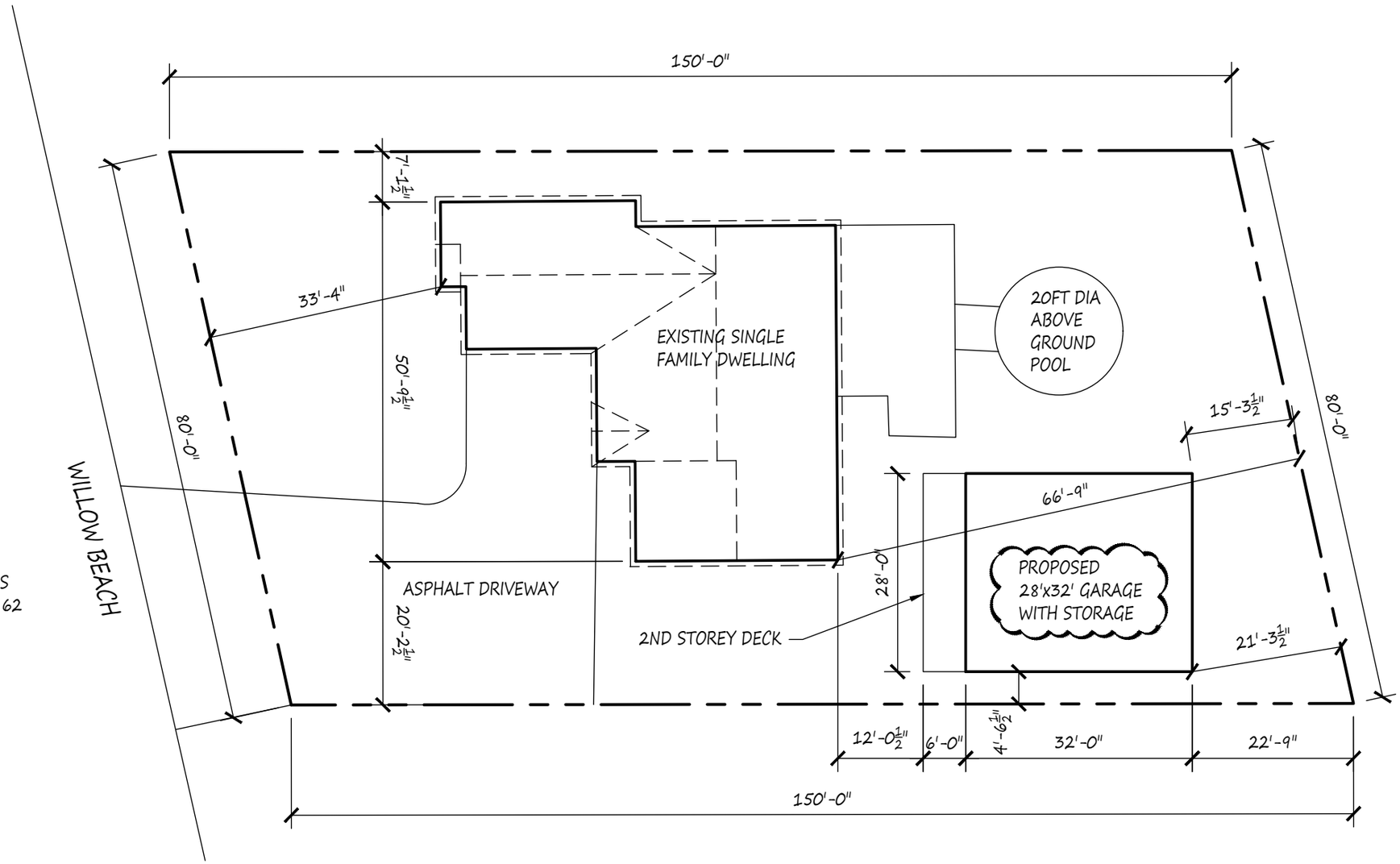
Additional Information relating to the proposed application is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca.

Dated: November 18, 2026

S. French

_____

Sarah French, MCIP, RPP
Planner II and Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8



LOT SIZE: 0.2694 ACRES
PLAN 1103 LOTS 61 & 62
ZONED R1B

SITE PLAN

1" = 20'-0"

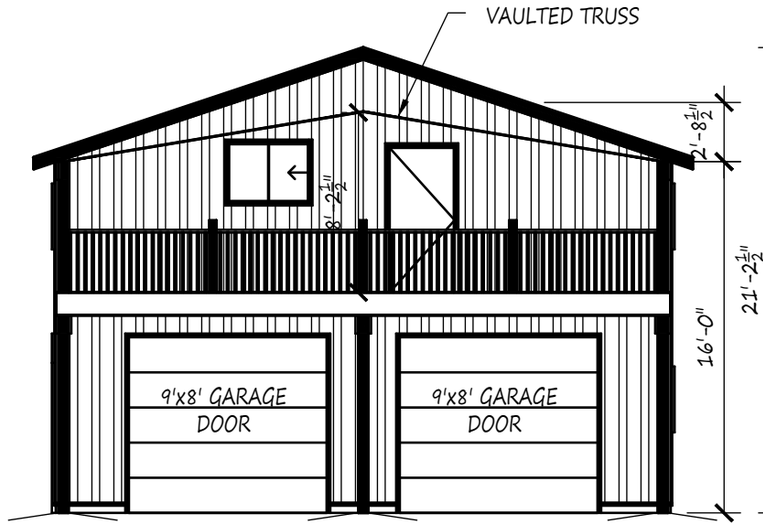
PROJECT TITLE: PROPOSED BUILDING 64 WILLOW BEACH

DATE: NOV10, 2026

SCALE: 1' =20'-0" ON LEGAL

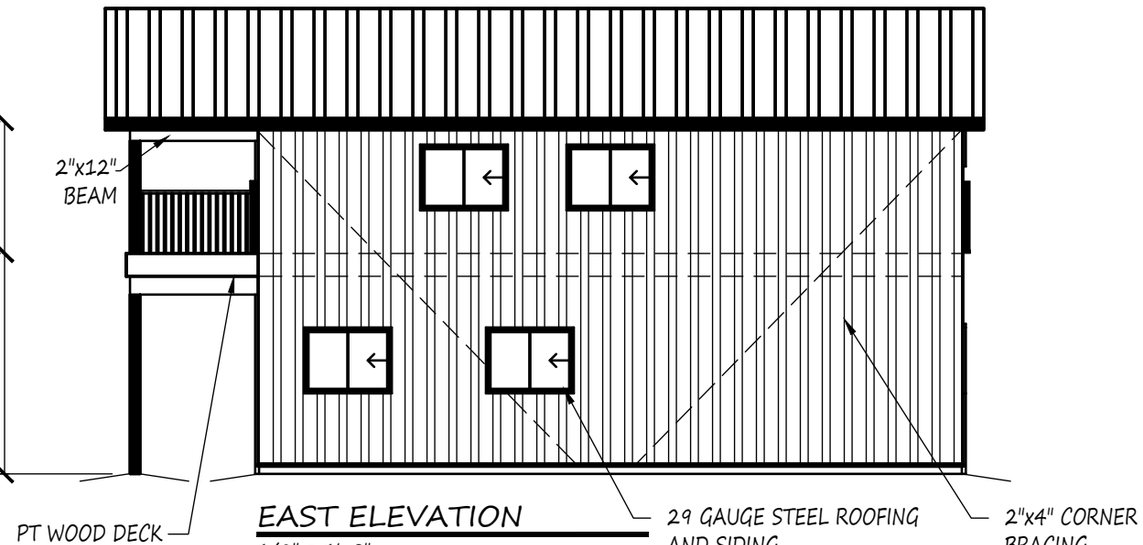
SHEET TITLE: SITE PLAN

A-1



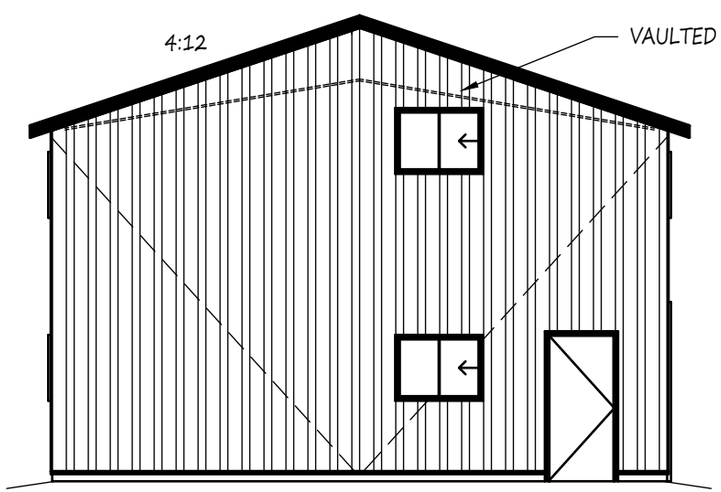
SOUTH ELEVATION

1/8" = 1'-0"



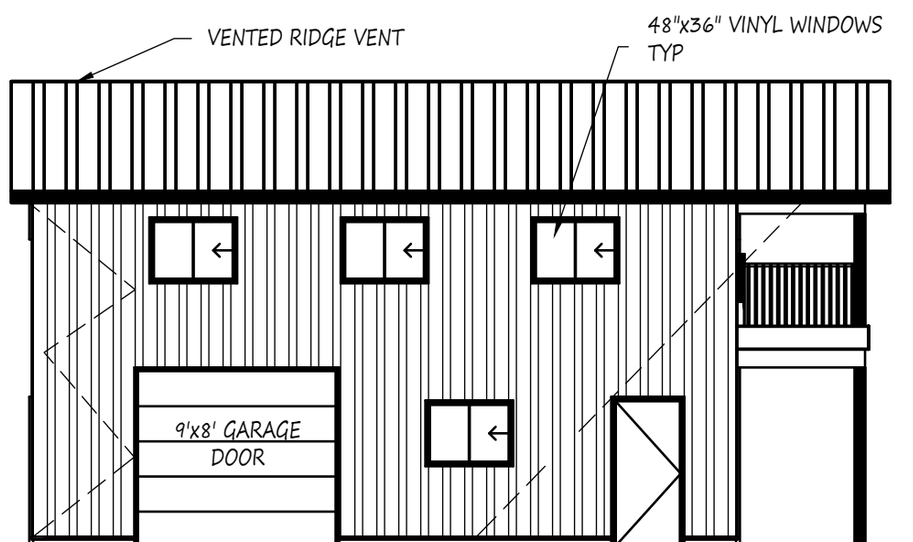
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

PROJECT TITLE: PROPOSED BUILDING 64 WILLOW BEACH

DATE: NOV10, 2026

SCALE: 3/32" =1'-0" ON LEGAL

SHEET TITLE: ELEVATIONS

A-5

Town of Amherstburg





Legend

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

0.0 0 Distance / 2 0.0 Kilometers

1: 879

Created by Amherstburg Interactive Mapping

Notes

This is where you enter your notes about the map.

Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

Application No. A/18/26

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 11/12/26

3. Date application deemed complete by municipality 11/13/26

4. Name of registered owner Bradly Thomas Krokos

   Telephone number [redacted]

   Address & Postal Code [redacted]

   Email [redacted]

   Name of registered owner's solicitor or authorized agent (if any) Jake Fehr, Advanced Build (Agent)

   Telephone number [redacted]

   Address & Postal Code [redacted]

   Email [redacted]

   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. 1103 Lot(s) No. 61 & 62

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

   Street Address 64 Willow Beach Road Assessment Roll No. 372955000004020

7. Size of subject parcel:

   Frontage 27.12 m (89 ft) Depth 45.80 m (150 ft) Area 1090.22 sq m (0.2694 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

   N/A

9. Current Official Plan Land Use designation of subject land Low Density Residential

10. Current Zoning of subject land Residential Type 1B (R1B)

11. Nature and extent of relief from the Zoning By-law requested The applicant is requesting relief from Section 3(1)(c) of Zoning By-law 1999-52, as amended,which permits a maximum height of 5.5 m for accessory structures within a residential zone. The proposed garage has a height to the peak of the roof of 6.46 m, resulting in a requested relief of 0.96 m from the Zoning By-law provisions.

12. Reasons why minor variance is necessary To provide enough height for an additional storey as a storage to the proposed garage.

13. Current use of subject land Residential

14. Length of time current use of subject land has continued More than 25 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:
A single detached dwelling with approx. 10 m distance from the front lot line 21m from the rear lot line,4.5 m and 6.5 m from internal side lot lines, with an area of 125.88 sq m with an attached garage with 50.26 sq m area (176.14 sq m total area of house and attached garage), with a height of 6.46 m. And a deck with an area of 46 sq m at the back yard with approx. 13 m distance from the rear lot line.

16. Date of construction of existing buildings and structures on the subject land:
2005

17. Date subject land acquired by current registered owner 2003

18. Proposed use of subject land No change, 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:
An accessory structure with an area of 98.84 sq m (1064 sq ft) including the covered porch with a height to the peak of the roof of 6.46 m, with approx. 4.5 m distance from the rear lot line with 1.38 m distance from the east internal side lot line.

20. Type of water supply:

- [x] municipally owned and operated piped water supply
- [ ] well
- [ ] Other (specify) _____

21. Type of sanitary sewage disposal:

- [x] municipally owned and operated sanitary sewers
- [ ] septic system
- [ ] Other (specify) _____

22. Type of storm drainage:

- [x] 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:

N/A

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.

N/A

25. The proposed project includes the addition of permanent above ground fuel storage:

- [ ] Yes
- [x] No

26. Is the land within 600m of property that is designated as Extraction Industry?

- [ ] Yes
- [x] 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 11/12/2026.

SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Jake Fehr of the Municipality of Leamington in the
NAME PRINT NAME OF TOWN OF 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 12/NOV/2026

Luisa Kempster, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2028.

Jake Fehr, Agent
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

A COMMISSIONER, ETC.

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:

64 Willow Beach Road, Amherstburg, ON

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

Jake Fehr - ADVANCED BUILDS. of the Municipality of Leamington 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 NOV 1/ 2026.

SIGNATURE OF WITNESS Joan Ann Ames

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: 64 Willow Beach Road, Amherstburg, ON

APPLICATION NUMBER(S): A/18/26

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)

Nov 6 2026
DATE