



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:

Naismith Crawford Everitt-Dejonge, 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: **488 Dalhousie St**
 (Roll No. 3729 040 000 01500)

Purpose of Application A/13/26: The applicant is proposing the construction of a single detached dwelling with an attached garage on the subject property as a vacant residential lot. The house is supposed to have with a footprint area of 124.4 sq m, lot coverage of 29.9 %, and a height of 184.45 m above Canadian Geodetic Datum.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 9 (4)(a)(i)(3) which states “no building shall be constructed so as to be more than 5 m above 178 meters Canadian Geodetic Datum”.

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

Therefore, the amount of relief requested is 1.45 m in height above Canadian Geodetic Datum.

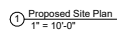
The subject property is designated Low Density Residential in the Town’s Official Plan and Special Provision Residential Third Density (R3-1) Zone and Environmental Protection (EP) Zone in the Town’s Zoning By-Law.

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 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



EverJonge Homes Dalhousie Water Front Site Plan

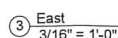
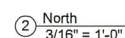
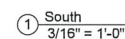
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Scale 1" = 10'-0"



Project number	EJ-202600
Date	Issue Date
Drawn by	Author
Checked by	Checker

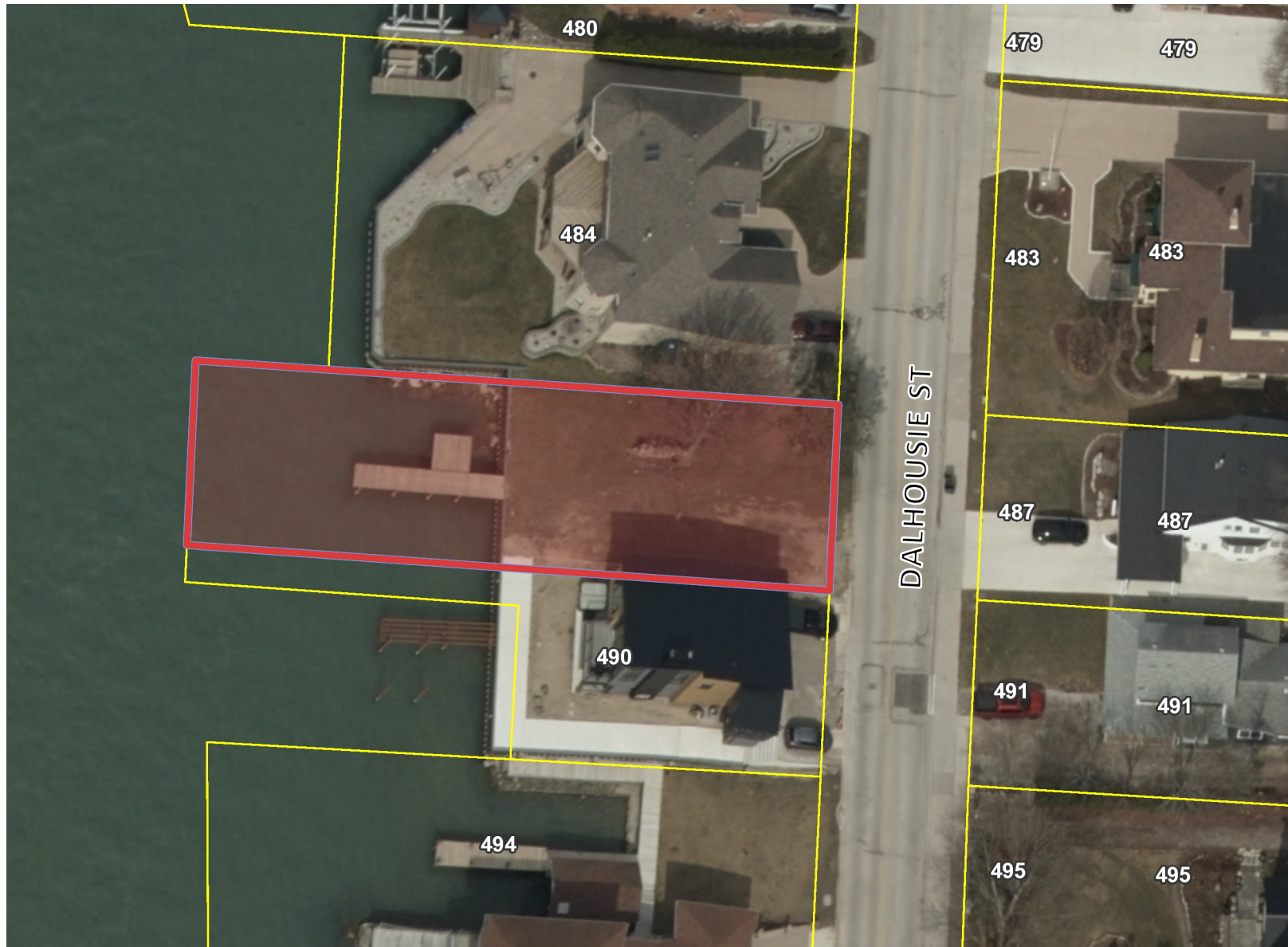
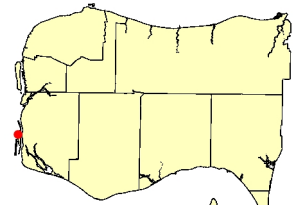
Scale	$3/16" = 1'-0"$
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Permitted $\rightarrow$ 5m above 178 CGD = 183m
Proposed height $\rightarrow$ 176.2 + 0.79 + 7.49 = 184.45m



Town of Amherstburg



Legend

 Parcels

0.0 0 Distance / 0.0 Kilometers

Notes



Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

Application No. A/13/26

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 7/21/26
4. Name of registered owner Naismith Crawford Everitt-Dejonge

Telephone number _____

Address & [REDACTED] _____

Email _____

Name of registered owner's solicitor
or authorized agent (if any) Sawyer Everitt-Dejonge

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. 1 Lot(s) No. Part lot 4 & water lot
- Registered Plan No. _____ Lot(s) No. _____
- Reference Plan No. _____ Part(s) No. _____
- Street Address 488 Dalhousie St (487 VL Dalhousie St) Assessment Roll No. 372904000001500

7. Size of subject parcel:
- Frontage 15.33 m Depth 53.03 m Area 810 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 R3-1 and EP
11. Nature and extent of relief from the Zoning By-law requested To request relief from Section 9 (4)(a)(i)(3) which states that 'No building shall be constructed so as to be more than 5 m above 178 m Canadian Geodetic Datum.'
Proposed height of 184.45 m above Canadian Geodetic Datum
Relief of 1.45 m
12. Reasons why minor variance is necessary To accommodate enough height for building a two-storey single detached dwelling with an attached garage.
13. Current use of subject land Residential
14. Length of time current use of subject land has continued More than 100 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:
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 Less than 6 years
18. Proposed use of subject land No change proposed, 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:
One two-storey single detached dwelling with an attached garage
With a footprint area of 124.4 sq m and a height of 184.45 m
above Canadian Geodetic Datum , and a lot coverage of 29.9%.
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

X

SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Sawyer Everett Depnge of the Town of Belle River 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 21st day of July, 2026
DAY MONTH YEAR


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.

AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

The water side of 487 Dalhousie St.

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

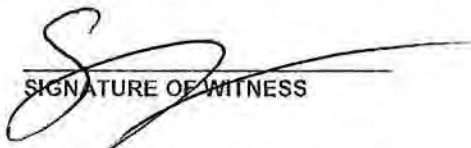
Naismith Everett-DeJong of the Town of Amherstburg to:
PRINT NAME PRINT TOWN OR CITY

- (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 21st day of July, 20 26
DAY MONTH YEAR


SIGNATURE OF WITNESS

SIGNATURE OF WITNESS

SIGNATURE OF WITNESS


SIGNATURE OF OWNER

SIGNATURE OF OWNER

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.

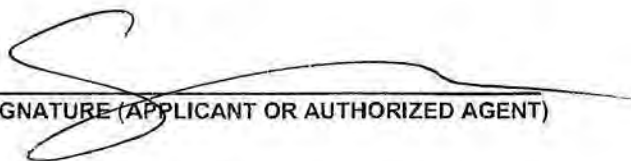
Chris Aspila, MCIP RPP
Manager of Planning Services

PROPERTY ADDRESS: 487 VL Delhousie St.

APPLICATION NUMBER(S): A / 13 / 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 2
DATE