



# The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH  
AMHERSTBURG, ONTARIO  
N9V 2A5

PLANNING SERVICES DEPARTMENT  
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Website: [www.amherstburg.ca](http://www.amherstburg.ca)

September 4, 2024

Re: File **A/34/24**  
Decision Made on Application for Minor Variance of  
**Danny and Lisa Marie Elias**  
**1118 Dot St. (Roll No. 3729-460-000-20200)**

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In compliance with Subsection 10 of Section 45 of The Planning Act, R.S.O. 1990, Chapter P.13, I enclose herewith a certified copy of the decision of the Committee of Adjustment with regard to the above noted file.

Please be advised that the last day for filing an appeal is **September 24, 2024**.

Subsection (12) of Section 45 of The Planning Act states that the applicant, the Minister, a specified person or any public body may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Clerk of the municipality a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Minister of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

The letter of appeal and other documents from the application file will be forwarded to the Ontario Land Tribunal. The Ontario Land Tribunal may hold a hearing of which notice will be given to such public bodies or persons and in such manner as the Tribunal may determine.

When the final date for appeal has passed and no notice of appeal is given, the decision of the Committee of Adjustment is final and binding and the applicant will be so notified and a certified copy of the decision will be filed with the Clerk of the Municipality.

Yours truly,

Janine Mastronardi, Secretary-Treasurer

**COMMITTEE OF ADJUSTMENT  
DECISION OF COMMITTEE WITH REASONS  
RE APPLICATION FOR MINOR VARIANCE**

*The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(8), As Amended*

- (a) Name of approval authority **TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT**
- (b) Name of applicant RE AN APPLICATION BY (b) Danny and Lisa Marie Elias
- (c) Brief description LOCATION OF PROPERTY (c) **1118 Dot Street  
(Roll No. 3729-460-000-20200)**
- (d) As set out in application
 

PURPOSE OF APPLICATION: (d) The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(g) which requires a maximum lot coverage of 30% in a Residential Type 1A (R1A) Zone.

The applicant is renovating an existing single detached dwelling including the addition of a garage on the property. Due to the addition, the proposed structure was over the maximum 30% lot coverage. The applicant decided to demolish the existing covered porch and balcony to bring the proposed renovation into compliance with the Zoning By-law 1999-52, as amended. The applicant is now proposing to rebuild the covered porch and balcony, should the minor variance be approved. The property currently has an existing lot coverage of 29.7%. The proposed covered porch is 260 square feet and, if approved, will result in a lot coverage of 33.3%. Therefore, the amount of relief requested is 3.3% or an additional 240 square feet of lot coverage.

The subject property is designated Low Density Residential in the Town’s Official Plan and zoned Residential Type 1A (R1A) Zone in the Town’s Zoning By-law.
- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 4<sup>th</sup> day of September, 2024  
  
DECISION: **APPROVED**
- (f) State conditions to be satisfied before granting of Minor Variance CONDITIONS - This decision has been made subject to the following condition: (f)
- (g) State reasons for decision REASONS FOR DECISION: (g) The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

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Terris Buchanan	Anthony Campigotto	Debbie Rollier

.....	.....	ORIGINAL DOCUMENT SIGNED
Josh Mailloux	Don Shaw	

**CERTIFICATION**

*The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(10), As Amended*

(h) Name of approval authority I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority Dated the 4<sup>th</sup> day of September, 2024



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Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Rd, Amherstburg, ON N9V 2Y8