



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
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June 4, 2025

Re: File **A/13/25**
Decision Made on Application for Minor Variance of
Chad & Juliette Sinclair
134 Balaclava Street South (Roll No. 3729-230-000-02000)

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 **June 24, 2025**.

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) Chad and Juliette Sinclair
(c) Brief description	LOCATION OF PROPERTY (c) 134 Balaclava Street South (Roll No. 3729-230-000-02000)
(d) As set out in application	<p>PURPOSE OF APPLICATION: (d The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) which states “the total lot coverage of all accessory buildings or structures on a lot shall not exceed 10 percent of the lot area of the said lot and to a maximum of 100 square metres (1076 sq ft) for accessory buildings and structures in any Residential Zone.”</p> <p>The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 3(3)(f)(vi) which permits a maximum 20 m setback between a primary dwelling and additional dwelling unit.</p> <p>The applicant is proposing the construction of a single storey 30 ft x 34 ft, 1009 sq ft, accessory structure to contain an additional residential unit with a front stoop and back patio on a property with a lot area of 29,620.8 sq ft which contains a 1200 sq ft primary dwelling and an existing 430 sq ft detached accessory structure. The applicant is seeking additional relief in accessory structure lot coverage to allow for a potential shed in the future as well. The resulting accessory structure lot coverage proposed is 1516 sq ft (5.1%).</p> <p>The additional residential unit is proposed to be setback 25 m (82 ft) from the primary dwelling. This will allow for space between the primary and additional dwellings for the existing garage to be relocated and for amenity space for the primary dwelling.</p> <p>Therefore, the amount of relief requested is 440 sq ft in accessory structure lot coverage and 5 m (16.4 ft) in setback between the primary dwelling and additional residential unit.</p> <p>The proposed setbacks from property lines, height of accessory structure and total lot coverage all comply with the applicable zoning provisions.</p> <p>The subject property is designated Low Density Residential and Medium Density Residential in the Town’s Official Plan and zoned Residential First Density (R1) Zone and Residential Second Density/Residential Multiple First Density (R2/RM1) Zone in the Town’s Zoning By-law.</p>
(e) Date of decision	CONCUR in the following decision and reasons for decision made on the (e) 4 th day of June, 2025
	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) 1. That the applicant prepare and implement a lot grading design for the subject property, to the satisfaction of the municipality.

(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

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Anthony Campigotto

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Debbie Rollier

.....

Josh Mailloux

.....

Don Shaw

ORIGINAL DOCUMENT SIGNED

CERTIFICATION

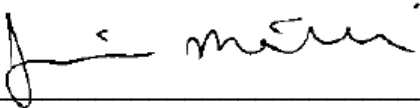
The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(10), As Amended

(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 4th day of June, 2025



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