



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
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May 6, 2026

Re: File **A/09/26**
Decision made on Application for Minor Variance of
Aaron Mulder & Connie-Fay Girard
137 Ventnor Avenue (Roll No.: 3729-160-000-10500)

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 **May 26, 2026**.

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) **Aaron Mulder & Connie-Fay Girard**
- (c) Brief description LOCATION OF PROPERTY (c) **137 Ventnor Avenue
(Roll No.: 3729 160 000 10500)**
- (d) As set out in application

PURPOSE OF APPLICATION: The applicant is proposing the construction of an additional second storey 20 ft x 20 ft with an area of 37.16 sq m (400 sq ft) to the existing legal non-conforming detached garage for personal storage with a height to the peak of the roof of 7.4 m. The area of the additional second storey is the same as the footprint area of the existing garage with an additional exterior stair platform of 1.86 sq m (20 sq ft). The proposed extension of the roof to cover the exterior stairs does not count towards lot coverage.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(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 930 sq m in lot area which contains a single detached dwelling with an area of 93.64 sq m (1008 sq ft), a detached garage with an area of 37.16 sq m (400 sq ft) and a shed with an area of 13 sq m (140 sq ft). The total lot coverage proposed is 15.7%.

Therefore, the amount of relief requested is 1.9 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 First Density (R1) 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) 6th day of May 2026

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 design of the accessory structure be in substantial conformity with the plans submitted as part of application A/09/26.
- (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

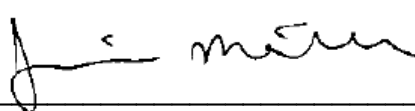
..... ORIGINAL DOCUMENT SIGNED
Josh Mailloux Don Shaw

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 6th day of May, 2026



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