



# The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH  
AMHERSTBURG, ONTARIO  
N9V 2A5

PLANNING SERVICES DEPARTMENT  
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May 61, 2026

Re: File **A/08/26**  
Decision made on Application for Minor Variance of  
**Ronald Timothy, c/o Norbert Bolger, Agent**  
**20 Laird Avenue South (Roll No.: 3729-250-000-02700)**

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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 **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) **Ronald Timothy, c/o Norbert Bolger, Agent**
- (c) Brief description LOCATION OF PROPERTY (c) **20 Laird Avenue South  
(Roll No.: 3729 250 000 02700)**
- (d) As set out in application
 

**PURPOSE OF APPLICATION:** The applicant is proposing the construction of a garage with an area of 138.2 sq m (1488 sq ft), for the purpose of storage garage with a total height to the peak of the roof of 7.7 m. The proposed garage will replace both the existing garage and the existing shed.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) which permits a maximum lot coverage of 10% of the lot area to a maximum of 100 sq m (1076 sq ft) in a Special Provision Residential First Density (R1-8) Zone.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum 5.5 m (18 ft) height of an accessory structure measured to the peak of the roof.

The subject parcel is 2789.14 sq m (30,022 sq ft) in lot area which contains a single detached dwelling with a gross floor area of 322.09 sq m (3467sq ft) and a footprint of 197.14 sq m (2122 sq ft) with a height to the peak of the roof of 7.32 m (24 ft). The existing shed and existing detached garage are proposed to be demolished.

The resulting accessory structure lot coverage proposed is 4.96% and the resulting total lot coverage proposed is 12.02%.

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

Therefore, the amount of relief requested is 38.2 sq m in accessory structure lot coverage and 2.2 m in accessory structure height.

The subject property is designated Low Density Residential in the Town’s Official Plan and zoned Special Provision Residential First Density (R1-8) Zone and Environmental Protection (EP) in the Town’s Zoning By-law.
- (e) Date of decision **CONCUR** in the following decision and reasons for decision made on the (e) 6<sup>th</sup> 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 applicant prepare and implement a lot grading design for the subject property to the satisfaction of the municipality.
  2. That the design of the accessory structure be in substantial conformity with the plans submitted as part of application A/08/26.

(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

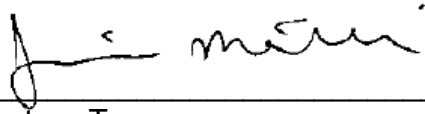
..... ORIGINAL DOCUMENT SIGNED  
Josh Mailloux                      Don Shaw

**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 6<sup>th</sup> day of May, 2026

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