



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
BUS (519) 736-5408
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April 1, 2026

Re: File **A/05/26**
Decision made on Application for Minor Variance of
Timothy & Janet Beaulieu, c/o Norbert Bolger, Agent
510 Simcoe St. (Roll No.: 3729-170-000-00301)

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 **April 21, 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) **Timothy & Janet Beaulieu, Norbert Bolger, Agent**
- (c) Brief description LOCATION OF PROPERTY (c) **510 Simcoe St.
(Roll No.: 3729 170 000 00301)**
- (d) As set out in application
- PURPOSE OF APPLICATION:** The applicant is proposing the construction of two additions to an existing 137.87 sq m (1484 sq ft) accessory structure. To the west of the existing accessory structure a two storey 62.43 sq m (672 sq ft) addition is proposed with a height of 7.16 m (23.5 ft) to the peak of the roof. To the south of the existing accessory structure a single storey 62.43 sq m (672 sq ft) addition is proposed.
- 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 Residential Second Density (R2) 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 0.267 ha (28,750 sq ft) in lot area which contains a single detached dwelling with a gross floor area of 265.52 sq m (2858 sq ft) and a height of 7.62 m (25 ft) to the peak of the roof. The existing accessory structure has an area of 137.87 sq m (1484 sq ft). The total area of the two proposed additions to the existing accessory structure is 124.86 sq m and results in an accessory structure lot coverage of 262.73 sq m. The resulting total proposed lot coverage is 19.8%. The resulting total proposed accessory structure lot coverage is 9.8%.
- All other provisions of the Zoning By-law are in compliance.
- Therefore, the amount of relief requested is 163 sq m in accessory structure lot coverage and 1.66 m (5.5 ft) in accessory structure height.
- The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) 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) 1st day of April 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/05/26.

(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

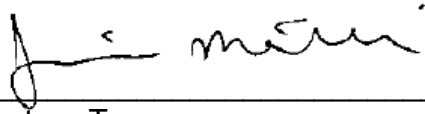
..... ORIGINAL DOCUMENT SIGNED
Josh Mailloux Don Shaw

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 1st day of April, 2026



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