

Municipal Fee Received:	<input checked="" type="checkbox"/>
ERCA Fee Received:	<input checked="" type="checkbox"/>

Application No. A/11/25

**PLANNING ACT**  
**APPLICATION FOR MINOR VARIANCE** ☐  
**APPLICATION FOR PERMISSION** ☐  
**TOWN OF AMHERSTBURG**

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality 4/7/25
3. Date application deemed complete by municipality 4/7/25
4. Name of registered owner Deanne Labutte

Telephone number [REDACTED]Address & Postal Code [REDACTED]Email [REDACTED]Name of registered owner's solicitor or authorized agent (if any) DiGiovanni ConstructionTelephone number [REDACTED]Address & Postal Code [REDACTED]Email [REDACTED]

Please specify to whom all communications should be sent:



registered owner



solicitor



agent

5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:
- \_\_\_\_\_

6. Location and description of subject land:

Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Registered Plan No. 1 Lot(s) No. 24

Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_

Street Address 250 Seymour Assessment Roll No. 120-08400

7. Size of subject parcel:

Frontage 61 ft Depth 137.5 ft Area 8387.5 sq ft

8. Access to subject parcel:

☒ Municipal Road ☐ County Road ☐ Provincial Highway  
☐ Private ☐ Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

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9. Current Official Plan Land Use designation of subject land Low Density Residential

10. Current Zoning of subject land R3

11. Nature and extent of relief from the Zoning By-law requested Relief from Section 3(1)(c)  
which permits a maximum height of 5.5 m to the peak of the roof of an accessory structure. A/22/24  
was approved in July 3rd, 2024 granting 1.5 m of relief in accessory structure height. During  
the construction process the main floor ceiling height was built to 9 ft. Also due to  
construction variances additional relief in height of 0.5 m (1.65 ft) is required.

12. Reasons why minor variance is necessary To allow for the constructed building to  
remain without alteration to the engineered roof trusses.

13. Current use of subject land residential

14. Length of time current use of subject land has continued 77 + years

15. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

1- Single detached dwelling with a height of 16 ft to the peak of the roof.

1- Accessory structure with ARU on second floor

16. Date of construction of existing buildings and structures on the subject land:

1948- single detached dwelling

2024-25- accessory structure (open building permit)

17. Date subject land acquired by current registered owner April 12, 2015

18. Proposed use of subject land residential

19. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

- No additional buildings proposed.

20. Type of water supply:

☒ municipally owned and operated piped water supply

☐ well

☐ Other (specify) \_\_\_\_\_

21. Type of sanitary sewage disposal:

☒ municipally owned and operated sanitary sewers

☐ septic system

☐ Other (specify) \_\_\_\_\_

22. Type of storm drainage:

- ☒ sewers  
☐ ditches  
☐ swales  
☐ Other (specify) \_\_\_\_\_

23. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- ☐ consent to sever ☐ approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

\_\_\_\_\_

24. If known, indicate if the subject land has ever been the subject of an application for minor variance under Section 45 of the Planning Act.

A/22/24

25. The proposed project includes the addition of permanent above ground fuel storage:

- ☐ Yes ☒ No

26. Is the land within 600m of property that is designated as Extraction Industry?

- ☐ Yes ☒ No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed.

**A minor variance application fee of \$1214.00, along with an ERCA development review fee of \$200.00 (total of \$1414.00 payable to the Town of Amherstburg), must accompany your completed application.**

Dated at the Town of Amherstburg on April 7, 2025.  
PRINT NAME OF TOWN OR CITY DATE

  
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

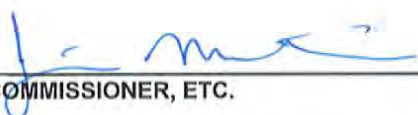
I, Deanne Labate of the Town of Amherstburg in the  
NAME PRINT NAME OF TOWN OF CITY

County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Amherstburg  
PRINT NAME OF TOWN OR CITY

In the County of Essex on April 7, 2025  
PRINT COUNTY/REGION/DISTRICT DATE

  
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

  
A COMMISSIONER, ETC.

Janine Quintina Mastronardi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2027.



# AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer  
Committee of Adjustment  
Town of Amherstburg  
Description and Location of Subject Land:

250 Seymour  
\_\_\_\_\_

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

DiGiovanni Construction of the Town of Amherstburg to:  
PRINT NAME PRINT TOWN OR CITY

- (1) make an application on my/our behalf to the Committee of Adjustment for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town's Committee of Adjustment relevant to the application.

Dated at the Town of Amherstburg  
PRINT TOWN OR CITY

in the County of Essex on April 7, 2025  
PRINT COUNTY/REGION/DISTRICT DATE

[Signature]  
SIGNATURE OF WITNESS

[Signature]  
SIGNATURE OF OWNER

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF OWNER

\* Note: This form is only to be used for applications which are to be signed by someone other than the owner.

## POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN

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This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

The sign must remain posted beginning 10 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP  
Manager of Planning Services

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PROPERTY ADDRESS: 250 Seymour

APPLICATION NUMBER(S): A11125

I understand that each sign must be posted at least 10 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

  
SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

April 7, 2025  
DATE