



The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
BUS (519) 736-5408
FAX (519) 736-9859
Website: www.amherstburg.ca

October 3, 2025

Re: File **A/24/25**
Decision Made on Application for Minor Variance of
Bell Mobility Inc., c/o HRK Realty Services Ltd., Agent
North or Marrows Lane (Roll No.: 3729-350-000-00620)

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 **October 21, 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,

A handwritten signature in black ink, appearing to read "Janine Mastronardi".

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) **Bell Mobility Inc.,
c/o HRK Realty Services Ltd., Agent**
- (c) Brief description

LOCATION OF PROPERTY (c) **North of Marrows Lane
(Roll No.: 3729-350-000-00620)**
- (d) As set out in application

PURPOSE OF APPLICATION (d) The applicant is requesting relief from the provision of the Zoning By-law 1999-52, as amended, Section 25(3)(a), and (b) which states “No person shall, within any FD Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following provisions:
(a) Lot Area (Minimum) – 2000 m²
(b) Lot Frontage (Minimum) – 30 m”

The subject property is the retained parcel resulting from provisional consent B/29/25, being 9.16 m frontage by 176.05 m depth with a total area of 1767.3 sq m identified as Parts 2 and 3 on the attached draft reference plan and contains a communication tower and an access road.

The subject property is designated Medium Density Residential in the Town’s Official Plan and zoned Future Development (FD) 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 October, 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)
- (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

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Josh Mailloux

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Don Shaw

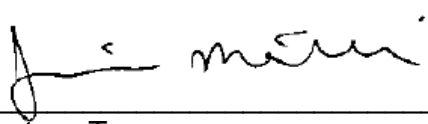
ORIGINAL DOCUMENT SIGNED

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 3rd day of October, 2025



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