



# 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](http://www.amherstburg.ca)

May 1, 2025

Re: File **A/11/25**  
Decision Made on Application for Minor Variance of  
**Deanne Labutte, c/o DiGiovanni Construction, Agent**  
**250 Seymour St. (Roll No. 3729-120-000-08400)**

---

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 20, 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,

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) **Deanne Labutte, c/o DiGiovanni Construction, Agent**
- (c) Brief description

LOCATION OF PROPERTY (c) **250 Seymour St.  
(Roll No. 3729-120-000-08400)**
- (d) As set out in application

PURPOSE OF APPLICATION: (d The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m (18 ft) of an accessory structure measured to the peak of the roof in a residential zone.

A minor variance, file A/22/24, was approved on 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. Through a detailed building review of the structure there were also typical construction variances noted. Additional relief in height of 0.5 m (1.65 ft) is required.

Therefore, the amount of relief requested at this time is 0.5 m (1.65 ft) in accessory structure height.

The subject property is designated Low Density Residential in the Town’s Official Plan and zoned Residential Third Density (R3) 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) 30<sup>th</sup> day of April, 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.

.....  
Terris Buchanan

.....  
Anthony Campigotto

.....  
Debbie Rollier

.....  
Josh Mailloux

.....  
Don Shaw

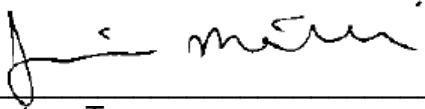
ORIGINAL DOCUMENT SIGNED

(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 May, 2025

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