



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

March 5, 2026

Re: File **A/03/26**
Decision made on Application for Minor Variance of
Tommy and Tracey Trombley
1337 Front Road South (Roll No.: 3729-600-000-10300)

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 **March 24, 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) **Tommy and Tracey Trombley**
- (c) Brief description LOCATION OF PROPERTY (c) **1337 Front Rd. S
(Roll No.: 3729-600-000-10300)**
- (d) As set out in application

PURPOSE OF APPLICATION: (d) The applicant is proposing the construction of a 48 ft x 40 ft, 1920 sq ft (179 sq m), accessory structure for personal storage with a total height to the peak of the roof of 7 m.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(b) which permits accessory buildings up to 185 sq m in R1A zone and Section 3(c), which permits a maximum of 5.5m height for accessory buildings in all zones except Agricultural or Industrial zones.

The subject parcel is 4573 sq m (1.13 acres) in lot area which contains a single detached dwelling with an approximate footprint area of 168 sq m, an accessory structure with an area of 47 sq m and another accessory structure with 27 sq m. The total area of accessory structures on the subject property including the proposed accessory structure will be 253 sq m which exceeds the 185 sq m permitted accessory structure area in R1A zone. The proposed development will result in a total accessory structure lot coverage of 5.5 %.

Therefore, the amount of relief requested is 68 sq m in total area of accessory structures and 1.5 m in the proposed accessory structure height.

The subject property is designated Low Density Residential in the Town’s Official Plan and zoned Residential Type 1 (R1A) 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) 4th day of March 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)
- (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

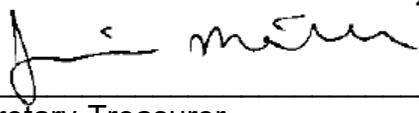
..... ORIGINAL DOCUMENT SIGNED
Josh Mailloux Don Shaw

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 5th day of March, 2026



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