



**TOWN OF AMHERSTBURG
COMMITTEE OF ADJUSTMENT MEETING
MINUTES**

**Wednesday, May 1, 2024
8:00 AM
Council Chambers
271 Sandwich Street South, Amherstburg, ON, N9V 2A5**

PRESENT Terris Buchanan – Vice Chair
 Josh Mailloux
 Donald Shaw

STAFF PRESENT Chris Aspila – Manager, Planning Services
 Janine Mastronardi – Secretary – Treasurer
 Karly Kennedy – Policy and Committee Coordinator

ABSENT Anthony Campigotto – Chair (*Regrets*)
 Debbie Rollier (*Regrets*)

1. CALL TO ORDER

The Vice Chair called the meeting to order at 8:01 a.m.

2. ROLL CALL

3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

(Public Meeting Agenda Items)

Josh Mailloux declared a conflict on item 6.2 of the public agenda due being the owner of the property.

4. LAND ACKNOWLEDGEMENT

The following land acknowledgement was read: We will begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations (comprising the Ojibway, the Odawa, and the Potawatomie Peoples), and of the Huron-Wendat and Wyandot Peoples. We recognize the land as an expression of gratitude to those whose traditional territory we reside on, and a way of honouring the Indigenous people who have been living and thriving on the land since time immemorial. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island.

5. MINUTES OF PREVIOUS MEETING

Moved By D. Shaw

Seconded By J. Mailloux

That the following minutes of the Committee of Adjustment **BE APPROVED**:

5.1 Committee of Adjustment Meeting Minutes of April 3, 2024

The Chair put the motion.

Motion Carried

6. ORDER OF BUSINESS

6.1 B/12/24, 296 Crystal Bay Drive, Stephanie Savoni, Ryan & Monique Diotte, c/o Ryan Solcz, Agent

Moved By D. Shaw

Seconded By J. Mailloux

That application B-12-24 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.

2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached and a copy be provided to the municipality for the severed and retained parcels.
3. That all property taxes be paid in full.
4. Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcels of land being the subject of the consent (severed and retained parcels).
5. That prior to the stamping of deeds the owner is to provide satisfactory evidence that the adjacent parcel is under consolidation relative to the parcels which are the subject of the consent, both the severed and retained parcels.
6. That the applicant provide the municipality a grade design demonstrating that the consolidated severed and retained parcels will maintain their own rain water to the satisfaction of the municipality.
7. That the existing gazebo on the retained parcel be removed prior to the stamping of the deeds.
8. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within two years from the date of this notice.

The Vice Chair put the motion.

Motion Carried

6.2 B/11/24 & A/14/24, 4686 Alma Street, 1830011 Ontario Ltd., c/o Chad Mailloux, Agent

This item was not addressed at this meeting by the Committee.

6.3 A/13/24, 56 Rankin Street, 1174580 Ontario Limited, c/o Stephania Spanic, Agent

Moved By J. Mailloux
Seconded By D. Shaw

That application A/13/24 be approved subject to the following conditions:

1. That the driveway to 56 Rankin be relocated wholly on the subject property and be in compliance with the Town's Zoning By-law 1999-52, as amended and the Town's Right-of-Way Policy and that any incidental costs for the relocation of the existing Cogeco pad be at the expense of the applicant.
2. That a lot grading plan be prepared and submitted to the satisfaction of the municipality.

The Vice chair put the motion.

Motion Carried

7. ADJOURNMENT

Moved By D. Shaw
Seconded By J. Mailloux

That the Committee of Adjustment **RISE and ADJOURN** at 8:20 a.m.

The Chair put the motion.

Terris Buchanan – Vice Chair

Janine Mastronardi - Secretary-Treasurer