

Application No. A/06/25

FORM 1  
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 Jan. 6, 2025
- 3. Date application deemed complete by municipality Jan. 20, 2025
- 4. Name of registered owner JO-ANNE MANCINI / REMO MANCINI

Telephone number [REDACTED]  
 Address [REDACTED]  
 Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) SARAH ANDERSON OF ARCHITECTURAL DESIGN ASSOCIATES.

Telephone number [REDACTED]  
 Address [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:

NONE

- 6. Location and description of subject land:

Concession No. \_\_\_\_\_ Lot(s) No. 9  
 Registered Plan No. 7 Lot(s) No. \_\_\_\_\_  
 Reference Plan No. 12R10322 Part(s) No. 1  
 Street Address 6 Laird Ave S Assessment Roll No. 372925000028500000

- 7. Size of subject parcel:

Frontage 61.17' Depth 297.03' Area 17760 sqft

- 8. Access to subject parcel:

- Municipal Road
- Private
- County Road
- Water
- Provincial Highway

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

\_\_\_\_\_

9. Current Official Plan Land Use designation of subject land SINGLE-FAMILY RESIDENCE
10. Current Zoning of subject land R1-8
11. Nature and extent of relief from the Zoning By-law requested \_\_\_\_\_  
 - MINIMUM SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE IS 1.2m (0.34m PROPOSED)  
 - MIN. SETBACK FROM DETROIT RIVER IS 8m (5 m PROPOSED)
12. Reasons why minor variance is necessary THE PROPOSED LOCATION IS THE MOST SUITABLE, GIVEN THE EXIST. LAYOUT OF FEATURES OF THE BACKYARD LANDSCAPE.
13. Current use of subject land SINGLE-FAMILY RESIDENCE
14. Length of time current use of subject land has continued SINCE BEING BUILT
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:  
EXISTING RESIDENCE: FRONT - 45.9m  
REAR - 19.2, HEIGHT: APPROX. 9m, FLOOR AREA: APPROX: 850m<sup>2</sup>
16. Date of construction of existing buildings and structures on the subject land:  
EXISTING RESIDENCE: 1990-1991
17. Date subject land acquired by current registered owner 1989
18. Proposed use of subject land NO CHANGE IN USE. (SINGLE-FAMILY)
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:  
OUTDOOR KITCHEN / BBQ ENCLOSURE:  
FRONT - 7.6: 7.8m REAR - 3.81m  
HEIGHT - 3.17m  
AREA -
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

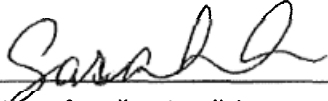
If known, indicate the file number and status of the foregoing application:

NA

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.

NA

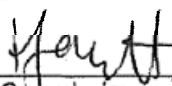
Dated at the CITY of WINDSOR this 6<sup>th</sup> day of JAN, 2025

  
 (signature of applicant, solicitor or authorized agent)

I, SARAH ANDERSON of the CITY OF WINDSOR in the 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 CITY of WINDSOR in the PROVINCE of ONTARIO this 6<sup>th</sup> day of JANUARY, 2025.

  
 Applicant, Solicitor or Authorized Agent

  
 A Commissioner, etc. Expires May 22, 2027.

**KELLY JESSICA JARRETT,**  
 a Commissioner, etc., Province of Ontario,  
 for Architectural Design Associates Inc.,  
 Architect.

# AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer  
Committee of Adjustment  
Town of Amherstburg

Description and Location of Subject Land:

SINGLE-FAMILY RESIDENCE  
6 LAIRD AVE. AMHERSTBURG, ON. N9V 1X5.

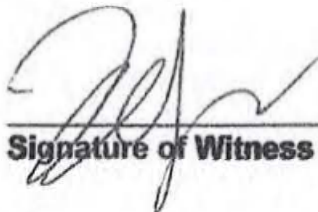
I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

SARAH ANDERSON of the CITY of WINDSOR to:

- (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 in the

PROVINCE of ONTARIO, this 16<sup>th</sup> day of JANUARY, 2025.

  
\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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 each 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. For corner lots, a separate sign will be required, facing each roadway. 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.

Each sign must remain posted beginning 14 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.

Rebecca Belanger, MCIP RPP  
Secretary-Treasurer  
AMHERSTBURG COMMITTEE OF ADJUSTMENT


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PROPERTY ADDRESS: 6 LAIRD AVENUE

APPLICATION NUMBER(S): A 105/25

I understand that each sign must be posted at least 14 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 (Owner/Authorized Agent)

2025/01/06  
Date