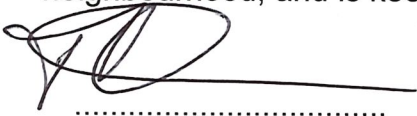
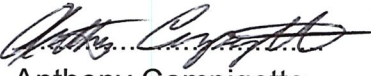
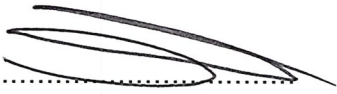


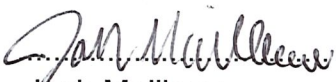
COMMITTEE OF ADJUSTMENT  
DECISION OF COMMITTEE WITH REASONS  
RE APPLICATION FOR MINOR VARIANCE  
*The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(8), As Amended*


- (a) Name of approval authorityTOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT
- (b) Name of applicantRE AN APPLICATION BY (b) Dave & Deanne Labutte, c/o Donato DiGiovanni
- (c) Brief descriptionLOCATION OF PROPERTY (c) 250 Seymour St.  
(Roll No. 3729-120-000-08400)
- (d) As set out in applicationPURPOSE 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.  
  
The applicant is proposing the construction of a 728 sq ft accessory structure to contain additional recreational space (no living quarters) on the first-floor accessory to the primary dwelling and a secondary dwelling unit on the second floor with a height of 7 m (23 ft) to the peak of the roof. Therefore, the amount of relief requested is 1.5 m (5 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 decisionCONCUR in the following decision and reasons for decision made on the (e) 3<sup>rd</sup> day of July, 2024  
  
DECISION: **APPROVED**
- (f) State conditions to be satisfied before granting of Minor VarianceCONDITIONS - This decision has been made subject to the following condition: (f)  
  
1. That the applicant prepare and implement a lot grading design for the subject property, to the satisfaction of the municipality.  
2. That the total lot coverage of accessory structures does not exceed 10% of the lot area as per Zoning By-law 1999-52, as amended, Section 3(1)(b).
- (g) State reasons for decisionREASONS 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

CERTIFICATION  
*The Planning Act, R.S.O. 1990, Chapter P.13, Subsection 45(10), As Amended*

- (h) Name of approval authorityI, **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 authorityDated the 3<sup>rd</sup> day of July, 2024  
  
  
Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Rd, Amherstburg, ON N9V 2Y8