



# The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH  
AMHERSTBURG, ONTARIO  
N9V 2A5

PLANNING SERVICES DEPARTMENT  
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September 2, 2026

Re: File **A/12/26**  
Decision made on Application for Minor Variance of  
**Michael Dunn & Everjonge Homes, c/o Sawyer Everitt-Dejonge, Agent**

**1125 Callams Bay Cres**  
**(Roll No. 3729 420 000 24379)**

**127 Callams Bay Cres**  
**(Roll No. 3729 420 000 24378)**

**133 Callams Bay Cres**  
**(Roll No. 3729 420 000 24375)**

**135 Callams Bay Cres**  
**(Roll No. 3729 420 000 24374)**

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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 **September 22, 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,

Christopher Aspila, 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*

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|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Name of approval authority                                         | TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |                                                                                                                                                                                                                                                                         |
| (b) Name of applicant                                                  | RE AN APPLICATION BY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (b) | Michael Dunn & Everjonge Homes, c/o Sawyer Everitt-Dejonge, Agent                                                                                                                                                                                                       |
| (c) Brief description                                                  | LOCATION OF PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (c) | <div>125 Callams Bay Cres<br/>(Roll No. 3729 420 000 24379)</div> <div>127 Callams Bay Cres<br/>(Roll No. 3729 420 000 24378)</div> <div>133 Callams Bay Cres<br/>(Roll No. 3729 420 000 24375)</div> <div>135 Callams Bay Cres<br/>(Roll No. 3729 420 000 24374)</div> |
| (d) As set out in application                                          | <p>PURPOSE OF APPLICATION: The applicant is proposing the construction of four street rowhouse dwelling units, identified as Parts 19, 17,7, and 5 on the attached Plan of Survey, with one additional residential unit (ADU) on each lot. Two of the subject parcels are the internal lots of Block 1, and the other two are the internal lots of Block 2, as shown on the attached drawings, with 6.75 m and 6.90 m of height for the proposed rowhouse dwelling units, respectively.</p> <p>The subject parcels contain an additional residential unit (ADU) The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(23)(a)(i)(i), which permits a driveway width to a maximum of 50% of the lot frontage.</p> <p>The subject lots will contain a main dwelling, an attached ADU, and attached garages. The driveway flare request is to accommodate the required widening of the driveway and provide vehicular access to the attached garages.</p> <p>All other provisions of the Zoning By-law are in compliance.</p> <p>Therefore, the requested relief is to permit the proposed driveway flare of 6.26 ft (1.91 m) as shown on the attached drawings as 6'-3<sup>1</sup>/<sub>8</sub>".</p> <p>The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential Second Density (R2-7) Zone and Residential Multiple First Density (RM1) Zone in the Town's Zoning By-law.</p> |     |                                                                                                                                                                                                                                                                         |
| (e) Date of decision                                                   | <p>CONCUR in the following decision and reasons for decision made on the (e) 2<sup>nd</sup> day of September 2026</p> <p>DECISION: <b>DEFERRED</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |                                                                                                                                                                                                                                                                         |
| (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 a request from Administration, determined it appropriate to defer the application for minor variance until the revised drawings are received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                                         |

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|--------------------------|-----------------------------|-------------------------|
| .....<br>Terris Buchanan | .....<br>Anthony Campigotto | .....<br>Debbie Rollier |
| .....<br>Josh Mailloux   | .....<br>Don Shaw           |                         |

**CERTIFICATION**

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

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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (h) Name of approval authority           | I, <b>Christopher Aspila, Secretary-Treasurer</b> of the (h) <b>Town of Amherstburg</b> 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 2 <sup>nd</sup> day of September, 2026                                                                                                                                                                          | <br>_____<br>Secretary-Treasurer<br>Town of Amherstburg Committee of Adjustment<br>3295 Meloche Rd, Amherstburg, ON N9V 2Y8 |