



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

September 2, 2026

Re: File **A/13/26**
Decision made on Application for Minor Variance of
Naismith Crawford Everitt-Dejonge, c/o Sawyer Everitt-Dejonge, Agent
488 Dalhousie St (Roll No. 3729 040 000 01500)

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

- (a) Name of approval authority

TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT
- (b) Name of applicant

RE AN APPLICATION BY (b) **Naismith Crawford Everitt-Dejonge, c/o Sawyer Everitt-Dejonge, Agent**
- (c) Brief description

LOCATION OF PROPERTY (c) **488 Dalhousie St (Roll No. 3729 040 000 01500)**
- (d) As set out in application

PURPOSE OF APPLICATION: The applicant is proposing the construction of a single detached dwelling with an attached garage on the subject property as a vacant residential lot. The house is supposed to have with a footprint area of 124.4 sq m, lot coverage of 29.9 %, and a height of 184.45 m above Canadian Geodetic Datum.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 9 (4)(a)(i)(3) which states “no building shall be constructed so as to be more than 5 m above 178 meters Canadian Geodetic Datum”.

All other provisions of the Zoning By-law are in compliance.

Therefore, the amount of relief requested is 1.45 m in height above Canadian Geodetic Datum.

The subject property is designated Low Density Residential in the Town’s Official Plan and Special Provision Residential Third Density (R3-1) Zone and Environmental Protection (EP) 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) 2nd day of September 2026

DECISION: **DEFERRED**
- (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 the Applicant, determined it appropriate to defer the application for minor variance until the Applicant provides an accurate height measurement for the proposed single detached dwelling unit to the satisfaction of the Chief Building Official.

.....

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 authority I, **Christopher Aspila, 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 2nd day of September, 2026



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