The Corporation of The
Town of Amherstburg

271 SANDWICH ST. SOUTH
AMHERSTBURG, ONTARIO
N9V 2A5

PLANNING SERVICES DEPARTMENT
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November 4, 2026

Re: File **A/13/26**
Decision made on Application for Minor Variance of
Naismith Crawford Everitt-Dejonge, c/o Sawyer Everitt-Dejonge

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 **November 24, 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,

S. French

Sarah French, Secretary-Treasurer

NOTICE - The last day for appealing this decision is **NOVEMBER 24, 2026.** **A/13/26**
EVERITT-DEJONGE

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**

(c) Brief description — LOCATION OF PROPERTY (c) **488 Dalhousie Street (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. The subject property is currently a vacant residential lot. The proposed single detached dwelling will have a footprint area of 124.4 sq. m., resulting in lot coverage of 29.9 %, and a height of 8.5 m measured from average grade resulting in a height of 185.9 m above Canadian Geodetic Datum.

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

Therefore, the amount of relief requested is 2.9 m in height above Canadian Geodetic Datum.

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

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) 4th day of November, 2026

DECISION: **APPROVED**

(f) State conditions to be satisfied before granting of Minor Variance — CONDITIONS - This decision has been made subject to the following conditions:

1. That the applicant prepare and implement a lot grading design for the subject property to the satisfaction of the municipality.
2. That the design of the proposed single detached dwelling be in substantial conformity with the plans submitted as part of application A/13/26.

(g) State reasons for decision — REASONS 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.

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Terris Buchanan	Anthony Campigotto
.....	.....
Josh Mailloux	Don Shaw

ORIGINAL DOCUMENT SIGNED

CERTIFICATION

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

(h) Name of approval authority

I, **Sarah French, 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 4th day of November, 2026

S. French

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