



# Amherstburg Committee of Adjustment

July 03, 2024

## A/23/24 – VL Easy Street

# Purpose of Application A/23/24

The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(b) which requires a minimum lot frontage of 20 m for a new lot within the Residential Type 1A (R1A) Zone.

Subsequent to a severance approved through application B/04/24 on February 7, 2024, the approved severed lot will have a frontage of 17 m and the approved retained lot will have a frontage of 17.2 m. Therefore, the amount of relief requested is 3 m in lot frontage for the severed lot and 2.8 m in lot frontage for the retained lot. The minor variance is required as a condition of the approved consent application.

The subject lands are designated Low Density Residential in the Town's Official Plan and zoned holding Residential Type 1A (h-R1A) Zone in the Zoning By-law 1999-52.



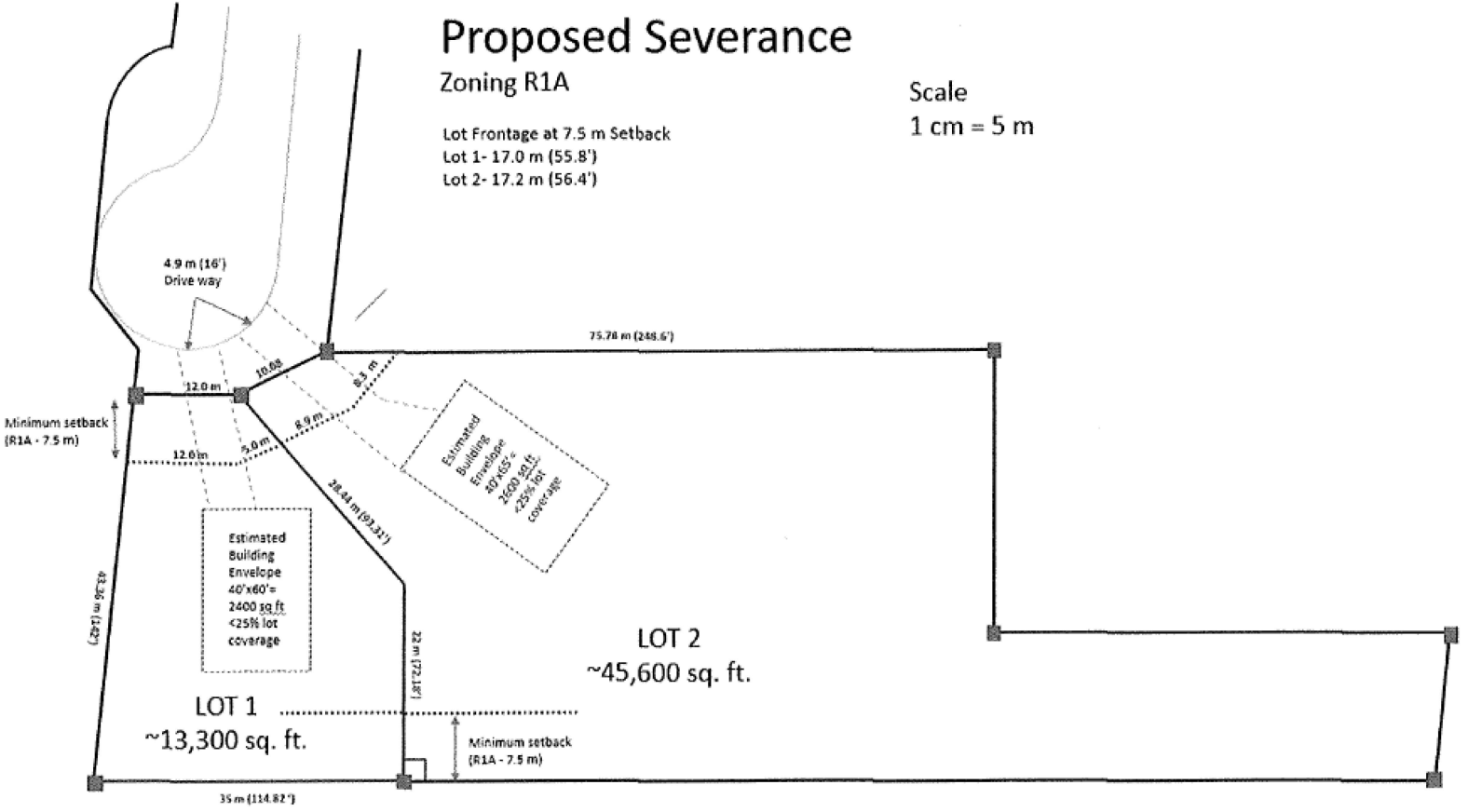
# Easy Street

## Proposed Severance

Zoning R1A

Scale  
1 cm = 5 m

Lot Frontage at 7.5 m Setback  
Lot 1- 17.0 m (55.8')  
Lot 2- 17.2 m (56.4')



# Sketch

# Policy Review

The subject lands are designated Low Density Residential in the Town's Official Plan and zoned holding Residential Type 1A (h-R1A) Zone in the Zoning By-law 1999-52.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Town Official Plan
- Town Zoning By-law 1999-52, as amended



# Four Tests

From a planning perspective the Committee must determine if:

- 1) The requested variance conforms with the intent of the relevant Official Plan policies;
- 2) The proposed variance maintains the intent of Comprehensive Zoning By-law 1999-52, as amended;
- 3) The proposed variance is desirable or the appropriate development or use of the land, building or structures; and
- 4) The requested variance would appear to be minor in nature.



# Recommendation

That subject to Committee consideration of written and oral comments received at the meeting, it is recommended that the Application A/23/24 request to grant relief of 3 m (9.84 ft) and 2.8 m (9.19 ft) in lot frontage for the severed and retained lots to allow lot frontage of 17 m (55.78 ft) for the severed lot and 17.2 m (56.43 ft) for the retained lot **BE APPROVED**.

