

# Amherstburg Committee of Adjustment

July 03, 2024

**A/24/24 – 208 St. Arnaud St.**

# Purpose of Application A/24/24

The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 20(3)(c)(iv) which requires a minimum rear yard depth of 8 m (26.24 ft) within the Light Industrial (LI) Zone.

The applicants are proposing the replacement of the existing storage structure on the property with a 75 ft by 120 ft (9000 sq. ft.) warehouse. The existing storage structure on the property currently has a rear yard setback of 2 m (6.56 ft). The applicants are proposing to locate the new warehouse 3.07 m (10.08 ft) from the rear property line, therefore increasing the existing setback. However, since the proposal is for a new structure with a larger footprint than the existing structure, the 8 m minimum setback would apply. Therefore, the amount of relief requested is 4.93 m (16.17 ft) in rear yard depth.

The subject lands are designated Light Industrial in the Town's Official Plan and zoned Light Industrial (LI) Zone in the Zoning By-law 1999-52.

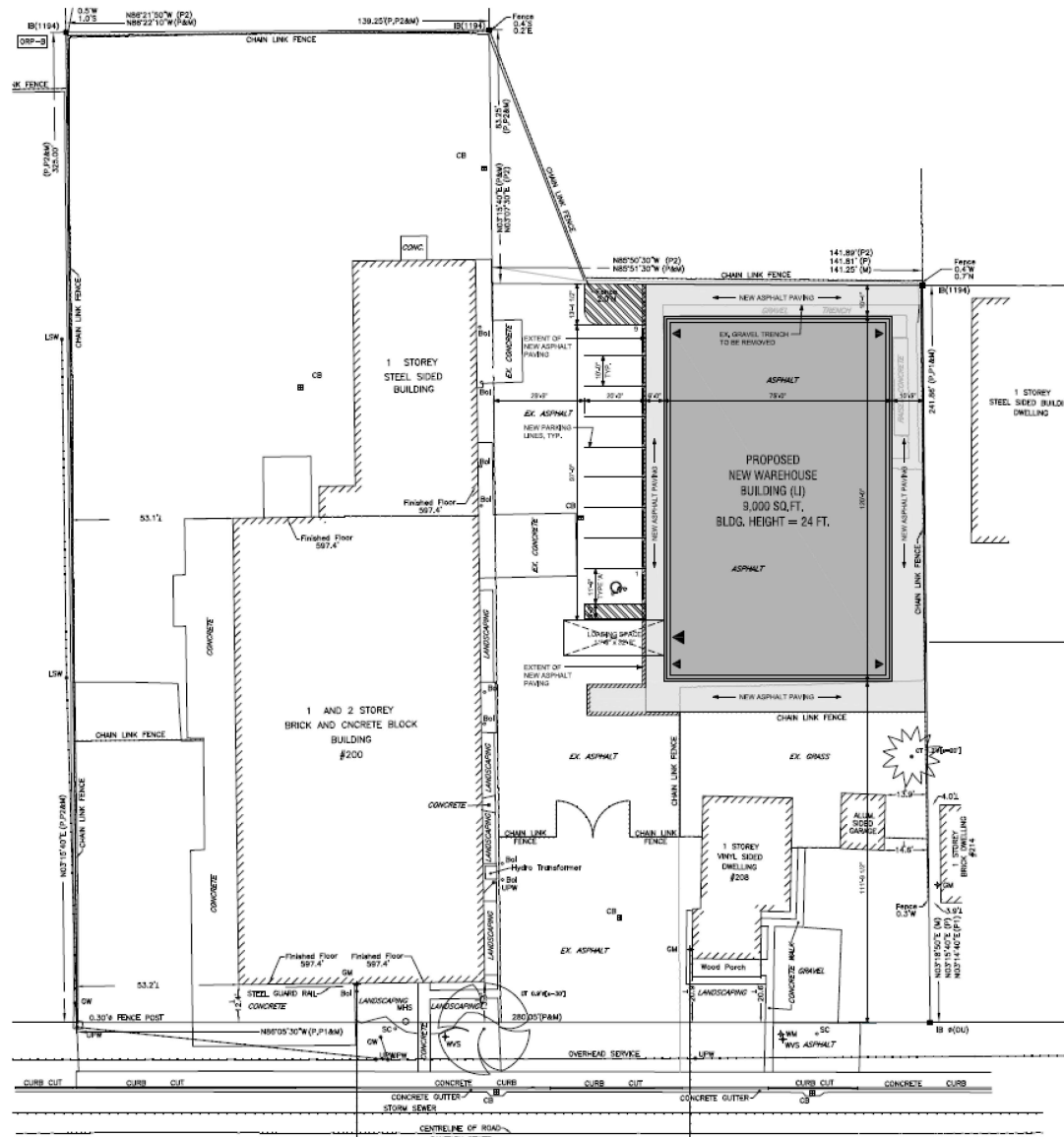


**PROPOSED BUILDING ADDITION – SITE DATA**

SITE ZONING:	LIGHT INDUSTRIAL (LI)
LOT AREA =	34,151 SQ.FT. (0.78 ACRES)
EXISTING HOUSE	1,461 SQ. FT.
NEW WAREHOUSE ADDITION	9,000 SQ. FT.
TOTAL BUILDING AREA	10,461 SQ. FT.
BUILDING FOOTPRINT (LOT COVERAGE) =	10,724 SQ. FT. (30.63%)
LANDSCAPE AREA REQUIRED 10% =	3,415 SQ. FT.
LANDSCAPE AREA PROVIDED =	8,569 SQ. FT. = 25.15%
MINIMUM FRONT YARD DEPTH =	29.50 FT.
MINIMUM REAR YARD DEPTH =	26.20 FT.
MINIMUM SIDE YARD WIDTH =	10.00 FT.
PROPOSED BUILDING HEIGHT =	24.00 FT.

**TOWN OF AMHERSTBURG PARKING REQUIREMENTS**

WAREHOUSE = 1 SPACE PER 2,153 SQ.FT.  
**PARKING BREAKDOWN**  
 EX. HOUSE = 1,610 SQ.FT. = 2 SPACES  
 NEW WAREHOUSE = 9,000 SQ.FT. = 5 SPACES  
 TOTAL PARKING REQUIRED = 7 SPACES  
 EXISTING PARKING SPACES = 2 SPACES  
 TOTAL PARKING PROVIDED = 9 SPACES (INCLUDING 1 ACCESSIBLE)



Sketch

# Policy Review

The subject lands are designated Light Industrial in the Town's Official Plan and zoned Light Industrial (LI) 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/24/24 request to grant relief of 4.93 m (16.17 ft) in rear yard depth for the proposed warehouse to allow a rear yard depth of 3.07 m (10.08 ft) **BE APPROVED.**

