



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.

Author's Name: Janine Mastronardi	Report Date: July 31, 2024
Author's Phone: 519 736-5408 ext. 2134	Date to Committee: August 7, 2024
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To: Chair and Members of the Committee of Adjustment

Subject: A/29/24, 19 Levergood Lane, Bala and Mohammed El-Kadri

1. **RECOMMENDATION:**

It is recommended that:

1. Subject to the Committee's consideration of the written submission from the Essex Region Conservation Authority that application A/29/24 **BE DEFERRED**.

2. **PROPOSAL:**

The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(d) which requires a minimum interior side yard setback of 1.5 m (4.92 ft) in a Residential Type 1A (R1A) Zone.

The applicant has constructed a 56" x 116" platform which is proposed to have stairs added going down to the front of the property to be used as an exterior access to the attic of the existing dwelling. The southwest corner of the platform encroaches (2.7 ft) into the required interior side yard resulting in a 0.68 (2.22 ft) setback. Therefore, the amount of relief requested is 0.82 m (2.2 ft) in interior side yard setback for the platform accessing the attic.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.

3. **DISCUSSION:**

The attached correspondence has been received from ERCA requesting deferral of the minor variance application.

4. RECOMMENDATION:

That in consideration of the written comments received from ERCA that application A/29/24 be deferred until ERCA has had an opportunity to review the works proposed on the property in detail with the applicant.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Janine Mastronardi". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke.

Janine Mastronardi
Secretary-Treasurer

Report Approval Details

Document Title:	A-29-24, 19 Levergood Lane, Balal and Mohammed El-Kadri.docx
Attachments:	
Final Approval Date:	Jul 31, 2024

This report and all of its attachments were approved and signed as outlined below:

Chris Aspila