

Amherstburg Committee of Adjustment

November 06, 2024



A/40/24- 2001 Front Rd. N



Purpose of Application A/40/24

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m in for an accessory structure in a Residential Zone.

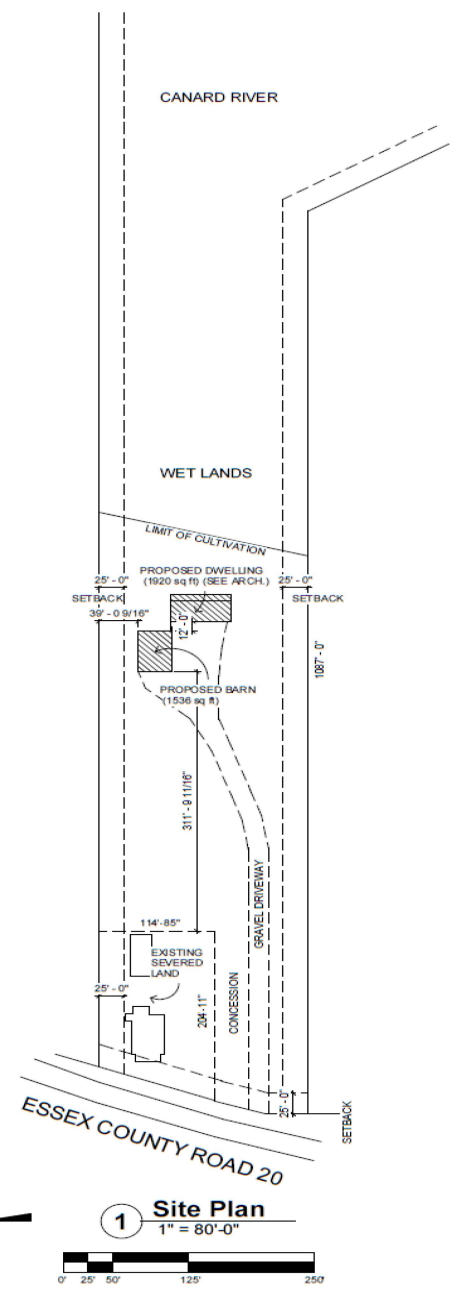
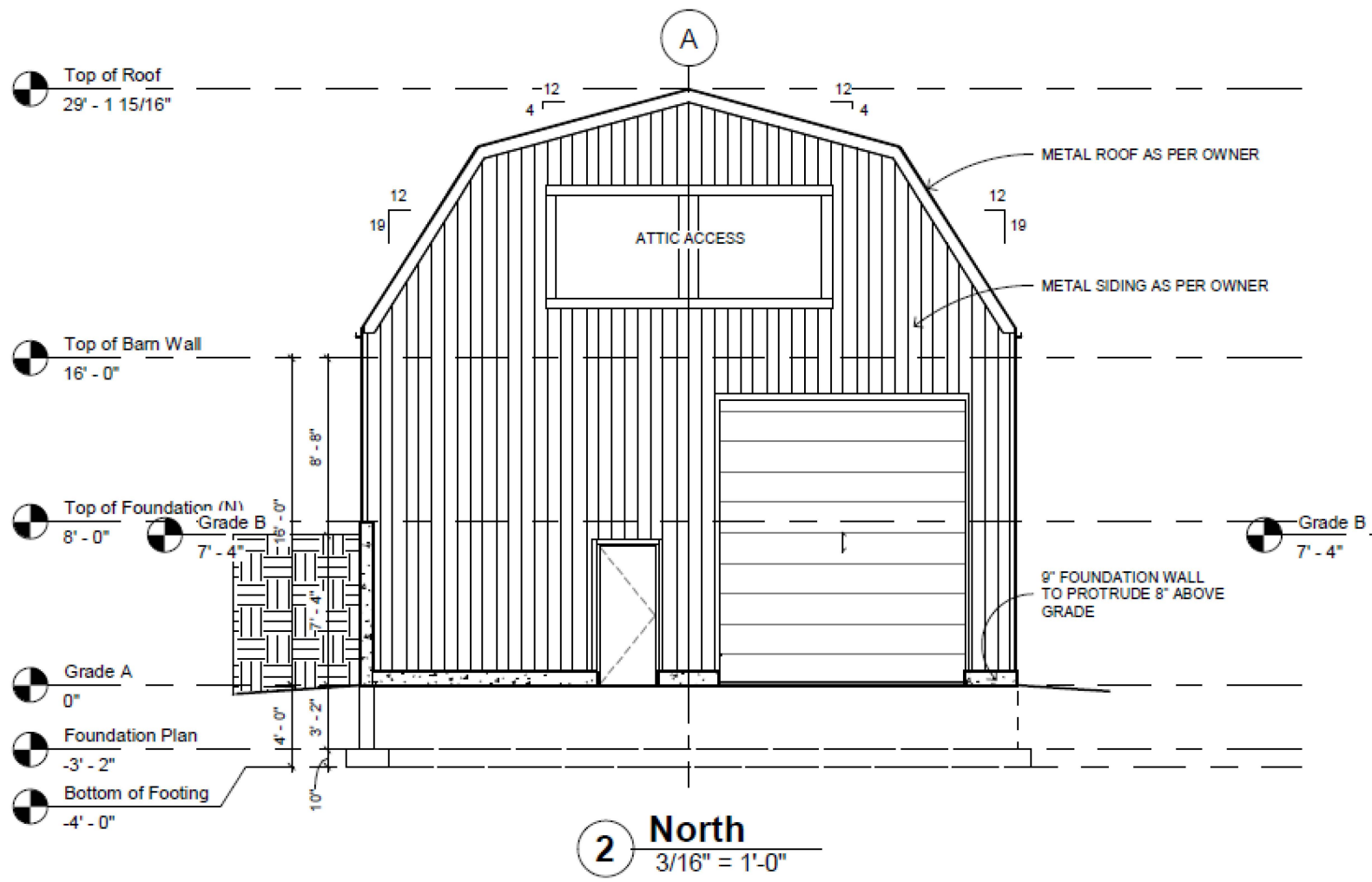
The subject property is designated Low Density Residential, Agricultural, Provincially Significant Wetland and Natural Environment in the Town's Official Plan and zoned Residential Type 1A (R1A), Wetland (W) and Environmental Protection (EP) in the Town's Zoning By-Law. The proposed structure is located wholly within the R1A Zone.

The applicant is proposing the construction of a 32 ft x 48 ft, 1536 sq ft, accessory structure to contain personal vehicle storage including equipment used for property maintenance on the first floor and personal storage on the second floor with a height of 7.8 m (25.7 ft) to the peak of the roof. A secondary dwelling unit is not proposed.

The applicant is also proposing the construction of a single detached dwelling in the same design as the accessory structure with the exact same height. Zoning relief is not required for the dwelling.

Therefore, the amount of relief requested is 2.3 m in accessory structure height.





Sketch



Policy Review

The subject property is designated Low Density Residential, Agricultural, Provincially Significant Wetland and Natural Environment in the Town's Official Plan and zoned Residential Type 1A (R1A), Wetland (W) and Environmental Protection (EP) in the Town's Zoning By-Law. The proposed structure is located wholly within the R1A Zone.

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





Recommendation

Based on the foregoing and subject to the Committee's consideration of written and oral submissions received at the public hearing, it is recommended that Application **A/40/24 be approved** to grant relief in accessory structure height of 2.3 m (7.7 ft) to allow for the construction of an accessory structure to contain personal vehicle storage including equipment used for property maintenance on the first floor and personal storage on the second floor with a height of 7.8 m (25.7 ft) to the peak of the roof from average finished grade.

