



Amherstburg Committee of Adjustment

November 06, 2024

B/22/24 & A/38/24
86 Willow Beach Rd.

Purpose of Application B/22/24

The applicant is proposing to sever a parcel of land being 18.9 m \pm frontage by 45.72 m \pm depth with an area of 864 sq m \pm to create a new residential building lot for a single detached dwelling.

The remaining parcel being 17.7 m \pm frontage by 45.72 m depth with a total area of 808.25 sq m \pm contains a single detached dwelling and one accessory structure.



Purpose of Application A/38/24

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(a) which requires a minimum lot area of 900 sq m and from Section 6(3)(b) which requires a minimum lot frontage of 20 m both for parcels created in a Residential Type 1A (R1A) Zone. Subsequent to B/22/24; the severed parcel will have a lot area of 864 sq m \pm and a lot frontage of 18.9 m \pm , the retained parcel will have a lot area of 808.25 sq m \pm and a lot frontage of 17.7 m \pm . The applicant is also seeking permission for the existing accessory structure to remain as existing subject to confirmation of the location of the structure being wholly within the subject property.

Therefore, the amount of relief requested is 36 sq m in lot area and 1.1 m in lot frontage for the severed parcel and 91.75 sq m in lot area and 2.3 m in lot frontage for the retained parcel.

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.





Policy Review

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.

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

- Planning Act, R.S.O. 1990
- Provincial Planning Statement 2024
- Conservation Authorities Act, R.S.O. 1990, c. C.27
- Ontario Regulation 686/21
- Ontario Regulation 41/24
- County of Essex Official Plan
- 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 at the public meeting it is recommended that application **B/22/24 be approved** subject to the recommended conditions.

Based on the foregoing and subject to the Committee's consideration of written and oral submissions at the public meeting it is recommended that application **A/38/24 be approved.**

