



Summary of Correspondence Received on Proposed A/29/24 for 19 Levergood Lane

Below is a summary of the comments received by the Planning Services Division for A/29/24 as of January 30, 2025.

Infrastructure Services:

Infrastructure Services has no comments

Building Department

- What is the intent for the attic space? Confirm that it will not be used for living space.



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360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

January 27, 2025

Ms. Janine Mastronardi

Planner

3295 Meloche Road

Amherstburg, ON

N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Minor Variance A-29-24 19 LEVERGOOD LANE

ARN 372951000008700; PIN: 705730362

Applicant: EL-KADRI MOHAMMED

The Town of Amherstburg has received Applicant for Minor Variance A-29-24 for the above noted subject property. 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 m (2.22ft) 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.

This application was brought before the Committee of Adjustment on August 7, 2024. That that time, the Essex Region Conservation Authority (ERCA) requested the deferral of the application until such time as ERCA was satisfied with understanding the purpose of the application.

The following is provided as a result of our review of Application for Minor Variance A-29-24.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Lake Erie.



Ms. Janine Mastronardi
January 27, 2025

We confirm that our office issued a Clearance for this proposal, dated November 13, 2024. We note that it is the responsibility of the applicant to notify our office if any changes are required to the site plans by notifying the assigned reviewer or regs@erca.org.

FINAL RECOMMENDATION

Our office has **no objection** to A-29-24. As noted above, our office issued a Clearance for this proposal, dated November 13, 2024.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good
Watershed Planner

