

Amherstburg Committee of Adjustment

February 5, 2025



A/01/25 – 10 Shaw Drive



Purpose of Application A/01/25

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 9(4)(b) which requires a 9 m (29.53 ft) rear yard setback for semi-detached units. A minor variance (A/15/14) was approved on July 29, 2014 to permit a 7.5 m rear yard setback and encroachment of a deck up to a minimum setback of 4.1 m from the rear property line.

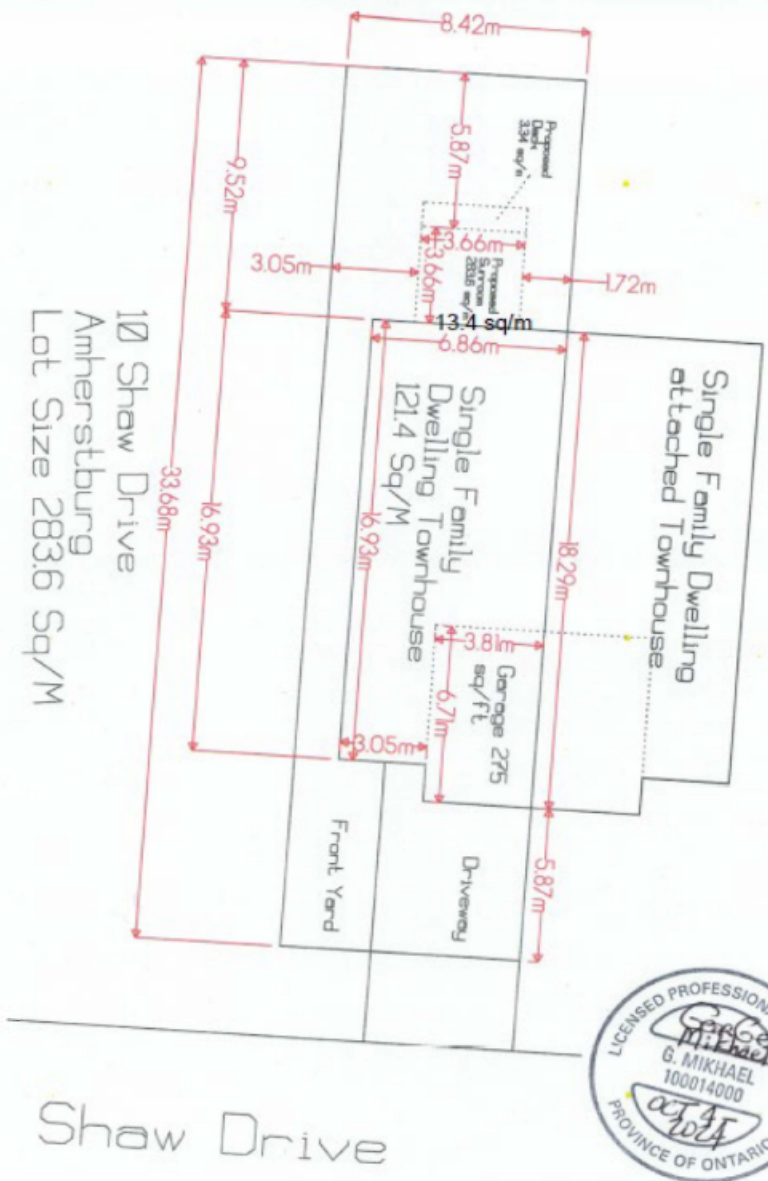
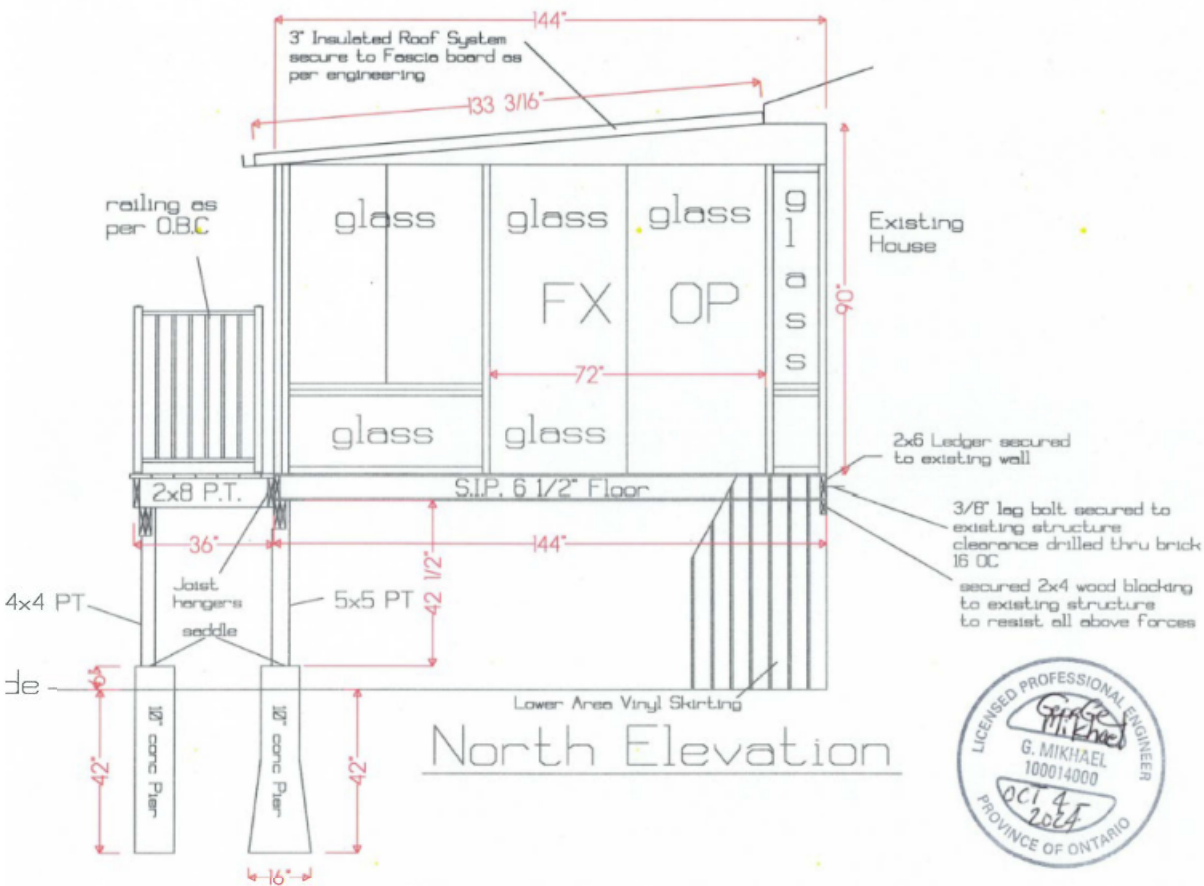
The applicant is proposing the installation of a sunroom on top of the deck and renovations to the existing deck. The proposed sunroom will be 5.87 m from the rear property line and the proposed deck will be 4.9 m from the rear property line. Therefore, relief from the 7.5 m rear yard setback (approved by minor variance A/15/14) of 1.63 m is required to approve a rear yard setback of 5.87 m for the sunroom. The proposed setback of the deck was authorized by minor variance A/15/14.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential Third Density (R3-2) in the Town's Zoning By-law.





Sketch



Proposed deck and sunroom: 16.74 sq. m.
 House: 121.4 sq. m.
 Property: 283 sq. m.
 Proposed lot coverage: 48.8%
 Permitted lot coverage: 55% (Minor variance A/15/14)
 Proposed setbacks
 Sunroom: 5.87 m from rear lot line
 Deck: 4.9 m from rear lot line



Sketch



Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential Third Density (R3-2) 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
- Town Official Plan
- Town Zoning By-law 1999-52, as amended





Recommendation

That subject to Committee consideration of written and oral comments received at the meeting, it is recommended that Application A/01/25 be approved subject to the following conditions;

1. That the design of the accessory structure be in substantial conformity with the plans submitted as part of application A/01/25.
2. Proper grading be provided at project completion to ensure drainage is maintained on own property.

