



Amherstburg Committee of Adjustment

February 5, 2025

A/05/25- 6 Laird Ave. S

Purpose of Application A/05/25

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section *5(3)(e) which, as a result of an OMB decision dated July 12, 1990, requires a 1.5 m (5 ft) exterior side yard setback from the north property line of 6 Laird Avenue South. Relief is also being requested from Section 3(26)(d) which requires an 8 m setback from shoreline protection works along the Detroit River.

The applicant is proposing the construction of an outdoor kitchen and entertainment enclosure on an existing concrete pad in the rear yard. The proposed structure will be 0.34 m (1.12 ft) from the north property line and will be 5 m (16.5 ft) from the shoreline protection works along the Detroit River.

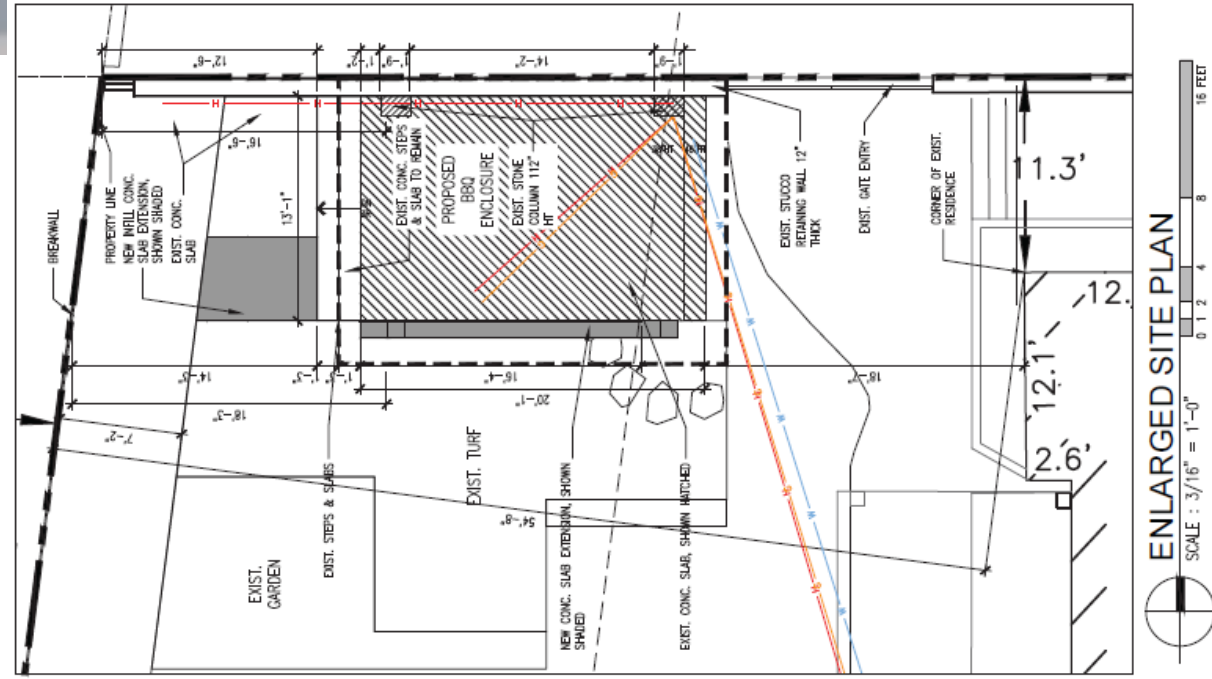
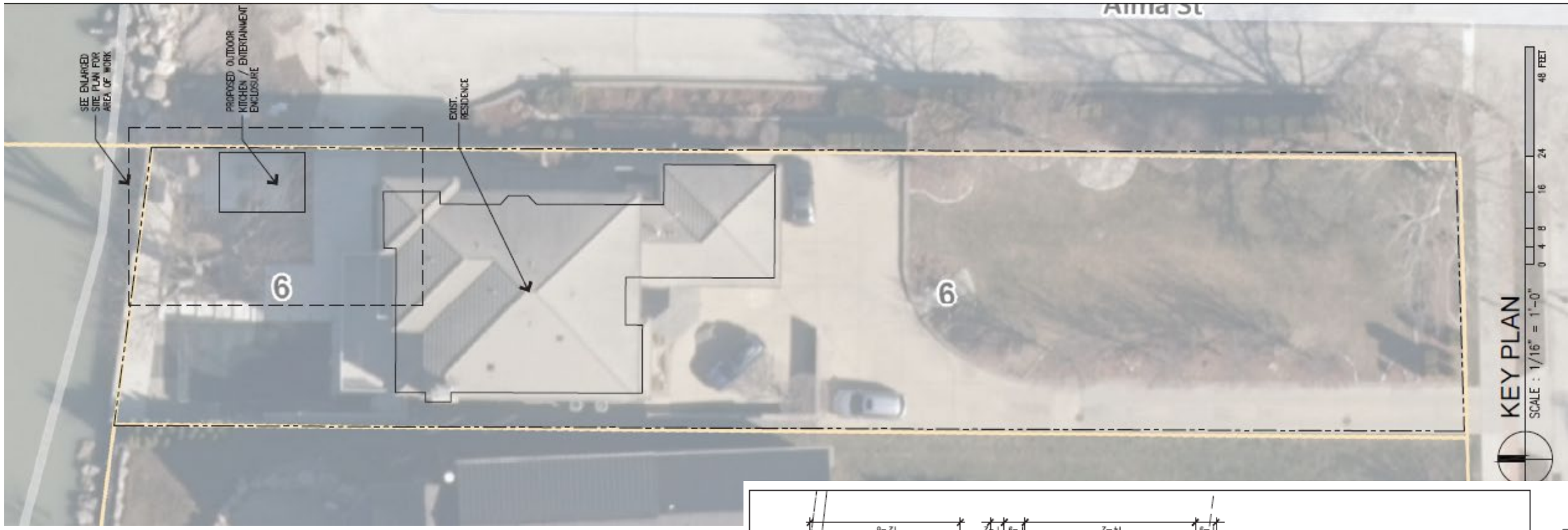
Therefore, relief from the *1.16 m in side yard setback from the north property line and 3 m in setback from shoreline protection works along the Detroit River.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential First Density (R1-8) in the Town's Zoning By-law.





Sketch



Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential First Density (R1-8) 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/05/25 be approved to grant relief of 1.16 m in side yard setback from the north property line and 3 m in setback from shoreline protection works along the Detroit River subject to the following conditions;

1. That the design of the accessory structure be built in substantial conformity with the plans submitted as part of application A/05/25.
2. Stormwater runoff generated as a result of the proposed accessory building shall be maintained on the private land and managed by the proponent to reduce risk of rear yard flooding.
3. Construction of the accessory buildings shall not adversely impact the rear yard drainage or adjacent neighbouring lands.

