

# Amherstburg Committee of Adjustment

April 2, 2025



**A/06/25- 1359 Front Rd S**

# Purpose of Application A/06/25

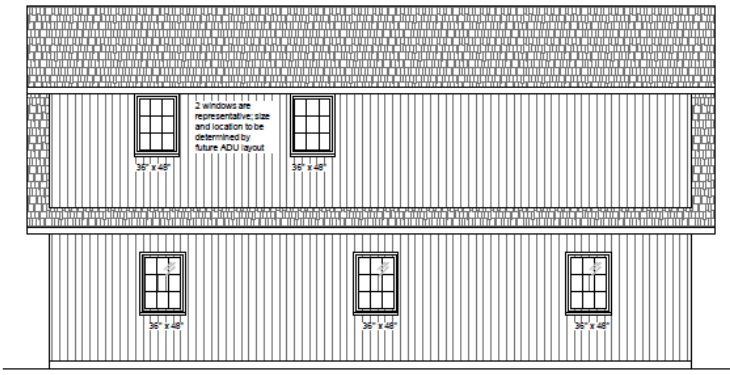
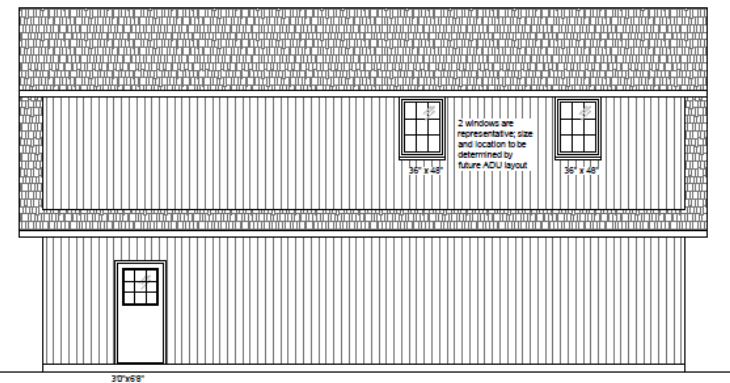
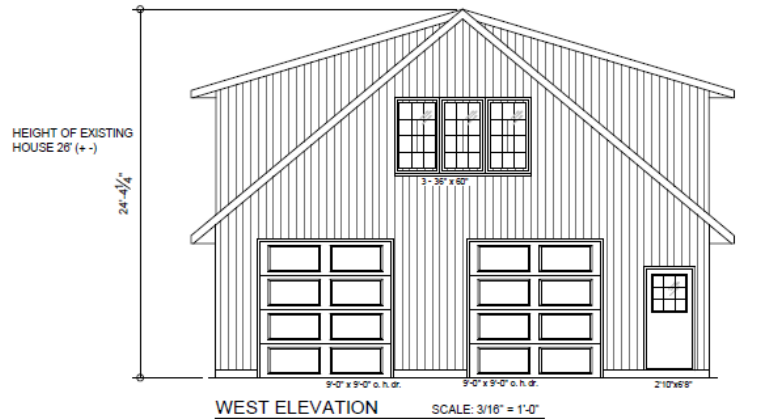
The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m in for an accessory structure in a residential Zone. The applicant is proposing to remove the existing 480 sq ft accessory structure (detached garage) and is proposing the construction of a 32.75 ft x 43 ft, 1400 sq ft, accessory structure to contain personal vehicle storage on the first floor and a future additional residential unit on the second floor with a height of 7.42 m (24.4 ft) to the peak of the roof.

Through consultation with the Building department and to provide for potential construction errors resulting in the finished structure exceeding what is proposed the relief requested for the height is proposed to be rounded up to 7.62 m (25 ft).

The proposed setbacks, size, lot coverage and distance between the primary and additional dwellings all comply with the applicable zoning provisions. The existing single detached dwelling has a footprint of approximately 1480 sq ft and a height of 7.92 m (26 ft) to the peak of the roof. Therefore, the amount of relief requested is 2.12 m (7 ft) in accessory structure height.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) 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 Residential Type 1A (R1A) 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/06/25 be approved to grant relief of 2.12 m (7 ft) in accessory structure height 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/06/25.
2. That a grade design be approved and implemented to the satisfaction of the municipality.

