



Amherstburg Committee of Adjustment

April 2, 2025

A/10/25- 126 Tilford Lane

Purpose of Application A/10/25

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(3)(f)(vi) which permits a maximum 20 m setback between a primary dwelling and additional dwelling unit.

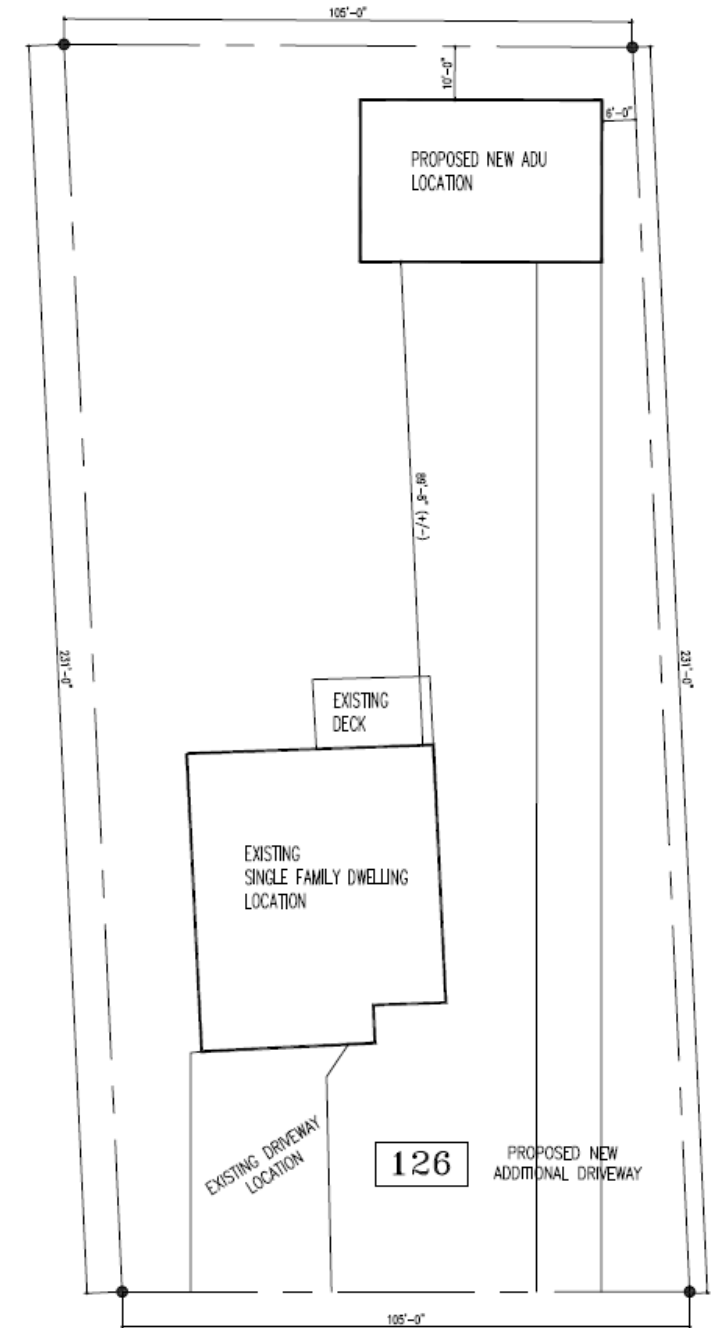
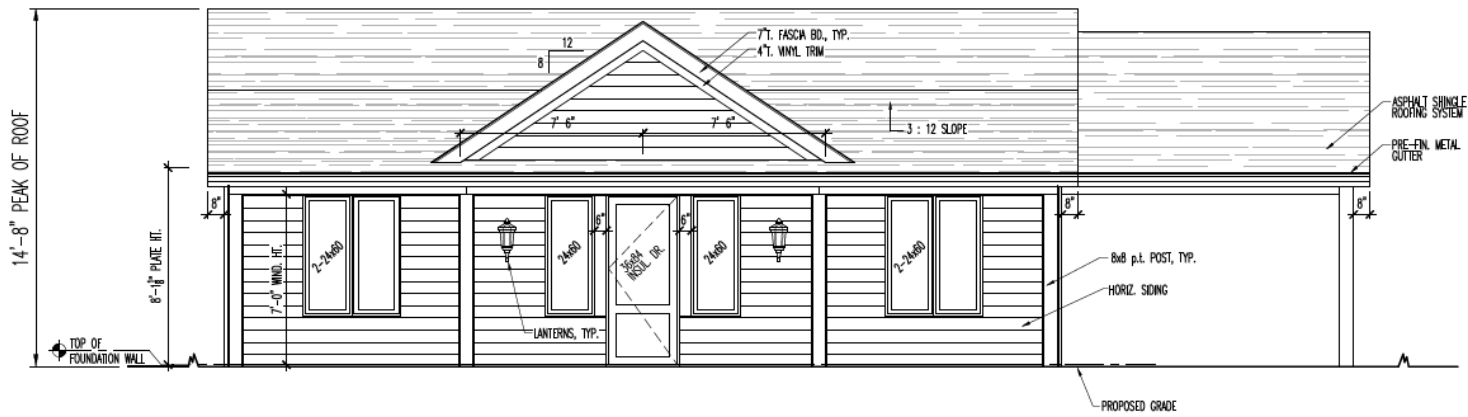
The applicant is proposing the construction of an inground pool and an additional residential unit in the rear yard. The additional residential unit is proposed to be setback 27.33 m (89.67 ft) from the primary dwelling and 3 m (10 ft) from the rear property line. This will allow for space between the primary and additional dwellings for the proposed inground pool and amenity space.

The proposed setbacks, size, lot coverage and height of the proposed additional residential unit all comply with the applicable zoning provisions.

Therefore, the amount of relief requested is 7.33 m (24.05 ft) in setback between the primary dwelling and additional dwelling unit.

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.





Sketches

Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type (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/10/25 be approved to grant relief of 7.33 m (24.05 ft) in setback between the primary dwelling and additional dwelling unit to allow for a setback of 27.33 m (89.67 ft) 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/10/25.
2. That a grade design be approved and implemented to the satisfaction of the municipality.

