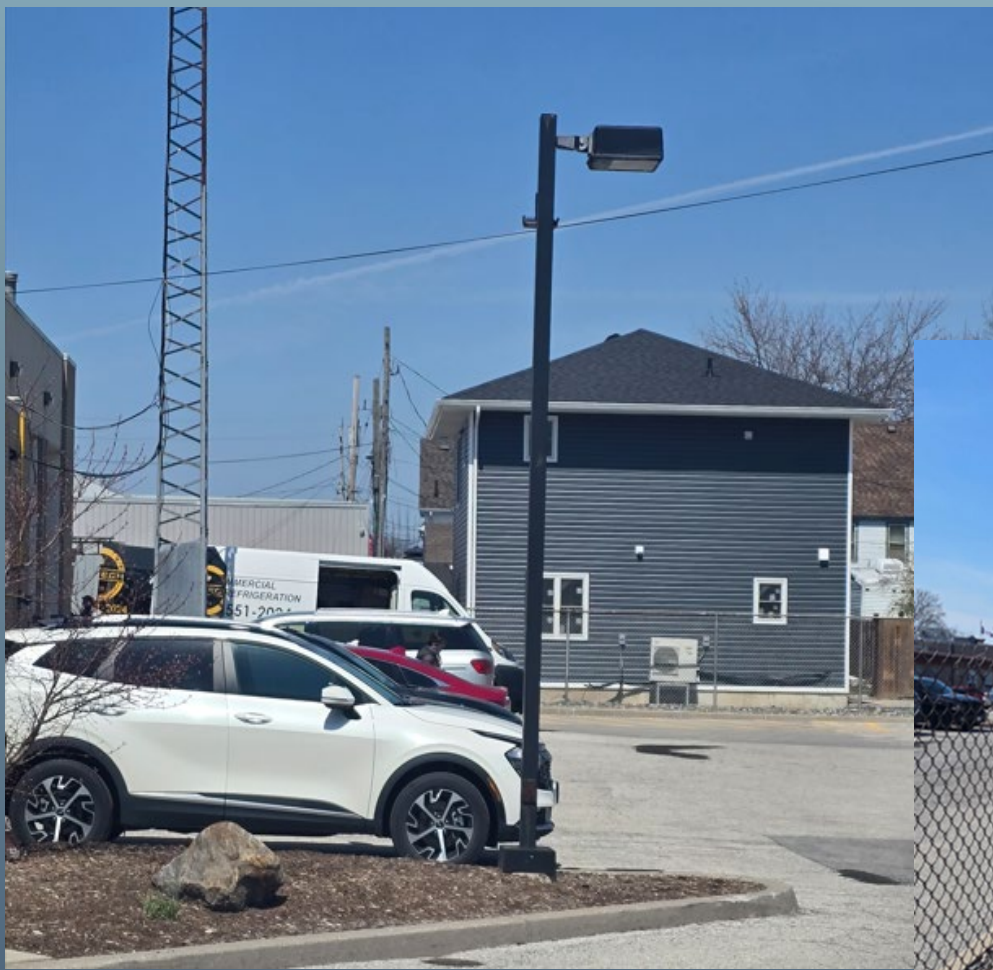


Amherstburg Committee of Adjustment

April 30, 2025



A/11/25- 250 Seymour Street

Purpose of Application A/11/25

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 (18 ft) of an accessory structure measured to the peak of the roof in a residential zone.

A minor variance, file A/22/24, was approved on July 3rd, 2024 granting 1.5 m of relief in accessory structure height. During the construction process the main floor ceiling height was built to 9 ft. Through a detailed building review of the structure there were also typical construction variances noted. Additional relief in height of 0.5 m (1.65 ft) is required.

Therefore, the amount of relief requested at this time is 0.5 m (1.65 ft) in accessory structure height.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Third Density (R3) Zone 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 Third Density (R3) 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/11/25 be approved to grant additional relief in accessory structure height of 0.5 m to allow for the constructed accessory structure with a footprint of 67.6 sq m (728 sq ft) to contain recreational space accessory to the primary dwelling on the first floor and a secondary dwelling unit on the second floor with a height of 7.5 m to the peak of the roof.

