



Amherstburg Committee of Adjustment

February 5, 2025

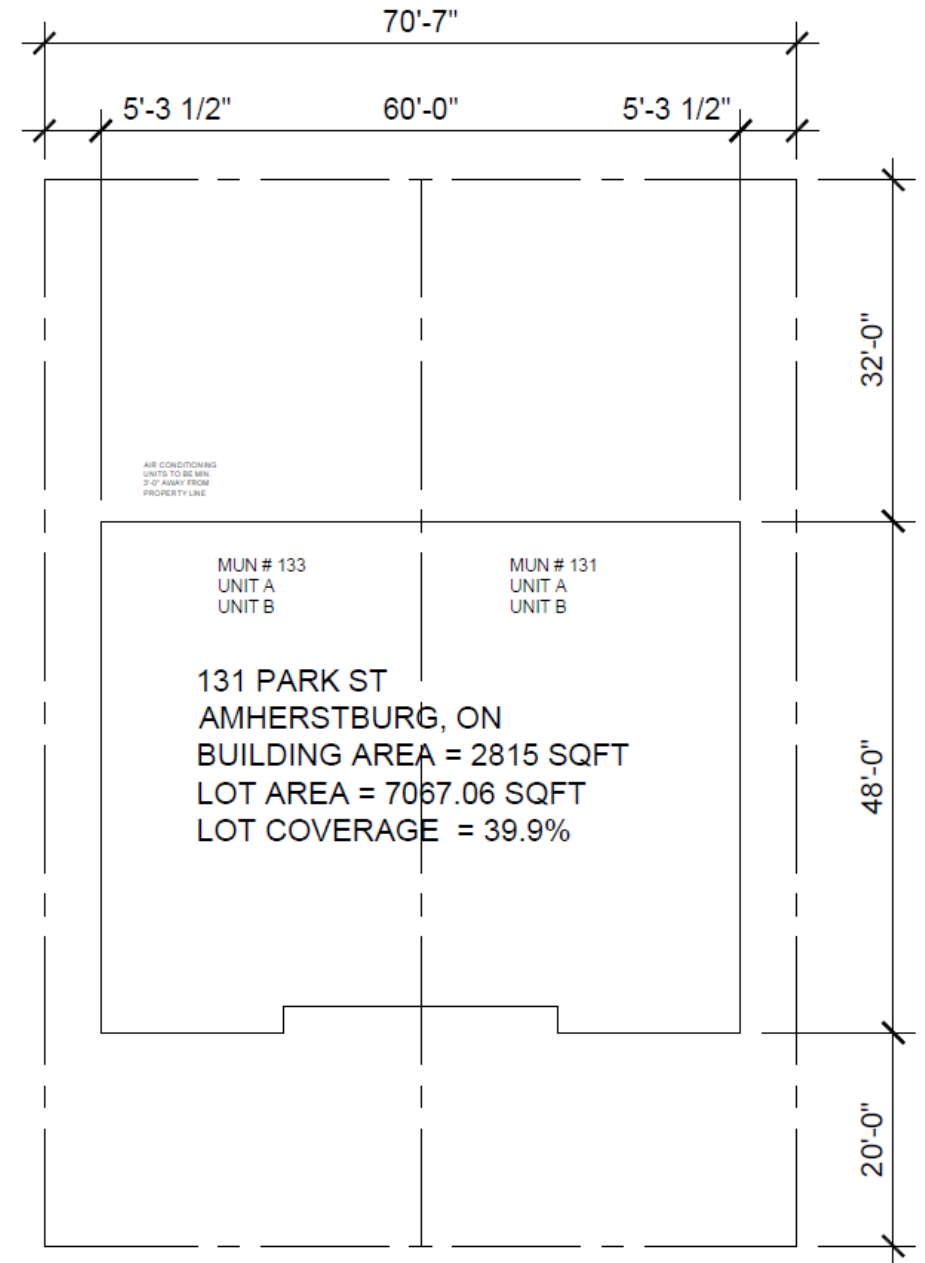
B/01/25– 131-133 Park St.

Purpose of Application B/01/25

The applicant is proposing to sever a parcel of land being 10.76 m \pm frontage by 30.5 m \pm depth with an area of 327.8 sq m \pm to create a new residential semi-detached building lot. The remaining parcel being 10.76 m \pm frontage by 30.5 m depth with a total area of 327.8 sq m \pm will contain a semi-detached dwelling unit.

The subject property is designated Heritage Residential in the Town's Official Plan and zoned Residential Heritage (RH) Zone in the Town's Zoning By-law.





Sketch

Policy Review

The subject property is designated Heritage Residential in the Town's Official Plan and zoned Residential Heritage (RH) Zone 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
- Provincial Planning Statement 2024
- County of Essex Official Plan
- Town Official Plan
- Heritage Conservation District Study Area By-law
- Town Zoning By-law 1999-52, as amended



Recommendation

Based on the foregoing and subject to the Committee's consideration of written and oral submissions at the public meeting it is recommended that application **B/01/25 be approved** subject to the recommended conditions.

