



Amherstburg Committee of Adjustment

February 5, 2025

B/03/25 – 3465 Concession 3 N

Purpose of Application B/03/25

The applicant is proposing to sever a parcel of land being 33.5 m (110 ft) \pm width by 24.4 m (80 ft) \pm depth with an area of 817.5 sq m \pm to merge with the abutting property at 3471 Concession 3 N.

The retained parcel being 102 m +/- of frontage by an irregular depth with an area of 8.256 ha is an existing undersized lot which contains a single detached dwelling, two accessory structures and approximately 6 ha of woodlot.



Town of Amherstburg
B/03/25- 3465 Concession 3 N

MIDDLE SIDEROAD

CONCESSION 3 N

Proposed Severed Parcel
110 ft x 80 ft Lot Addition
to Merge with 3471 Conc 3 N

Proposed Retained Parcel
8.256 ha



Sketch

Policy Review

The subject property is designated Agricultural in the Town's Official Plan and zoned Agricultural (A) 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
- 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/03/25 be approved** subject to the recommended conditions.

