



# Amherstburg Committee of Adjustment

February 5, 2025

**B/05/25 – 243 Fort Street**

# Purpose of Application B/05/25

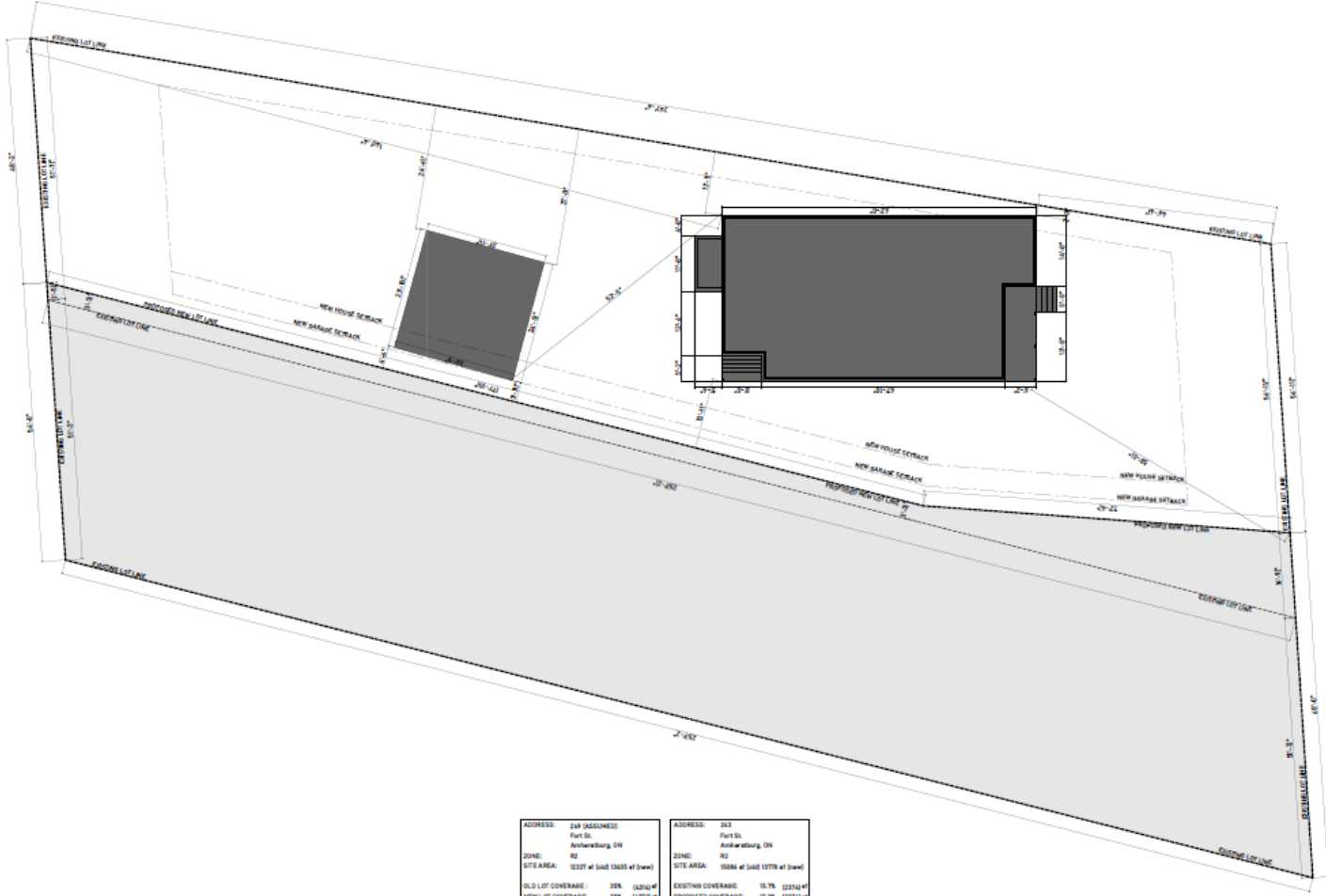
The applicant is proposing to sever an irregular shaped parcel of land being 5.12 m  $\pm$  frontage by 77.18 m  $\pm$  depth with an area of 121.5 sq m  $\pm$  to merge with the vacant residential building lot at 249 Fort Street.

The retained parcel being 17.38 m  $\pm$  of frontage by an irregular depth with an area of 1280 sq m  $\pm$  contains a single detached dwelling and one accessory structures.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) Zone in the Town's Zoning By-law, 1999-52, as amended.







Town of Amherstburg  
B/05/25 - 243 Frot St.

ADDRESS: 249 (ASSUMED) Fort St. Amherstburg, ON	ADDRESS: 243 Fort St. Amherstburg, ON
ZONE: R2	ZONE: R2
SITE AREA: 12327 sf (560 x 218 ft)	SITE AREA: 10881 sf (520 x 209 ft)
OLD LOT COVERAGE: 38% (4714 sf)	EXISTING COVERAGE: 15.7% (1714 sf)
NEW LOT COVERAGE: 38% (4714 sf)	PROPOSED COVERAGE: 17.2% (2134 sf)
SETBACKS: see sketch	LOT TRACKS: see sketch
	AREA:
	EXISTING HOUSE: 3086 sf
	EXISTING GARAGE: 214 sf



# Sketch

# Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) 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/05/25 be approved** subject to the recommended conditions.

