



Amherstburg Committee of Adjustment

February 5, 2025

B/04/25 & A/03/25– 5010 County Rd. 18



Purpose of Application B/04/25

The applicant is proposing to sever a parcel of land being 63.4 m \pm frontage by 63.4 m \pm depth with an area of 0.4035 ha \pm which includes a single detached dwelling and two accessory structures which are surplus to the needs of the farming operation. The remaining parcel being an irregular frontage by an irregular depth with an area of 21.05 ha \pm is vacant agricultural land with one accessory structure.



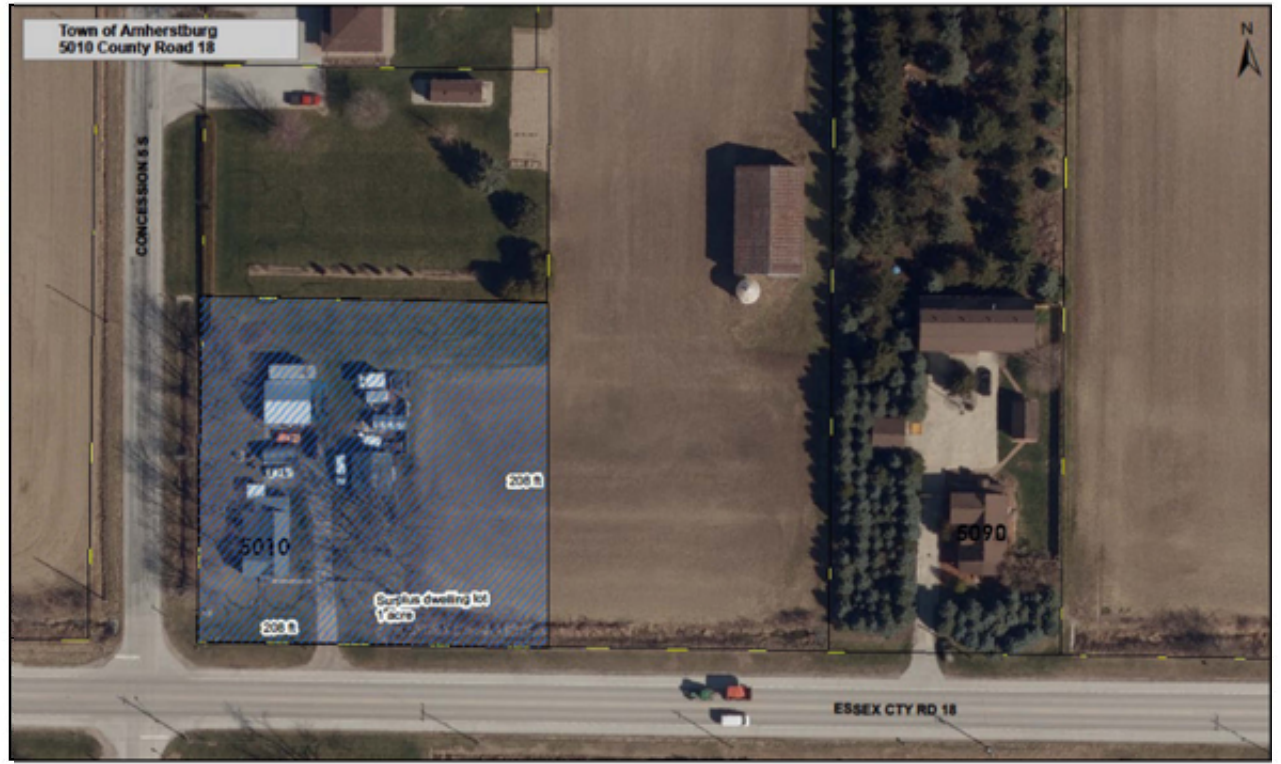
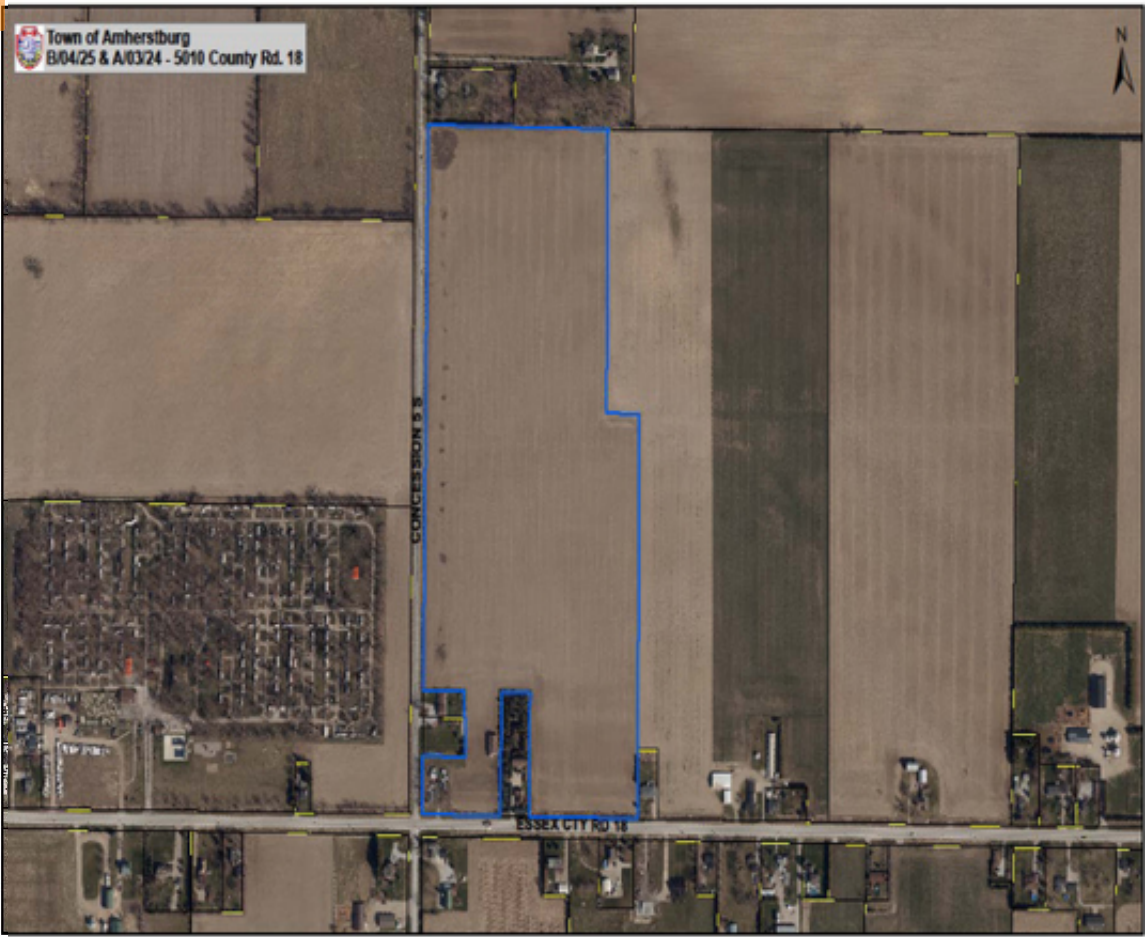


Purpose of Application A/03/25

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 26(3)(a)(i) which requires a minimum lot area of 40 hectares in an Agricultural (A) Zone. Subsequent to a severance of a 0.4035 ha \pm surplus dwelling from an existing 21.45 ha hectare parcel the retained farm parcel will have an area of 21.05 hectares \pm . Therefore, the amount of relief requested is 18.95 hectares.

The subject property is designated Agricultural in the Town's Official Plan and zoned Agricultural (A) Zone in the Town's Zoning By-law, 1999-52, as amended.





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, 1999-52, as amended.

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

Subject to the Committee's consideration of written and oral submissions at the public meeting that application B/04/25 **BE APPROVED** subject to the recommended conditions.

Subject to the Committee's consideration of written and oral submissions at the public meeting that application A/03/25 **BE APPROVED**.

