



Amherstburg Committee of Adjustment

April 30, 2025

B/18/25 & B/11/25– 168 Texas Road

Purpose of Applications B/18/25 & B/11/25

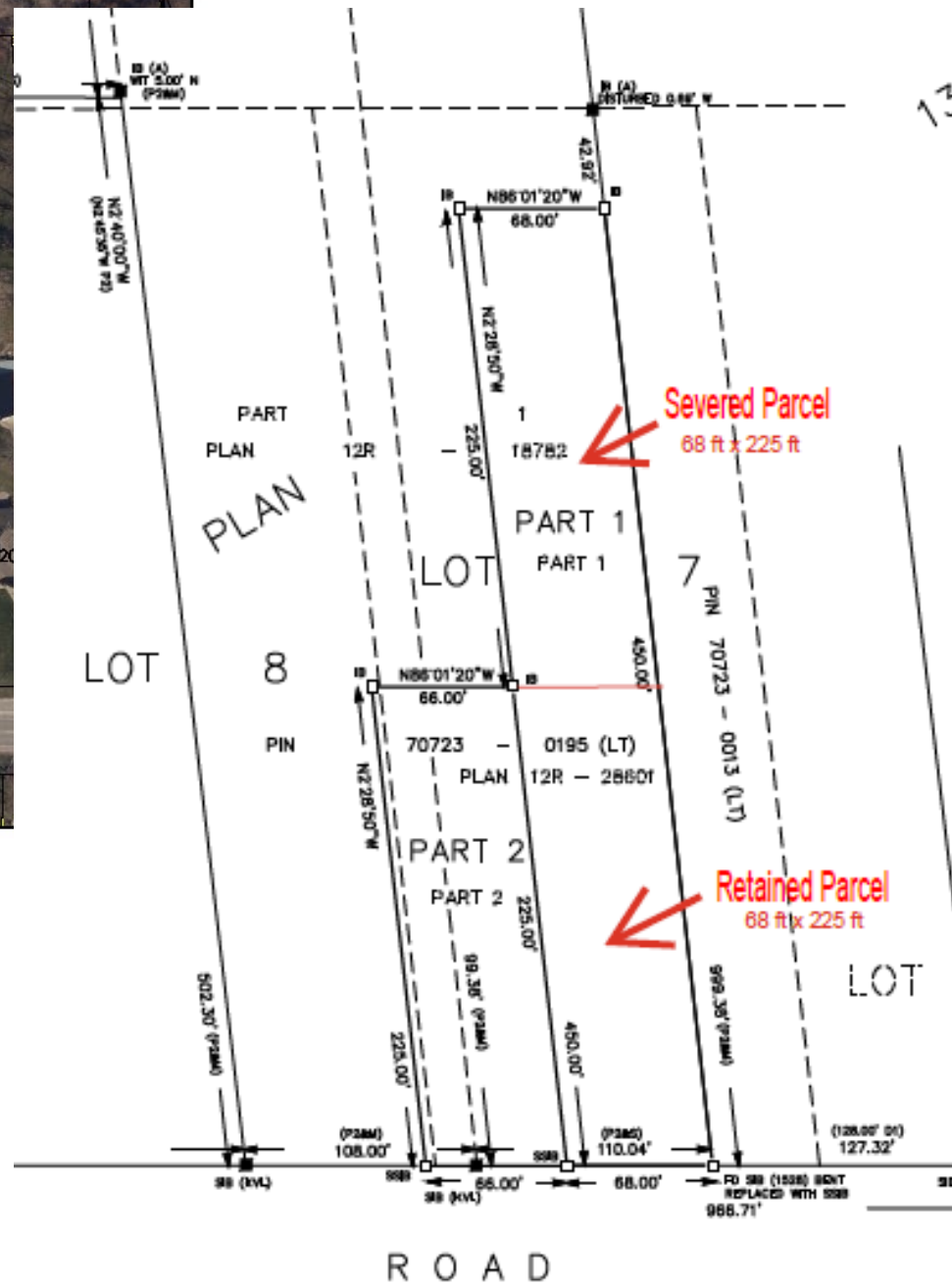
Purpose of Consent Application B/18/25: The applicant is proposing to sever a parcel of land being 68 ft \pm width by 225 ft \pm depth with an area of 30 600 sq ft \pm to merge with 158 Texas Road for purposes of a lot addition.

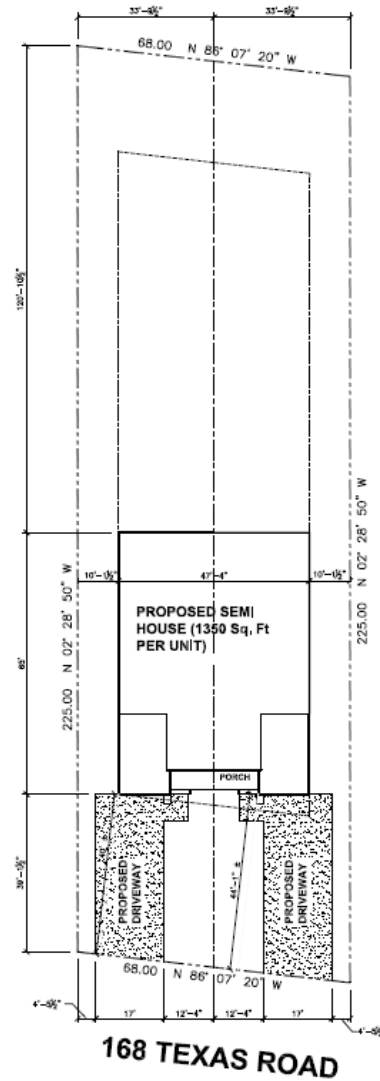
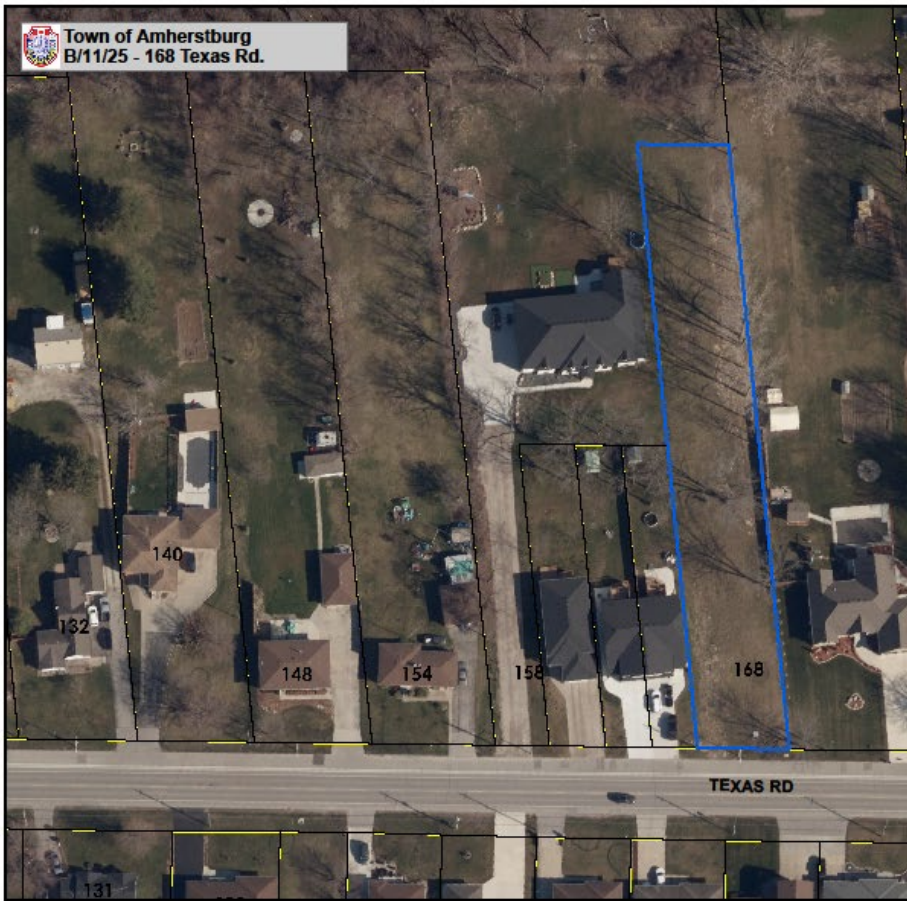
The retained parcel being 68 ft \pm of frontage by 225 ft \pm depth with an area of 30 600 sq ft \pm is a vacant residential building lot.

Purpose of Consent Application B/11/25: The applicant is proposing to sever a parcel of land being 34 ft \pm frontage by 225 ft \pm depth with an area of 15 300 sq ft \pm to create a new residential semi-detached building lot. The retained parcel being 34 ft \pm frontage by 225 ft depth with a total area of 15 300 sq ft \pm will contain a semi-detached dwelling unit.

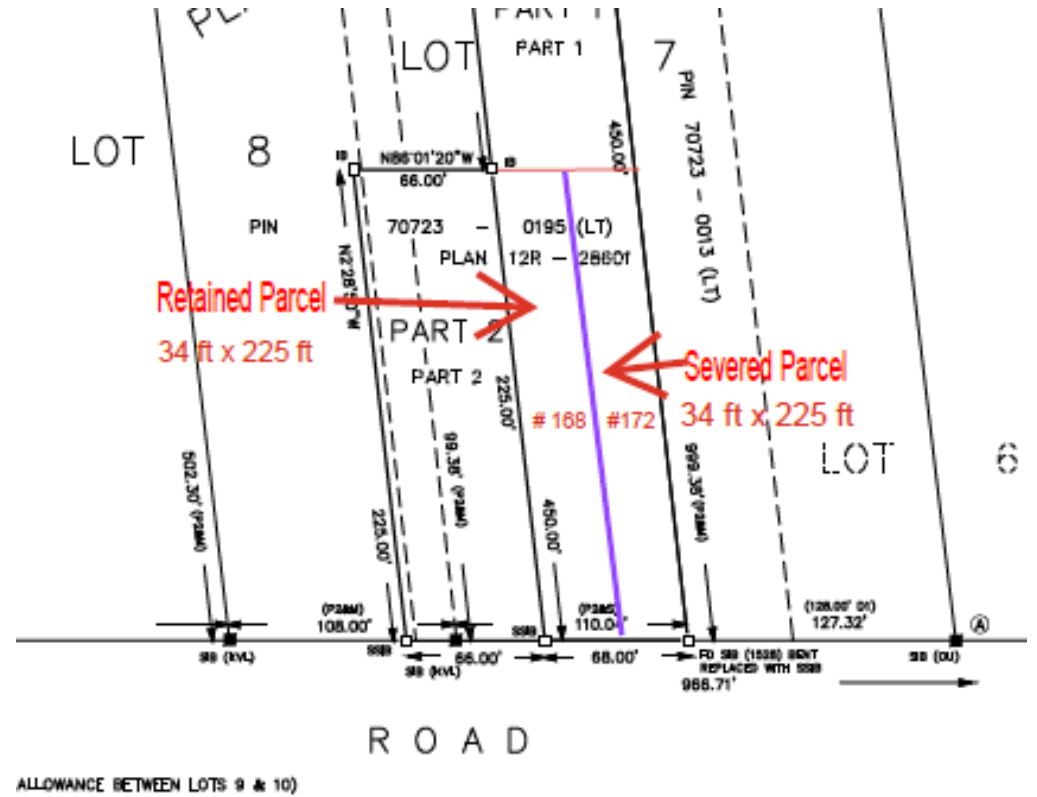
The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) Zone in the Town's Zoning By-law.







TOTAL LOT AREA: 15202.90 (7601 SQ. Ft. per side)
BUILDING AREA: 2944.76 Sq. Ft. ±
LOT COVERAGE: 19.37 % ±



Sketch- B/11/25

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/18/25 be approved** subject to the recommended conditions.

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/11/25 be approved** subject to the recommended conditions.

