



Amherstburg Committee of Adjustment

April 30, 2025

B/17/25 – 3591 Concession 3 N

Purpose of Application B/17/25

The applicant is proposing to sever an L-shaped parcel of land being 4.572 m \pm frontage by 70.104 m \pm depth with an area of 802.68 sq m \pm to merge with the abutting rural residential parcel at 3595 Concession 3 N for purposes of a lot addition.

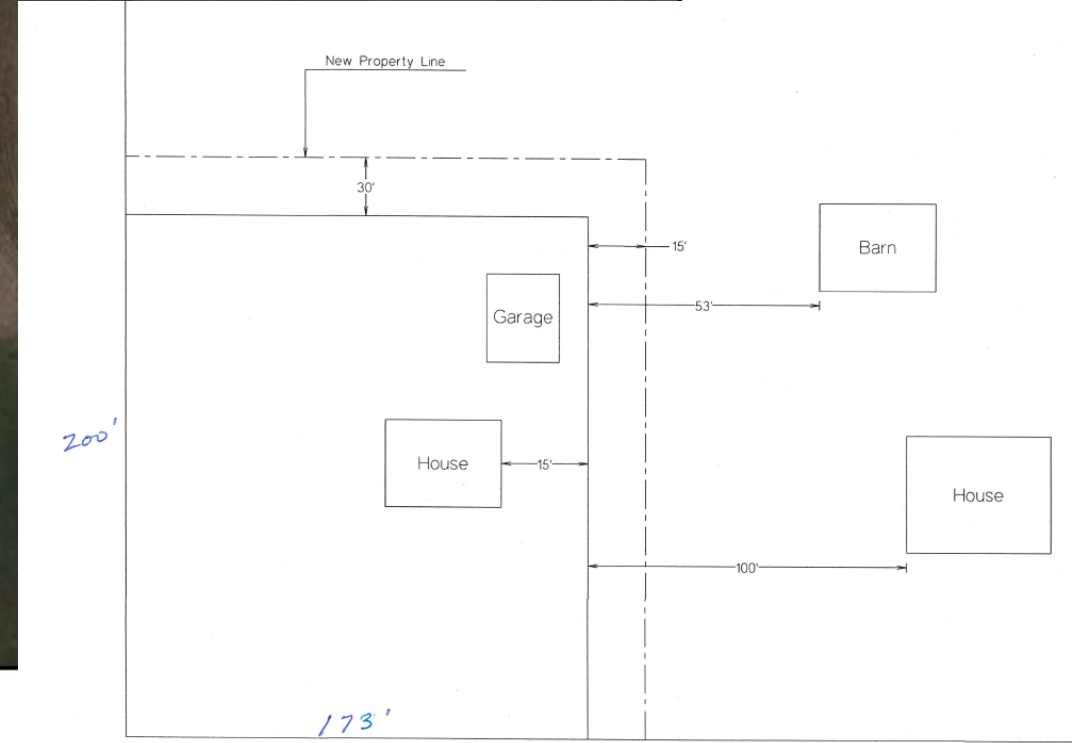
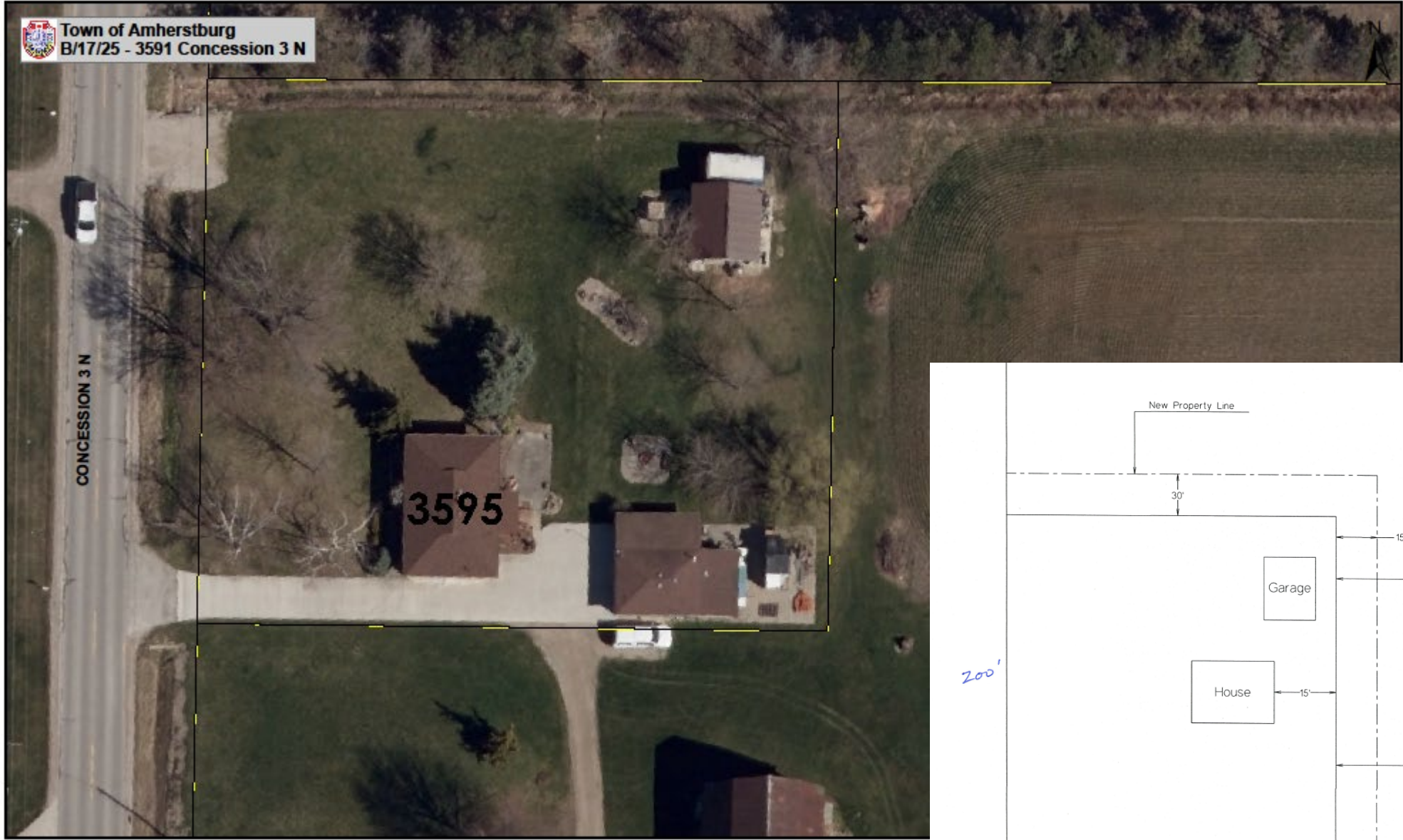
The retained parcel being 147.428 m \pm of frontage by an irregular depth with an area of 12.08 ha \pm contains a single detached dwelling, three accessory structures and farmland.

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.





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Sketch

Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) 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/17/25 be approved** subject to the recommended conditions.

