



Amherstburg Committee of Adjustment

April 30, 2025

B/12-16/25 – 3918 Concession 3 S

Purpose of Applications B/12-16/25

Purpose of Consent Application B/12/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by an irregular \pm depth with an area of 1200 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/13/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/14/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/15/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.



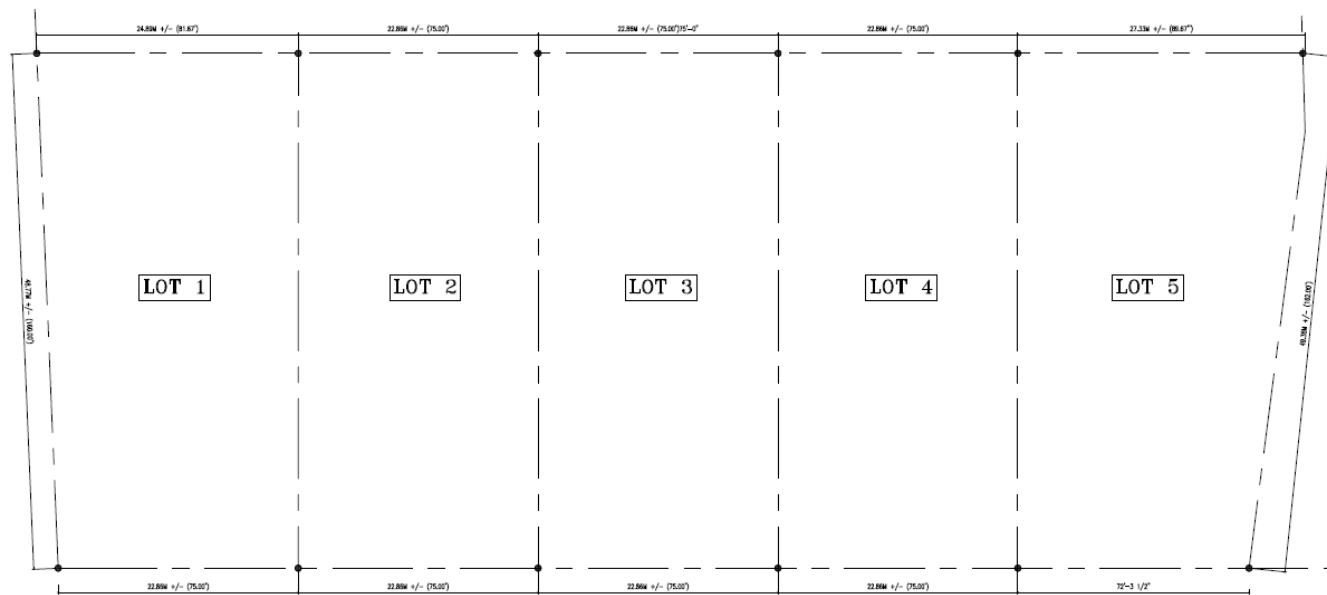
Purpose of Application B/12-16/25

Purpose of Consent Application B/16/25: The applicant is proposing to sever a parcel of land being 22.03 m \pm frontage by an irregular depth with an area of 1220 sq m \pm to create a new residential building lot for a single detached dwelling.

The remaining parcel being 70.1 m (230 ft) \pm frontage by an irregular depth with a total area of 11.65 hectares \pm contains a single detached dwelling and two accessory structures.

The subject property is designated Low Density Residential and Agricultural in the Town's Official Plan and zoned Agricultural (A) Zone in the Town's Zoning By-law. The proposed severances are wholly located within the Low Density Residential designation and within the settlement boundary.





MCLEOD AVENUE

SITE PLAN



Sketch

Policy Review

The subject property is designated Low Density Residential and Agricultural in the Town's Official Plan and zoned Agricultural (A) Zone in the Town's Zoning By-law. The proposed severances are wholly located within the Low Density Residential designation and within the settlement boundary.

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 applications **B/12-16/25 be approved** subject to the recommended conditions.

