

**NOTICE OF PASSING OF A ZONING BY-LAW
BY THE TOWN OF AMHERSTBURG**

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg passed **By-law 2025-015** on the 24th day of March, 2025 under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Town of Amherstburg not later than the **14th day of April, 2025**, notice of appeal setting out the objection to the By-law and the reasons in support of the objection and must be accompanied by the fee prescribed by the Ontario Land Tribunal in the form of a cheque or money order payable to the Minister of Finance. Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the bylaw was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION OF THE PURPOSE AND EFFECT of the By-law and a key map showing the location of the lands to which the By-law applies follows below. The complete By-law is available for inspection in my office during regular office hours and on the Town website www.amherstburg.ca .

DATED at the Town of Amherstburg this 25th day of March, 2025.

EXPLANATORY NOTE

THE SUBJECT LANDS affected by the proposed amendment are described as approximately 4.42 ha ± of land described as Concession 1, Part Lot 24, municipally known as 1267 Front Road North (see key map below). The subject lands are currently zoned holding Special Provision Residential Type 1B (h-R1B-2) Zone and designated Low Density Residential in the Town's Official Plan.

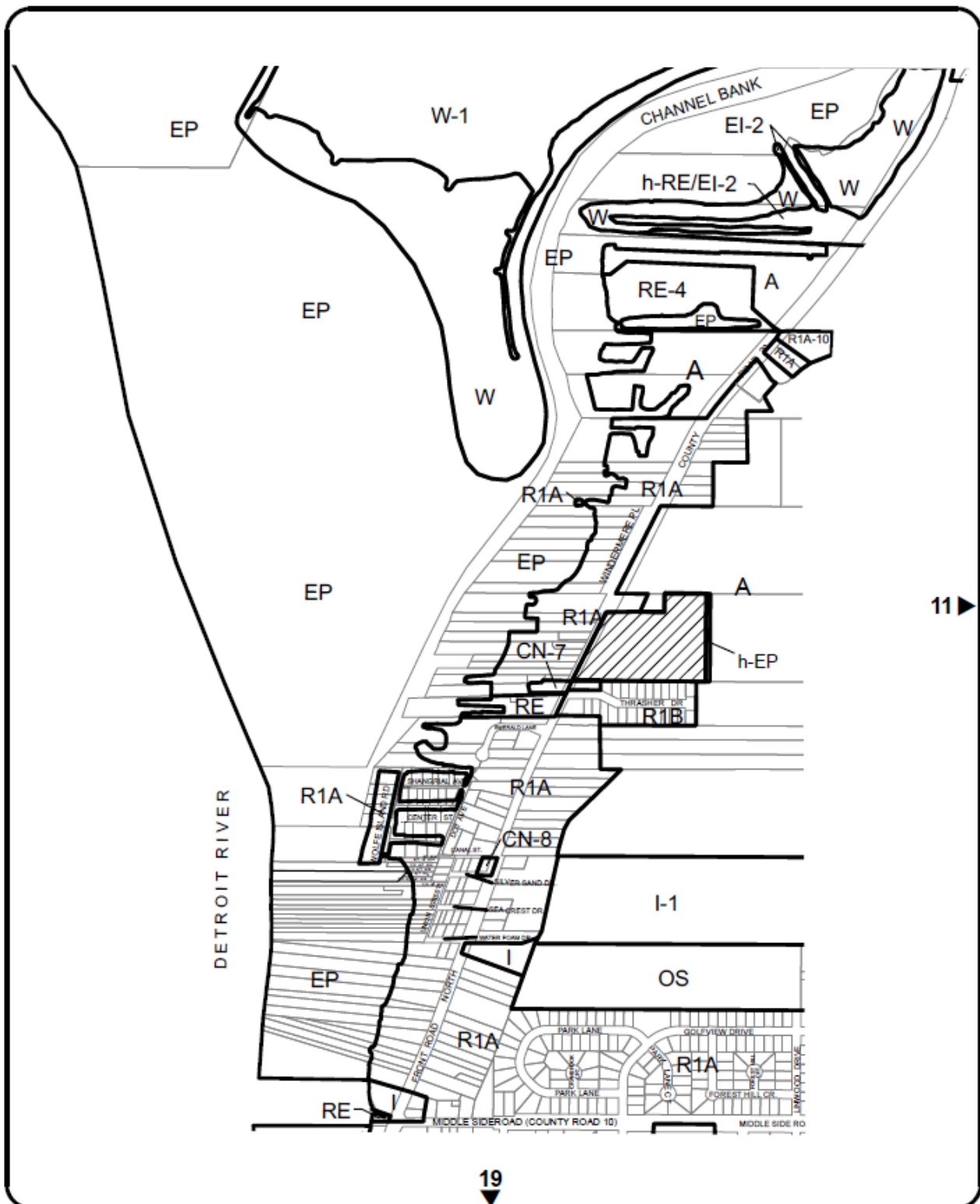
THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 will change the zoning of the subject lands noted above from the “**holding Special Provision Residential Type 1B (h-R1B-2) Zone**” to “**holding Special Provision Residential Second Density (h-R2-11) Zone**”

THE EFFECT OF THE ZONING BY-LAW AMENDMENT allows for general residential uses specifically limited to single detached dwelling, home occupation, accessory uses, public use and supportive community home on the subject properties with a minimum lot area of 460 sq m, a minimum lot frontage of 12 m, a minimum interior side yard setback of 1.2 m and a maximum lot coverage of 35%. The proposed zone change will facilitate a proposed minor redline amendment to the approved draft plan of subdivision which is proposing to increase the number of single detached dwelling building lots from the approved 37 to 44. This application for amendment is proceeding concurrently with the County of Essex and Town.

Christopher Aspila
Manager of Planning Services
Town of Amherstburg
Libro Centre- 3295 Meloche Road
Amherstburg, Ontario N9V 2A5
Telephone: (519) 736-5408 Fax No. (519) 736-9859
Website: www.amherstburg.ca


Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

KEY MAP



SCHEDULE 'A'
MAP 10

ZONING BY-LAW NO. 1999-52

h-R1B-2 to h-R2-11 

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