

**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 2025-021** on the 29th day of April, 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 **20th day of May, 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 30th day of April, 2025.

EXPLANATORY NOTE

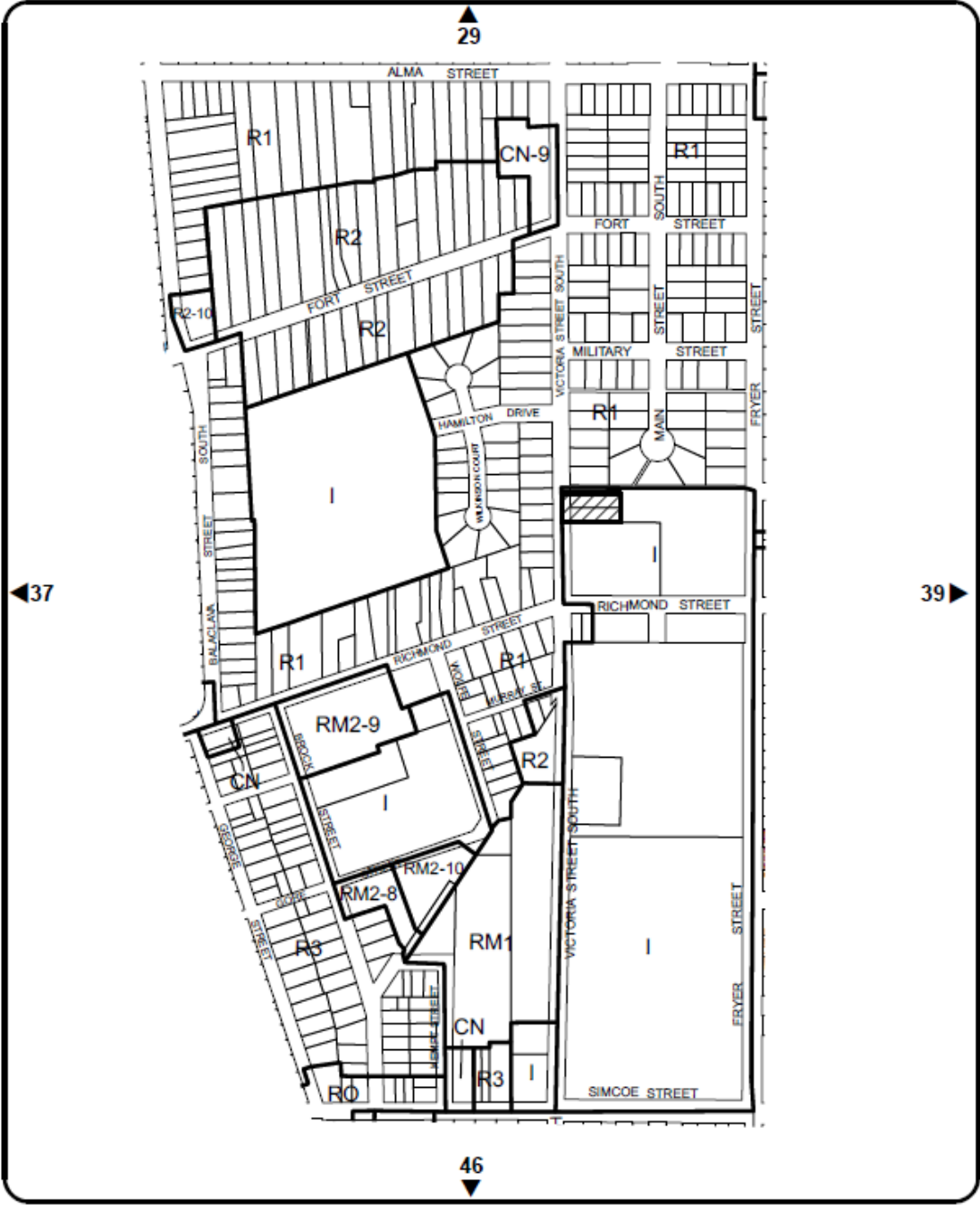
THE SUBJECT LANDS affected by the proposed amendment are described as approximately 0.19 ha (0.48 ac) ± of land described as Parts 1 and 2 on 12R-29344 municipally known as **Vacant Land Victoria Street S** (see map below).

THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from “**Residential First Density (R1) Zone**” to “**Special Provision Residential Third Density (R3-4) Zone**”. The parcel is designated Low Density Residential in the Town’s Official Plan.

THE EFFECT OF THE ZONING BY-LAW AMENDMENT allows additional residential uses on the subject lands, specifically semi-detached dwellings, and all other residential uses as permitted by the Residential Third Density (R3) zone, with a special provision to allow a minimum lot frontage of 16.75 m for a semi-detached dwelling and a minimum lot frontage of 8 m for a semi-detached dwelling unit. The current R1 zoning does not permit a semi-detached dwelling, therefore the rezoning facilitates the development of two semi-detached dwellings on the subject lands for a total of four (4) dwelling units, where two (2) single detached dwelling units are currently permitted. All other requirements of the Residential Third Density (R3) Zone provisions will be maintained.

Sarah French
Planner
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

KEY MAP



SCHEDULE 'A'
MAP 38

ZONING BY-LAW NO. 1999-52

R1 to R3-4



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.