

**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 2025-052** on the 11<sup>th</sup> day of August, 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 **31<sup>st</sup> day of August, 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](http://www.amherstburg.ca) .

**DATED** at the Town of Amherstburg this 12<sup>th</sup> day of August, 2025.

**EXPLANATORY NOTE**

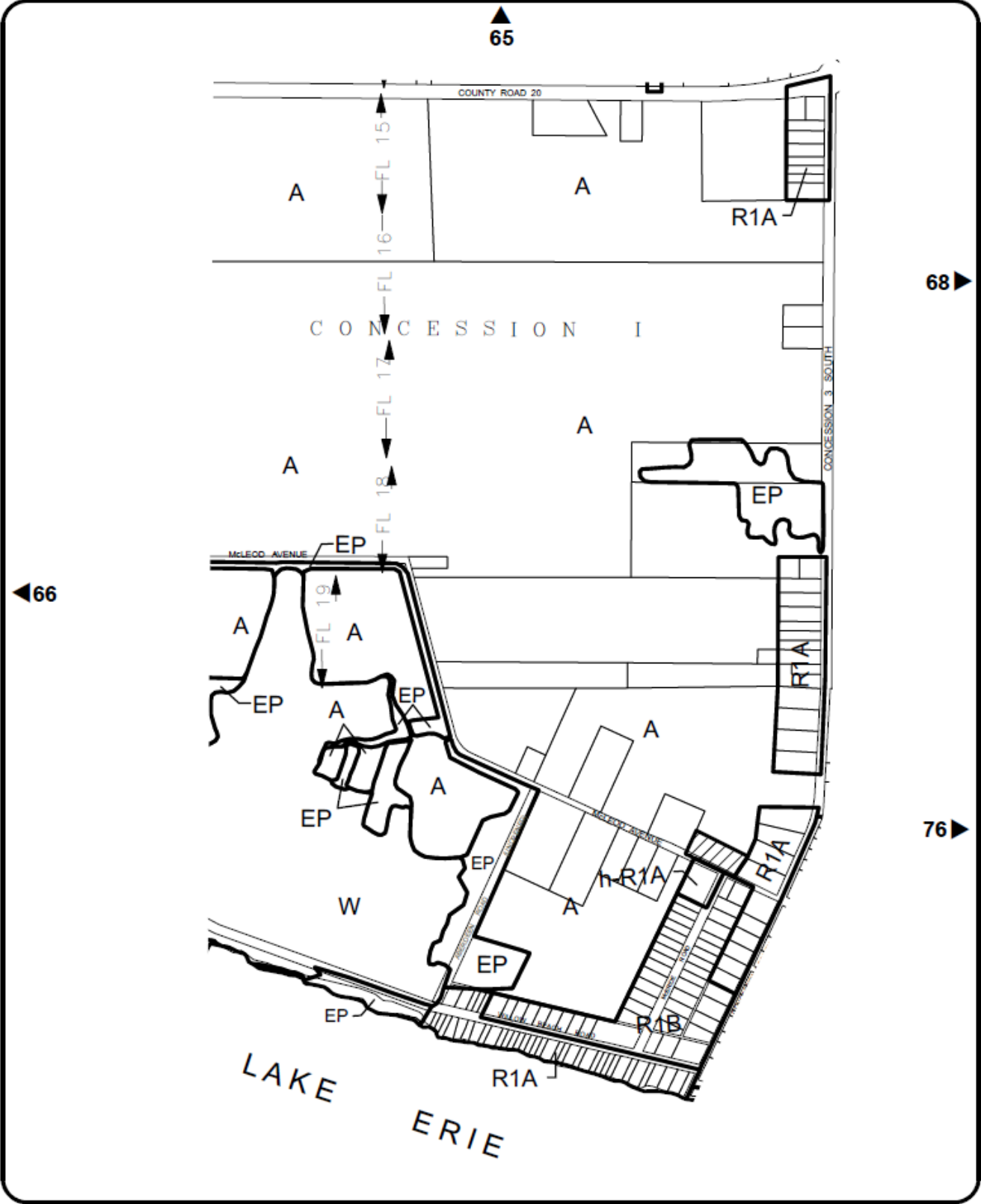
**THE SUBJECT LANDS** affected by the proposed amendment are approximately 5765 sq m ± of land described as Concession 1, Part Lot 19, Part Caldwell Grant, municipally known as Part of 3918 Concession 3 South (see key map below).

**THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52** is to the zoning of the subject lands noted above from the “**Agricultural (A) Zone**” to “**Residential Type 1A (R1A) Zone**”. The lands described above are subject to applications for consent (File B/12-16/25) to sever five residential building lots within an existing settlement boundary.

**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 on the subject properties with a minimum lot area of 900 sq m and a minimum lot frontage of 20 m. The proposed zone change is a condition of consent required to bring the zoning into compliance with the low density residential official plan designation and proposed use of the lands.

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KEY MAP



SCHEDULE 'A'  
MAP 67

ZONING BY-LAW NO. 1999-52

A to R1A 