

**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 2025-010** on the 10<sup>th</sup> day of February, 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 **4<sup>th</sup> day of March, 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 February, 2025.

**EXPLANATORY NOTE**

**THE SUBJECT LANDS** affected by the proposed amendment are described as a parcel of land 48.5 m (159.12 ft) frontage and an irregular depth with a total area of 0.37 hectares (0.91 acres) described as Concession 1, Part of Lot 6, municipally known as 865 Front Road South (see map below). In 2021 Council approved a three-year temporary zoning by-law amendment that expired on August 9, 2024. Under Section 39(3) of the Planning Act a Temporary By-law Amendment can be extended for an additional three years with Council approval. Due to the expiration of the 2021 by-law the subject lands have reverted back to the original zoning of Residential Second Density (R2) Zone. The lands are designated Low Density Residential in the Town's Official Plan.

**THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52** is to continue the zoning of the subject lands noted above from the “**Residential Second Density (R2) Zone**” to “**Temporary Special Provision Residential Second Density (T-R2-7) Zone**”. The extension of the temporary re-zoning is approved in order to allow the existing accessory structure to remain on the property without a dwelling unit and to continue to be used until a dwelling is constructed or until the expiry of the temporary zoning by-law amendment on August 9, 2027.

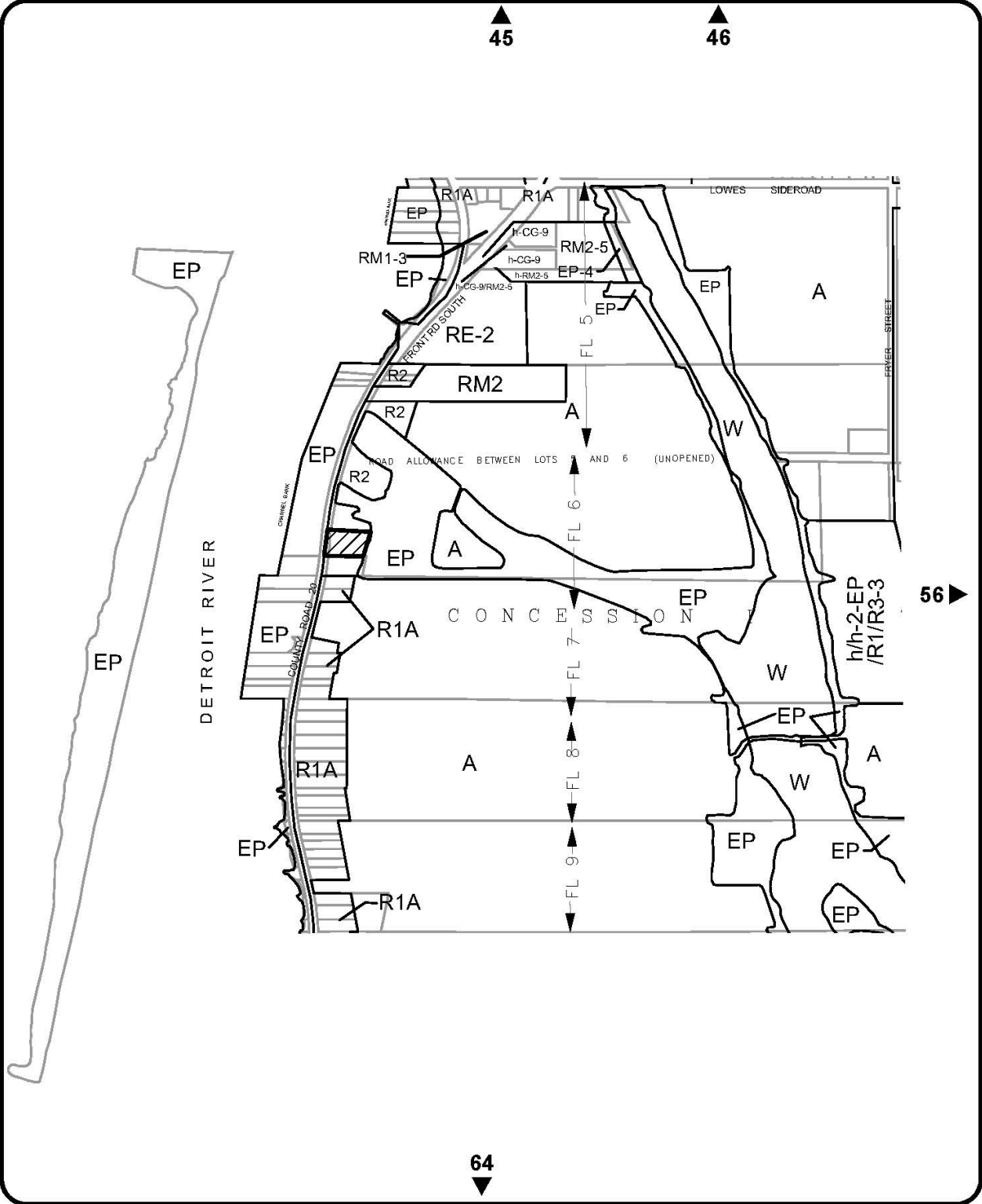
**THE EFFECT OF THE ZONING BY-LAW AMENDMENT** allows for an existing accessory structure to remain without a single detached dwelling unit (main use) on the subject property for the approved period of time noted above.

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
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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 55  
ZONING BY-LAW NO. 1999-52

R2 to T-R2-7 

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