

CORPORATION OF THE TOWN OF AMHERSTBURG

NOTICE OF STATUTORY PUBLIC MEETING TO CONSIDER A ZONING BY-LAW AMENDMENT

STATUTORY PUBLIC MEETING:

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Monday, August 10th, 2026 commencing at 5:00 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario. The purpose of this meeting is to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52, as amended.

ANY PERSON who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than Thursday, August 6th, 2026. To register for electronic participation please email the Clerk's office at clerk@amherstburg.ca. Once you register, you will be given information on how to make your submission at the electronic meeting by electronic participation. To participate, you will need access to a computer or tablet with internet service or a telephone.

ANY PERSON who wishes watch the meeting proceedings only, please visit <http://video.islive.ca/amherstburg/live.html>

THE SUBJECT LANDS AND PURPOSE OF THIS REZONING APPLICATION:

This Rezoning application affect approximately 5.29 ha of land described as Part Park Lots 4, 5, 6 and 7, Plan 12, Part of Part 4 on 12R1806, Part 1 on 12R28679, municipally known as a parcel of land located on the north side of Texas Road with frontage between 436 and 440 Texas Road and extending north to Pettypiece Drive (see map below). The applicant is proposing the development of a subdivision comprised of fifteen (15) new single detached dwelling units and fifty-six (56) semi-detached dwelling units, totalling 71 dwelling units.

The Zoning By-law Amendment, if approved, will change the zoning of the subject lands noted above from "Residential Second Density (R2) Zone" to "Special Provision Residential Second Density (R2-12)." The lands are designated Low Density Residential in the Town's Official Plan.

The effect of the amendments will be to allow for;

- a reduction in minimum lot frontage from 20 m to 18 m for semi-detached dwellings,
- a reduction in the minimum lot frontage from 9.5 m to 8.5 m for semi-detached dwelling units,
- a reduction in the minimum exterior side yard from 6 m to 4 m for semi-detached dwellings,
- an increase in the maximum lot coverage from 35% to 40% for single detached dwellings, and
- an increase in maximum lot coverage from 35% to 55% to for semi-detached dwellings.

ADDITIONAL INFORMATION:

ANY PERSON may make written representation in support of or in opposition to the proposed Zoning By-law Amendment by email to the Clerk's office at clerk@amherstburg.ca or in person by appointment for drop-off at the Libro Centre located at 3295 Meloche Road. Comments must be submitted by Thursday, August 6th, 2026 before the meeting and will be read aloud prior to the application being heard by Council.

If you wish to be notified of the decision of Council on the proposed Zoning By-law Amendment you must make a written request to the Clerk's Office at 271 Sandwich St. S., Amherstburg, ON, N9V 2A5.

If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a

public meeting or make written submissions to Council before the proposed by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Further information relating to the proposed Zoning By-law Amendment (File# ZBA/05/26) is available for inspection by calling or emailing Janine Mastronardi, Planner II Land Use, jmastronardi@amherstburg.ca, at the Planning Department Office during normal office hours, 8:30 a.m. to 4:30 p.m.

Additional information is also available for review on the Town of Amherstburg Website: www.amherstburg.ca. If you wish to be notified of the passage or denial of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

The meeting will be available for viewing by livestream by visiting www.amherstburg.ca.

For Council and Committee Agendas and Meetings, visit amherstburg.ca/calendar.
To subscribe to Council & Committee Agendas, visit Amherstburg.ca/calendar and click SUBSCRIBE.

DATED at the Town of Amherstburg this 15th day of July, 2026.

KEY MAP



Adam Coates, R.A., AICP, Candidate Member OPPI
Planning Services
Town of Amherstburg
Libro Centre, 3295 Meloche Road
Amherstburg, Ontario N9V 2Y8
Telephone: (519) 736-5408
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.