

**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 2026-012** on the 9th day of March, 2026 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 **31st day of March, 2026**, 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 10th day of March, 2026.

EXPLANATORY NOTE

THE SUBJECT LANDS affected by the proposed amendment are affect approximately 2719.27 sq m of land municipally known as 250 and 258 St. Arnaud Street (see map below). There are two existing one and a half storey, four-unit buildings on the property. The applicant is proposing the construction of one additional two storey building to contain eight residential units. The subject lands are currently zoned Residential First Density (R1) Zone and designated Low Density in the Town's Official Plan.

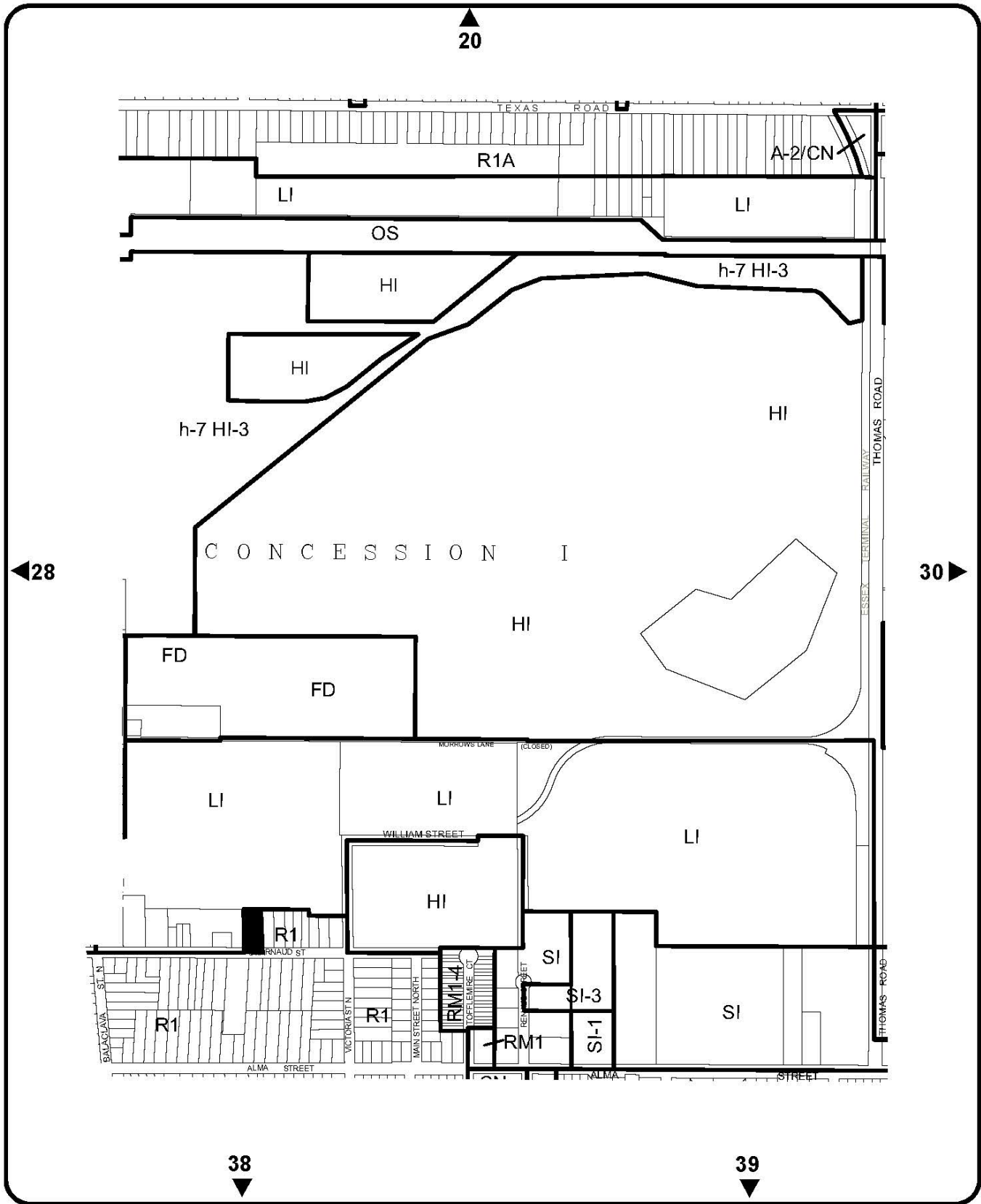
THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from "R1 to RM2-12" and on Key Map attached hereto from "Residential First Density (R1) Zone" to "Special Provision Residential Multiple Second Density (RM2-12)." The proposed Amendment to the Zoning By-law will implement the policies in OPA No. 29. The By-law will take effect from the date of passage by Council and shall come into force on the date of approval of the Official Plan Amendment by the approval authority in accordance with Sections 26 & 34 of the Planning Act, R.S.O. 1990, c.P. 13.

THE EFFECT OF THE ZONING BY-LAW AMENDMENT allows for multi-residential uses on the subject property. The development is proposed to add an additional two storey, eight-unit residential building in the rear of the property with site-specific provisions for a reduced maximum height permitted from 22 m to 11 m and reduced minimum interior side yard width required from 6 m to 2.5 m

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 29**

ZONING BY-LAW NO. 1999-52

R1 to RM2-12

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