

**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 2026-046** on the 14th day of September, 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 **6th day of October, 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 15th day of September, 2026.

EXPLANATORY NOTE

THE SUBJECT LANDS affected by the proposed amendment are 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 key map below). The subject lands are currently zoned Residential Second Density (R2) Zone and designated Low Density Residential in the Town's Official Plan.

THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 will change the zoning of the subject lands noted above from "**Residential Second Density (R2) Zone**" to "**Special Provision Residential Second Density (R2-12) Zone**".

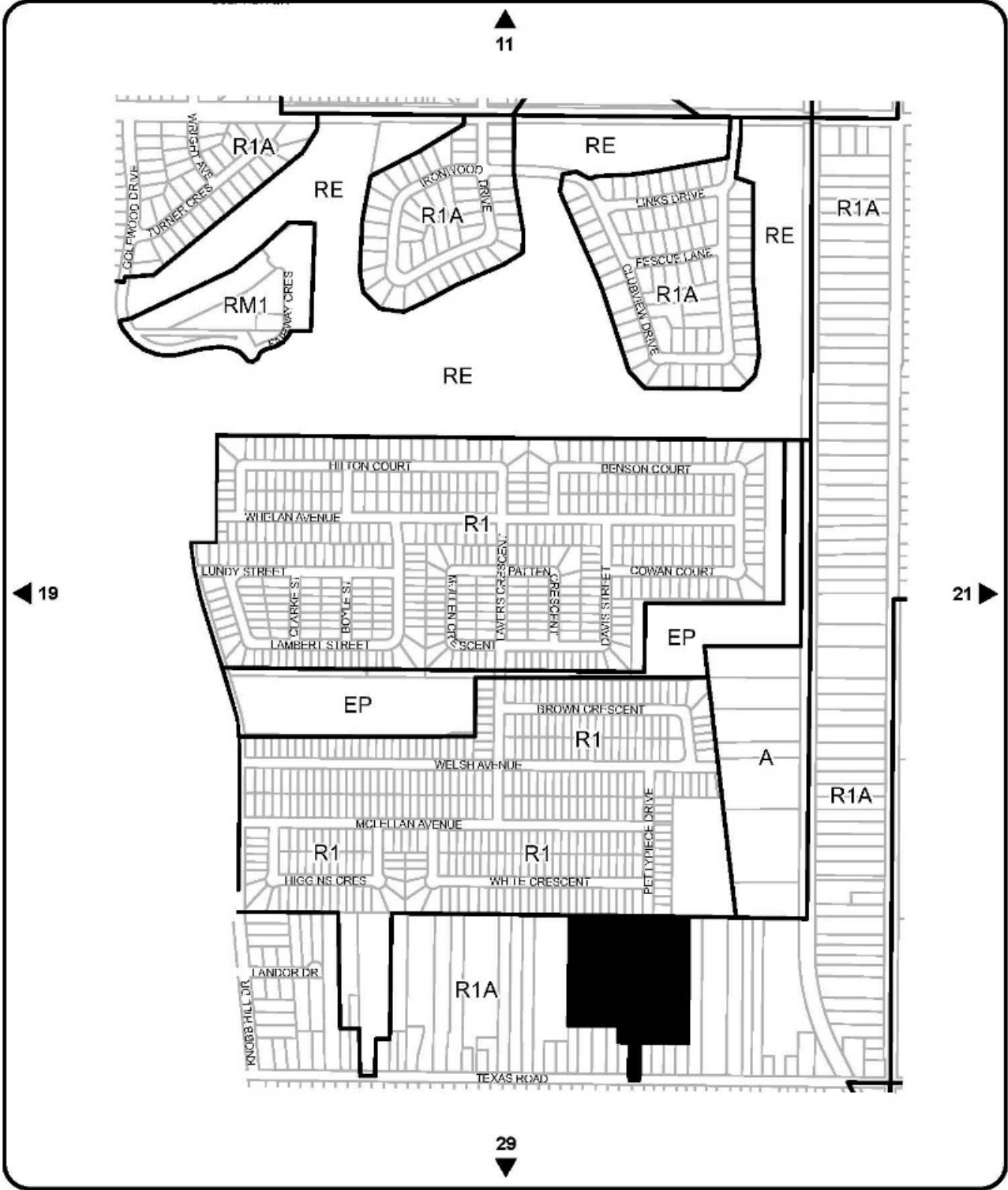
THE EFFECT OF THE ZONING BY-LAW AMENDMENT adds site specific provisions to the existing residential zoning to allow for;

- 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.

Adam Coates, R.A., AICP, Candidate Member OPPI
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 20
ZONING BY-LAW NO. 1999-52

R2 to R2-12 

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