

**CORPORATION OF THE TOWN OF AMHERSTBURG
NOTICE OF DRAFT PLAN OF SUBDIVISION**

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg and the County of Essex (the Approval Authority) have received Application No. 37-T-26004 for approval of a Plan of Subdivision on lands 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 Council of the Corporation of the Town of Amherstburg has received a request to circulate receipt of an application for Draft Plan of Subdivision pursuant to the provisions of the Planning Act, R.S.O. 1990 per Section 51(19) and Subsection 4 of Ontario Regulation 544/06 as amended by Regulation 298/19.

The proposed plan of subdivision lands are also subject to an application for Zoning By-law Amendment, ZBA/05/26.

The Council of the Corporation of the Town of Amherstburg will be considering a resolution of support for the proposed plan of subdivision at the regular Council meeting on **Monday, September 14th, 2026 commencing at 6:00 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario.

The Draft Plan of Subdivision proposes to subdivide and create new lots and blocks that would allow for the construction/development of fifteen (15) single detached dwelling units, fifty-six (56) semi-detached dwellings and a stormwater management pond on approximately 5.29 hectares of land. The lands are designated Low Density Residential which allows for residential development in the Town's Official Plan.

Any person or public body may make written submissions to the approval authority (County of Essex) before the approval authority makes its decision under subsection (31) of the Act.

If a person or public body would otherwise have the ability to appeal the decision of the County of Essex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

If you wish to be notified of the decision of the County of Essex in respect of this proposed plan of subdivision, you must make a written request to the County of Essex to the attention of Rebecca Belanger, Manager of County Planning Services, 360 Fairview Avenue West, Suite 302, Essex, Ontario, N8M 1Y6, indicating the County File No: 37-T-26004.

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available for inspection at the Town of Amherstburg Planning Department Office at 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m. The hearing will be available for viewing by livestream by visiting www.amherstburg.ca.

For more information about this matter, including the information about preserving your appeal rights, contact Rebecca Belanger, Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at rbelanger@countyofoessex.ca indicating the County File No: 37-T-26004.

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 19th day of August, 2026.

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; Fax No. (519) 736-9859
Website: www.amherstburg.ca

KEY MAP

