

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, December 12, 2022 commencing at 4:00 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, under Section 34 of the Planning Act.

**ANY PERSON** seeking to attend meetings in-person should follow all public health guidance to ensure the safety of themselves and others during the COVID-19 pandemic.

**ANY PERSON** who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than 4:00 pm on Thursday, December 8, 2022. To register for electronic participation please email the Deputy Clerk at [tfowkes@amherstburg.ca](mailto:tfowkes@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 affects approximately 5.3 ha of land described as Part Park Lots 4, 5, 6, and 7, Plan 12, Part of Part 4, on 12R-1806, Part 1 on 12R-28679 municipally known as a parcel of land on the north side of Texas Road located between Knobb Hill Drive and Concession 2 N (see key map below).

This rezoning, if approved, will amend the zoning of the lands noted below from the **"Residential Type 1A (R1A) Zone"** to **"Residential Second Density (R2) Zone"**. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town's Official Plan.

The effect of the amendment will be to allow for general residential uses on the subject properties with 35% lot coverage, a minimum required lot area of 460 sq m and a minimum required lot frontage of 12 m for single detached dwellings, a minimum required lot area of 560 sq m and a minimum required lot frontage of 15 m for duplex dwellings, and a minimum required lot area of 650 sq m and a minimum required lot frontage of 20 m for semi-detached dwellings whereas the current zoning permits 30% lot coverage and requires 900 sq m minimum lot area and 20 m minimum lot frontage for single detached dwellings. The amendment will allow for single detached, semi-detached and duplex dwellings on the subject lands.

**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 Deputy Clerk at [tfowkes@amherstburg.ca](mailto:tfowkes@amherstburg.ca) or in person by appointment for drop-off at the Libro Centre located at 3295 Meloche Road. Comments must be submitted by 4:00 p.m. on Thursday, December 8, 2022 before the meeting and will be read aloud prior to the application being heard by Council.

**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 the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Town of Amherstburg before the by-law is passed, the person

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.

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 is reasonable grounds to do so.

Further information relating to the proposed Zoning By-law (File# ZBA/26/22) Amendment is available for inspection by calling or emailing the Planning Department Office during normal office hours, 8:30 a.m. to 4:30 p.m. The proposed Zoning By-law Amendment is also available for review on the Town of Amherstburg Website: [www.amherstburg.ca](http://www.amherstburg.ca). If you wish to be notified of the passage of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below. The hearing will be available for viewing by livestream by visiting [www.amherstburg.ca](http://www.amherstburg.ca).

DATED at the Town of Amherstburg this 16<sup>th</sup> day of November, 2022.

**KEY MAP**



Sarah French  
Planner, 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](http://www.amherstburg.ca)