



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

Mission Statement: As stewards of the Town of Amherstburg, we strive to improve the quality of life of all residents through the delivery of effective, efficient, and affordable services.

Author's Name: Christopher Aspila	Report Date: December 12, 2024
Author's Phone: 519 736-5408 ext. 2124	Date to Council: February 10, 2025
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Statutory Public Meeting – Excess Soil Strategy and Site Alteration By-law

1. RECOMMENDATION:

It is recommended that:

Comments from the public, municipal departments, agencies and Council with respect to the proposed Excess Soil Strategy and Site Alteration By-law **BE RECEIVED and SUMMARIZED** in a future report to Council.

2. BACKGROUND:

In the 2024 Capital Budget process Council approved Project PLN-002-24 "Howard Industrial Park District Implementation Studies". One of the studies approved for funding is the Excess Soil Strategy.

As background the Town of Amherstburg has received 2 Zoning By-law Amendment applications requesting the permission to allow the land use of excess soil processing. The goal of the Excess Soil Strategy is to protect public health and safety for Amherstburg residents and to minimize long-term adverse environmental impacts associated with illegal dumping and poor site management practices. This is in alignment with Ontario Regulation 406/19 (O.Reg 406/19) as amended. The implementation tool for the Excess Soil Strategy is a Site Alteration By-law.

In consultation with the Procurement Specialist the Town retained the services of Dillon Consulting Limited to undertake the preparation of the Excess Soil Strategy.

3. DISCUSSION:

The Excess Soil Strategy and implementing Site Alteration By-law is applicable to the entire area of the Town of Amherstburg. It is noted that the policies of the Town of Amherstburg Official Plan and the provisions of the Comprehensive Zoning By-law limit the receipt and processing of excess soils to the area designated as “Space Extensive Industrial” generally located in the southern most portions of the Howard Industrial Park District Secondary Plan Area.

The ~700 acre Howard Industrial Park District Secondary Plan Area bound by Howard Avenue (County Road 9) to the west, North Townline Road (County Road 8) to the north, 8th Concession Road North to the east and North Side Road to the south is the focus for employment-related economic development in the Town of Amherstburg.

As this proposed By-law is applicable town-wide, notice of this Statutory Public Meeting is posted in the January 15, 2025 edition of the River Town Times and is also posted on the Town of Amherstburg website.

Following this public meeting, staff and our consultants will review all of the comments submitted and prepare a report for a subsequent Council meeting. The second staff report will summarize all of the comments received and make recommendations regarding the proposed Excess Soil Strategy and implementing Site Alteration By-law.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality.

5. FINANCIAL MATTERS:

The Excess Soil Strategy was approved in the 2024 Capital Budget as item PLN-002-24.

6. CONSULTATIONS:

The Notice of Public Meeting was published in the local newspaper and on the Town website and circulated to the required agencies and municipal departments in accordance with the requirements of the Municipal Act, S.O. 2001, c. 25 and associated regulations and Ontario Regulation 406/19 issued under the Environmental Protection Act, R.S.O. 1990, c. E. 19.

7. CORPORATE STRATEGIC ALIGNMENT:

Vision: Preserving our past while forging our future.

<i>Amherstburg Community Strategic Plan 2022 - 2026</i>	
PILLAR 1 Deliver Trusted & Accountable Local Government	PILLAR 3 Encourage Local Economic Prosperity

<ul style="list-style-type: none"> <input type="checkbox"/> Improve trust between council and staff, and residents, by strengthening governance and internal accountability structures. <input type="checkbox"/> Deliver transparent and efficient financial management. <input type="checkbox"/> Increase effective communication and engagement with residents. <input type="checkbox"/> Develop our staff team, resources, and workplace culture. <input type="checkbox"/> Continue to deliver strong core municipal services. <input type="checkbox"/> Ensure Amherstburg is an inclusive accessible and welcoming community committed to reconciliation. 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Encourage development of commercial and industrial lands. <input type="checkbox"/> Continue to promote local tourism industry, especially overnight accommodation. <input type="checkbox"/> Continue to facilitate downtown development for residents and visitors. <input type="checkbox"/> Continue to leverage partnership opportunities with other provincial, federal, and local governments, agencies, and organizations.
<p style="text-align: center;">PILLAR 2</p> <p style="text-align: center;">Invest in Community Amenities and Infrastructure</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Maintain safe, reliable and accessible municipal infrastructure and facilities. <input type="checkbox"/> Increase access to recreation opportunities for all ages. <input type="checkbox"/> Finalize and execute plans for town-owned lands (e.g. Duffy’s site, Belle Vue) <input type="checkbox"/> Create public access to water and waterfront <input type="checkbox"/> Prioritize opportunities to reduce environmental impacts of Town operations and increase Town resilience to climate change. 	<p style="text-align: center;">PILLAR 4</p> <p style="text-align: center;">Shape Growth Aligned with Local Identity</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define and communicate a vision for the Town’s future and identity. <input type="checkbox"/> Promote and plan for green and “climate change ready” development. <input type="checkbox"/> Review and implement policies that promote greater access to diverse housing. <input type="checkbox"/> Protect the Town’s historic sites and heritage. <input checked="" type="checkbox"/> Preserve the Town’s greenspaces, agricultural lands, and natural environment.

8. CONCLUSION:

The draft Excess Soil Strategy and Site Alteration By-law are attached for comments from Council and the public.



Christopher Aspila
Manager of Planning Services

CA

Report Approval Details

Document Title:	Statutory Public Meeting - Excess Soil Strategy and Site Alteration By-law.docx
Attachments:	- Appendix A-DRAFT - Town of Amherstburg Excess Soils By-law_01282025-RM.pdf - Appendix B-DRAFT - Amherstburg Excess Soils Strategy_01282025-RM.pdf - Appendix C-DRAFT - Schedule or Guideline for Application for a Site Alteration Permit_01282025-RM.pdf
Final Approval Date:	Jan 30, 2025

This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne



Tracy Prince

**No Signature - Task assigned to Valerie Critchley was completed by assistant
Melissa Osborne**

Valerie Critchley



Kevin Fox