

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 16, 2024 commencing at 5:00 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.

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 12, 2024. To register for electronic participation please email the Clerk at clerk@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 will affect a parcel of land 48.5 m (159.12 ft) frontage and an irregular depth with a total area of 0.37 hectares (0.91 acres) described as Concession 1, Part of Lot 6, municipally known as 865 Front Road South (see map below). In 2021 Council approved a three-year temporary zoning by-law amendment that expired on August 9, 2024. Under Section 39(3) of the Planning Act a Temporary By-law Amendment can be extended for an additional three years with Council approval. Due to the expiration of the 2021 by-law the subject lands have reverted back to the original zoning of Residential Second Density (R2) Zone and are designated Low Density Residential in the Town's Official Plan.

This rezoning, if approved, will change the "Residential Second Density (R2) Zone" to "Temporary Special Provision Residential Second Density (T-R2-7) Zone". The extension of the temporary re-zoning is requested in order to allow the existing accessory structure to remain on the property without a dwelling unit and to continue to be used until a dwelling is constructed.

The effect of the amendment will temporarily allow an existing accessory structure to remain without a single detached dwelling unit (main use) on the subject property.

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 Clerk at clerk@amherstburg.ca or in person by appointment for drop-off at Town Hall located at 271 Sandwich Street South. Comments must be submitted by 4:00 p.m. on Thursday, December 12, 2024 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 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.

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.

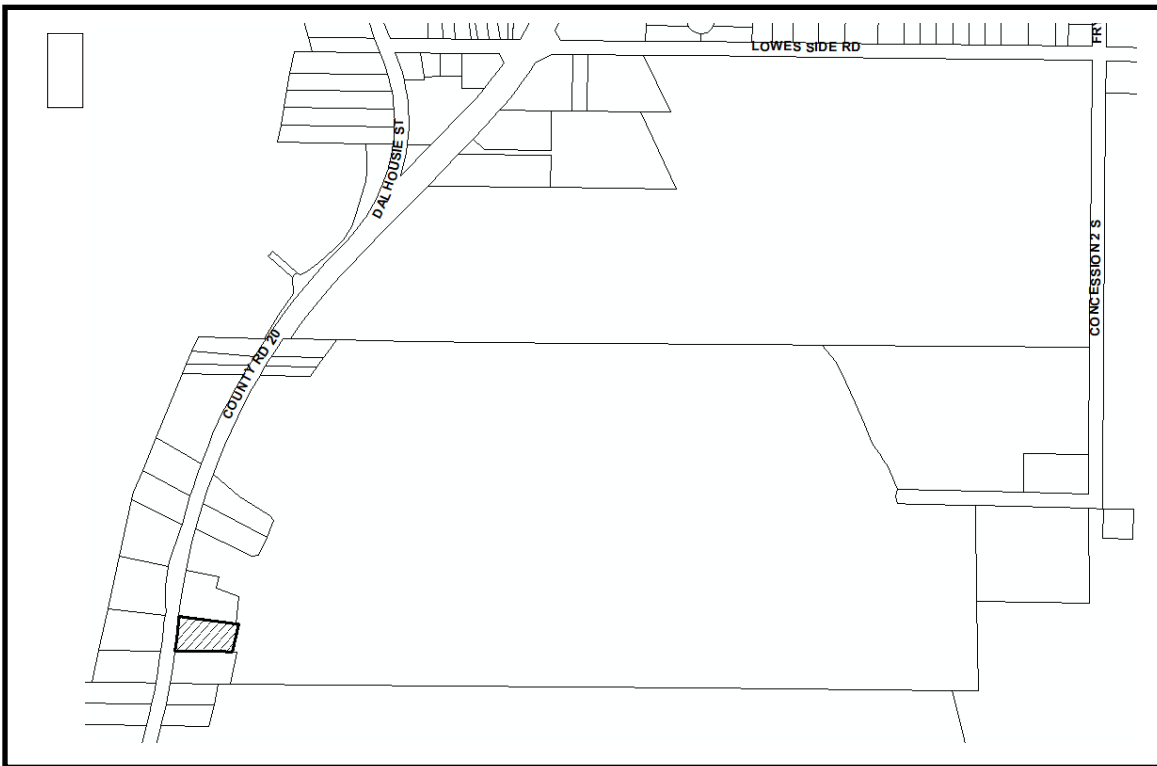
Further information relating to the proposed Zoning By-law Amendment (File# ZBA/23/24) is available for inspection by calling or emailing the Planning Department Office during normal office hours, 8:30 a.m. to 4:30 p.m. The proposed Zoning By-law Amendment is also available for review on the Town of Amherstburg Website: www.amherstburg.ca. 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.

The meeting will be available for viewing by livestream by visiting www.amherstburg.ca.

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 20th day of November, 2024.

KEY MAP



Christopher Aspila
Manager, 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