

CORPORATION OF THE TOWN OF AMHERSTBURG

**NOTICE OF STATUTORY PUBLIC MEETING  
TO CONSIDER AN OFFICIAL PLAN AMENDMENT AND  
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 16th, 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 Official Plan and Zoning By-law 1999-52.

**ANY PERSON** who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than Thursday, December 12<sup>th</sup>, 2024. To register for electronic participation please email the Clerk's office at [clerk@amherstburg.ca](mailto: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 OFFICIAL PLAN AMENDMENT AND  
REZONING APPLICATION:**

This Official Plan and Rezoning application affects a portion of the approximately 0.23 ha of land municipally known as 300 Victoria Street South, located on the west side of Victoria Street South and north side of Simcoe Street. (see map below).

The Official Plan Amendment, if approved, will change the designation of the subject lands noted above from "**Low Density Residential**" to "**General Commercial Special Policy Area.**"

The Zoning By-law Amendment, if approved, will change the zoning of the subject lands noted above from "**Institutional (I) Zone**" to "**Commercial General Special Provision.**"

The effect of the amendments will be to allow a commercials/residential mixed-use development. The development is proposed to be a 4-storey building, consisting of commercial space on part of the ground floor towards the intersection of Victoria Street and Simcoe Street, and dwelling units on the remainder of the ground floor up to the fourth floor.

**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's office at [clerk@amherstburg.ca](mailto:clerk@amherstburg.ca) or in person by appointment for drop-off at the Libro Centre located at 3295 Meloche Road. Comments must be submitted by Thursday, December 12th, 2024 before the meeting and will be read aloud prior to the application being heard by Council.

If you wish to be notified of the decision of Council on the proposed Official Plan Amendment and Zoning By-law Amendment you must make a written request to the Clerk's Office at 271 Sandwich St. S., Amherstburg, ON, N9V 2A5.

**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 are reasonable grounds to do so.

Further information relating to the proposed Official Plan Amendment (File OPA #26) and Zoning By-law (File# ZBA/22/24) 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 amendments are 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 adoption of the proposed Official Plan Amendment, or the refusal of a request to amend the official plan, and/or passage of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

The meeting will be available for viewing by livestream by visiting [www.amherstburg.ca](http://www.amherstburg.ca).

**For Council and Committee Agendas and Meetings, visit [amherstburg.ca/calendar](http://amherstburg.ca/calendar).**  
**To subscribe to Council & Committee Agendas, visit [Amherstburg.ca/calendar](http://Amherstburg.ca/calendar) and click SUBSCRIBE.**

DATED at the Town of Amherstburg this 14<sup>th</sup> day of November, 2024.

**KEY MAP**



Christopher Aspila  
Manager, Planning Services

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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)

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