

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, February 24, 2025 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 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, February 20, 2025. 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 approximately 4.42 ha ± of land described as Concession 1, Part Lot 24, municipally known as 1267 Front Road North (see key map below). The subject lands are currently zoned holding Special Provision Residential Type 1B (h-R1B-2) Zone and designated Low Density Residential in the Town's Official Plan.

This rezoning, if approved, will change the zoning of the subject lands noted above from the **"holding Special Provision Residential Type 1B (h-R1B-2) Zone"** to **"holding Special Provision Residential Second Density (h-R2-11) Zone"**.

The effect of the amendment will be to allow general residential uses specifically limited to single detached dwelling, home occupation, accessory uses, public use and supportive community home on the subject properties with a minimum lot area of 460 sq m, a minimum lot frontage of 12 m, a minimum interior side yard setback of 1.2 m and a maximum lot coverage of 35%. The proposed zone change will facilitate a proposed minor redline amendment to the approved draft plan of subdivision which is proposing to increase the number of single detached dwelling building lots from the approved 37 to 44. This application for amendment is proceeding concurrently with the County of Essex and Town.

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, February 20, 2025 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.

Further information relating to the proposed Zoning By-law (File# ZBA/03/25) Amendment is available for inspection by calling or emailing the Planning Department Office during normal

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.

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.

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KEY MAP



Dated at the Town of Amherstburg this 29th day of January, 2025.

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