



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: Janine Mastronardi	Report Date: April 11, 2025
Author's Phone: 519 736-5408 ext. 2134	Date to Council: April 29, 2025
Author's E-mail: jmastronardi@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Statutory Public Meeting to Consider a Housekeeping Zoning By-law Amendment

1. RECOMMENDATION:

It is recommended that:

1. Comments from the public with respect to Zoning By-law Amendment for housekeeping by-law (File ZBA-07-25) **BE RECEIVED**; and
2. Pending Council consideration of written and oral comments received at this public meeting, Zoning By-law 2025-032 **BE CONSIDERED** at the regular Council meeting following this public meeting.

2. BACKGROUND:

Town of Amherstburg Zoning By-law 1999-52, as amended was passed by Council on November 8, 1999. The document has since been consolidated up to and including amendments of December 2024. Since the intent of the Comprehensive Zoning By-law (CZBL) is to ensure that it remains up-to-date and in conformity with the Town of Amherstburg Official Plan and other provincial legislation, regular housekeeping amendments are required to deal with technical and housekeeping updates.

The Town has initiated a housekeeping by-law for an amendment to Zoning By-law 1999-52, as amended under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13. The proposed amendment is both of a general nature which applies to various properties throughout the Town of Amherstburg and applies to three mapping changes to specific parcels of land. The proposed amendment has been drafted regarding institutional uses in the Town of Amherstburg.

3. DISCUSSION:

The Town of Amherstburg has initialled a housekeeping Zoning By-law Amendment to provide improved clarity with some Institutional Zone permitted uses and associated definitions. Housekeeping mapping updates are also proposed.

This rezoning, if approved, will add a definition for stormwater management facility and amend the definition of water system, public to ensure both of these permitted uses have appropriately defined terminology in the Town's Zoning By-law.

The proposed definitions are as follows:

“STORMWATER MANAGEMENT FACILITY” shall mean a stormwater management facility is an engineered structure comprised of a stormwater management pond and associated appurtenances constructed to gather rainfall and surface water runoff, to temporarily hold water and to release stormwater runoff slowly. A stormwater management pond may be in the form of a wet or dry pond, or underground storage units.

“WATER SYSTEM” shall mean a water distribution system consisting of piping, pumping and purification appurtenances and related storage.

Section 24(2) is proposed to be amended by adding the additional use of water system to the list of permitted uses in the Institutional (I) Zone.

Section 24(4)(d)(i) being the Special Provision Institutional (I-4) Zone is proposed to be amended by replacing the permitted use of “stormwater management pond” with “stormwater management facility”. The definition of stormwater management pond does not currently exist in the CZBL. Through the preparation of the definition of stormwater management pond administration determined that the term stormwater management facility was a more accurate term to use to ensure associated appurtenances such as pumps and fences are identified as permitted uses. The change of terminology in this existing site-specific zone is required to ensure the definition in the CZBL is consistent with the listed permitted use.

This Zoning Amendment is proposed to also rezone the following subject lands;

- Brittany's Gate Subdivision Stormwater Management Facility from **“Residential Type 1A (R1A) Zone”** to **“Special Provision Institutional (I-4) Zone”**.
- Canard Valley Estates Subdivision Stormwater Management Facility from **“Residential First Density (R1)”** and **“Residential Type 1A (R1A) Zone”** to **“Special Provision Institutional (I-4) Zone”**.
- E/S Front Road North, Town lands for Water Treatment Plant Expansion from **“Light Industrial”** to **“Institutional (I) Zone”**.

The proposal to change the zoning of the stormwater management facility parcels in the Brittany's Gate Subdivision and the Canard Valley Estates Subdivision will ensure the zoning of these properties are consistent with the approved Plans of Subdivision and with the use of these lands confirmed in the registered Subdivision Agreements.

The mapping change proposed on the east side of Front Road North for the Town's water treatment plant expansion lands will change the zoning from Light Industrial to Institutional. The existing water treatment facility at 415 Front Road North is zoned

Institutional (I) Zone. The proposed rezoning will provide consistent zoning for the expansion lands.

The proposed Amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality.

5. FINANCIAL MATTERS:

All costs associated with the application are the responsibility of the applicant. Should the decision be appealed to the Ontario Land Tribunal then the Town will incur costs.

6. CONSULTATIONS:

The Notice of Public Meeting was published in the local newspaper and on the Town website and circulated to the required agencies, property owners and municipal departments in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 and associated regulations. At the date of the writing of this report, no written comments from the public were received.

7. CORPORATE STRATEGIC ALIGNMENT:

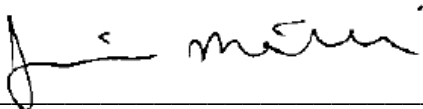
Vision: Preserving our past while forging our future.

<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">✓ 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.	<ul style="list-style-type: none"><input 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.

<input type="checkbox"/> Ensure Amherstburg is an inclusive accessible and welcoming community committed to reconciliation.	
<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 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 type="checkbox"/> Preserve the Town's greenspaces, agricultural lands, and natural environment.

8. CONCLUSION:

Following the statutory public meeting, planning staff will be preparing a subsequent report for Council that will include a comprehensive analysis of all of the comments and recommendations received, and will provide a professional planning opinion and a staff recommendation with respect to the requested zoning by-law amendment.



Janine Mastronardi
Planner

Report Approval Details

Document Title:	Statutory Public Meeting to Consider a Housekeeping Zoning By-law Amendment regarding Institutional Zones.docx
Attachments:	<ul style="list-style-type: none">- Appendix A- ZBA-07-25- Notice of Statutory Public Meeting- Housekeeping, Institutional Zone and Mapping-RM.pdf- Appendix B- ZBA-07-25- Aerials-RM.pdf- Appendix C- Circulation Map and Lists-RM.pdf- Appendix D- Summary of Correspondence Received on ZBA-07-25-RM.pdf- Appendix E- 2025-032- ZBA- Housekeeping (I Zone)- DRAFT-RM.pdf
Final Approval Date:	Apr 16, 2025

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

No Signature found

Chris Aspila



Melissa Osborne



Tracy Prince



Valerie Critchley

A handwritten signature in black ink, appearing to read "Kevin Fox". The signature is stylized with a large, sweeping "K" and a long, horizontal stroke extending to the right.

Kevin Fox