

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 **Tuesday, April 29, 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, April 24, 2025. To register for electronic participation please email the Clerk 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 REZONING APPLICATION:**

The proposed Amendment contains both items that are general in nature and applies to various properties throughout the Town of Amherstburg which do not have a key map associated with them and items that are mapping changes to specific parcels of land (see key maps below).

This rezoning, if approved, will add a definition for stormwater management pond 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 amendment also proposes to add water system to the permitted uses in the Institutional Zone which is currently not listed in any zone.

This Zoning Amendment, if approved, will also rezone the following subject lands;

- Brittany's Gate Subdivision Stormwater Management Pond from "**Residential Type 1A (R1A) Zone**" to "**Special Provision Institutional (I-4) Zone**".
- Canard Valley Estates Subdivision Stormwater Management Pond 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 proposed Amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

**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](mailto: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, April 24, 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.

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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 (File# ZBA/07/25) 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 Zoning By-law Amendment is 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 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](http://www.amherstburg.ca).

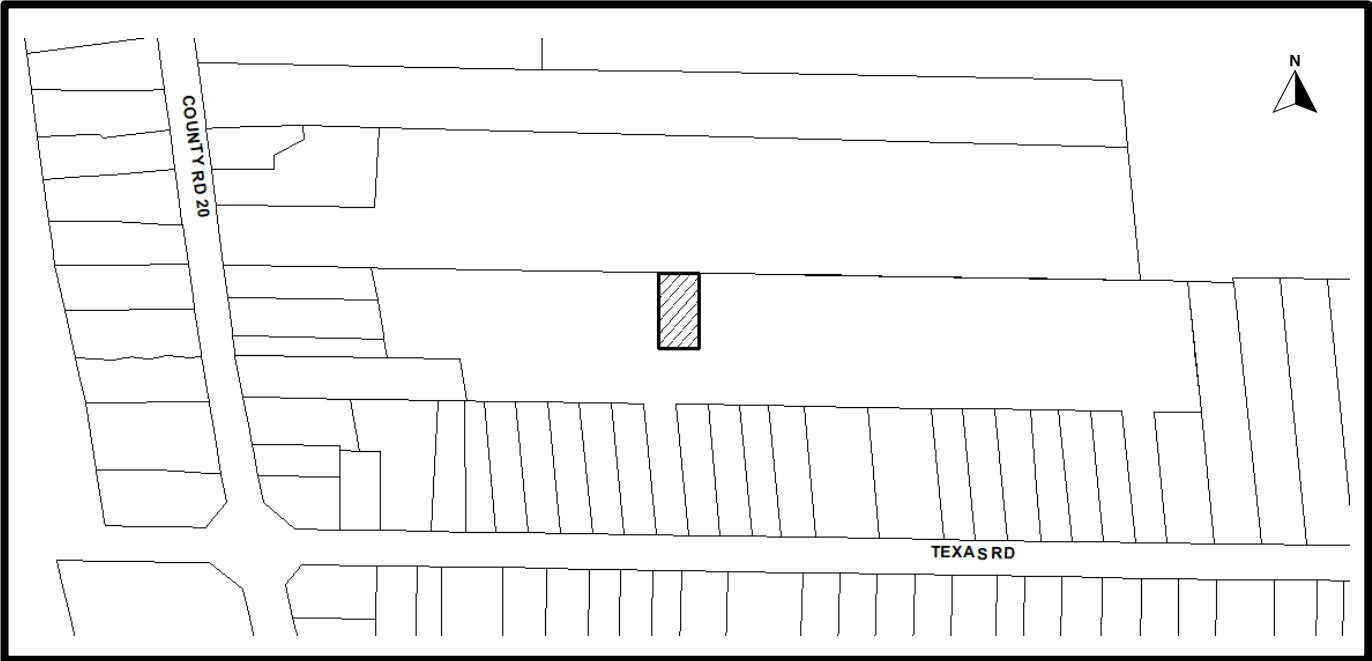
The meeting will be available for viewing by livestream by visiting [www.amherstburg.ca](http://www.amherstburg.ca).

**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.**

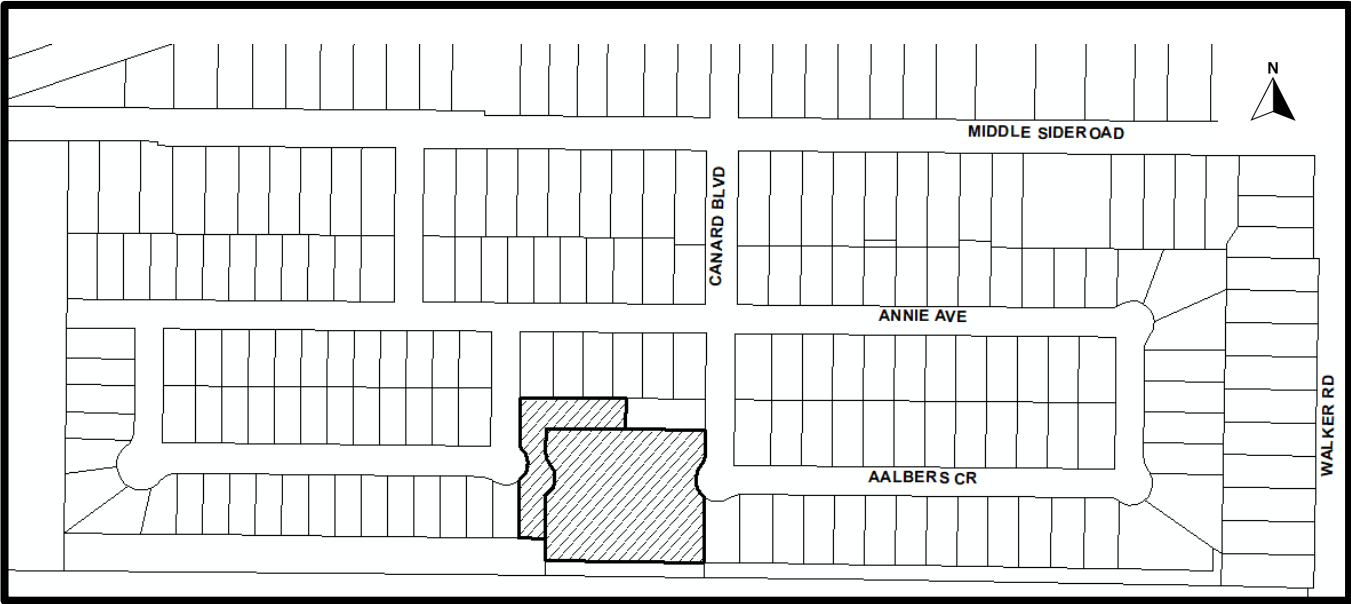
DATED at the Town of Amherstburg this 2<sup>nd</sup> day of April, 2025.

**Key Maps**

Brittany's Gate Subdivision Stormwater Management Pond

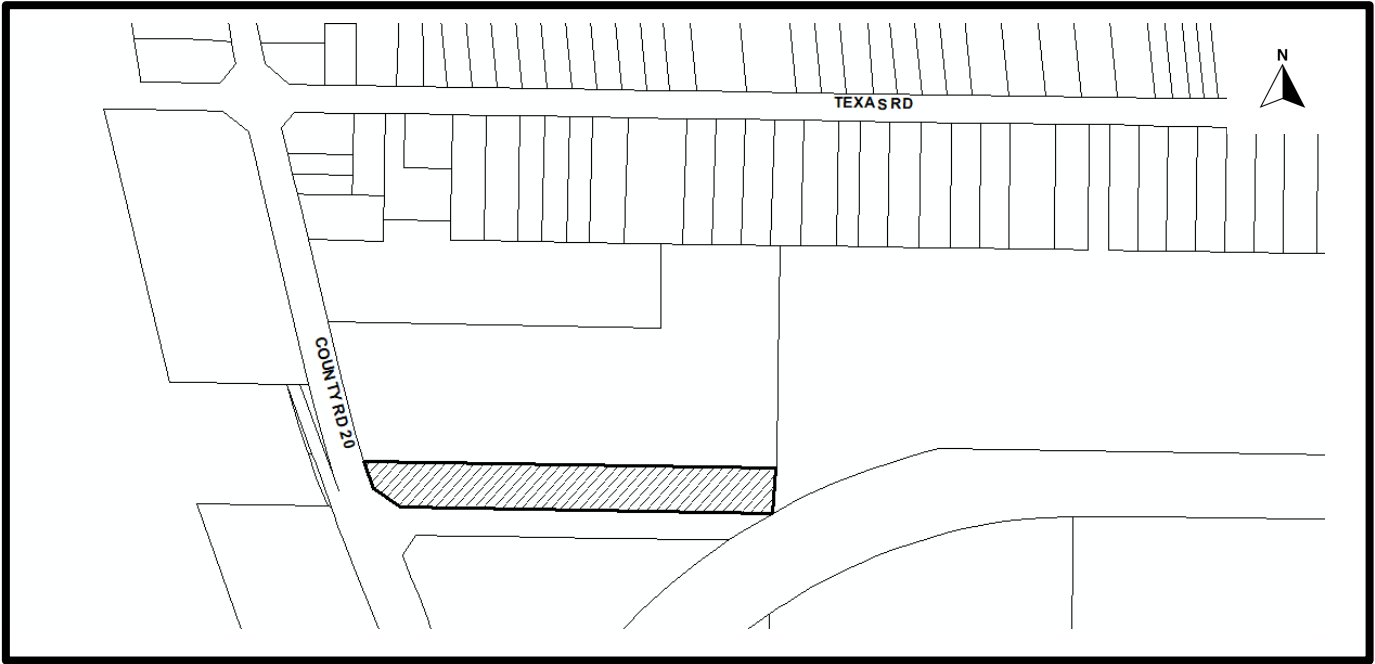


Canard Valley Estates Subdivision Stormwater Management Pond



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E/S Front Road North, Town Lands for Water Treatment Plant Expansion



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