

NOTICE OF PASSING OF A ZONING BY-LAW BY THE TOWN OF AMHERSTBURG

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg passed By-law 2010-03 on the 11th day of January, 2010 under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

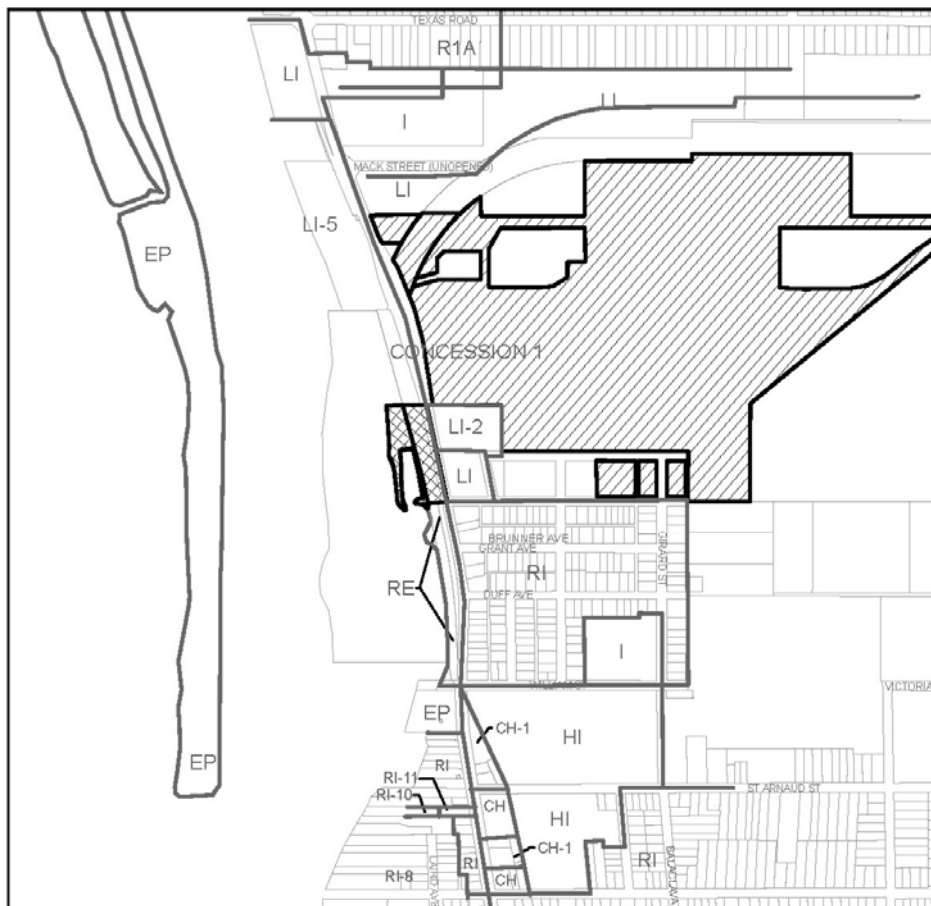
AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Town of Amherstburg not later than the 3rd day of February, 2010, notice of appeal setting out the objection to the By-law and the reasons in support of the objection and must be accompanied by the \$125.00 fee prescribed under the Ontario Municipal Board Act in the form of a cheque or money order payable to the Minister of Finance. Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 Municipal Board, there are reasonable grounds to add the person or public body as a party.

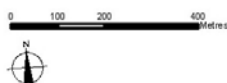
AN EXPLANATION OF THE PURPOSE AND EFFECT of the By-law and a key map showing the location of the lands to which the By-law applies follows below. The complete By-law is available for inspection in the Town's offices during regular office hours and on the Town's website, www.amherstburg.ca .



DATED at the Town of Amherstburg this 14th day of January, 2010.

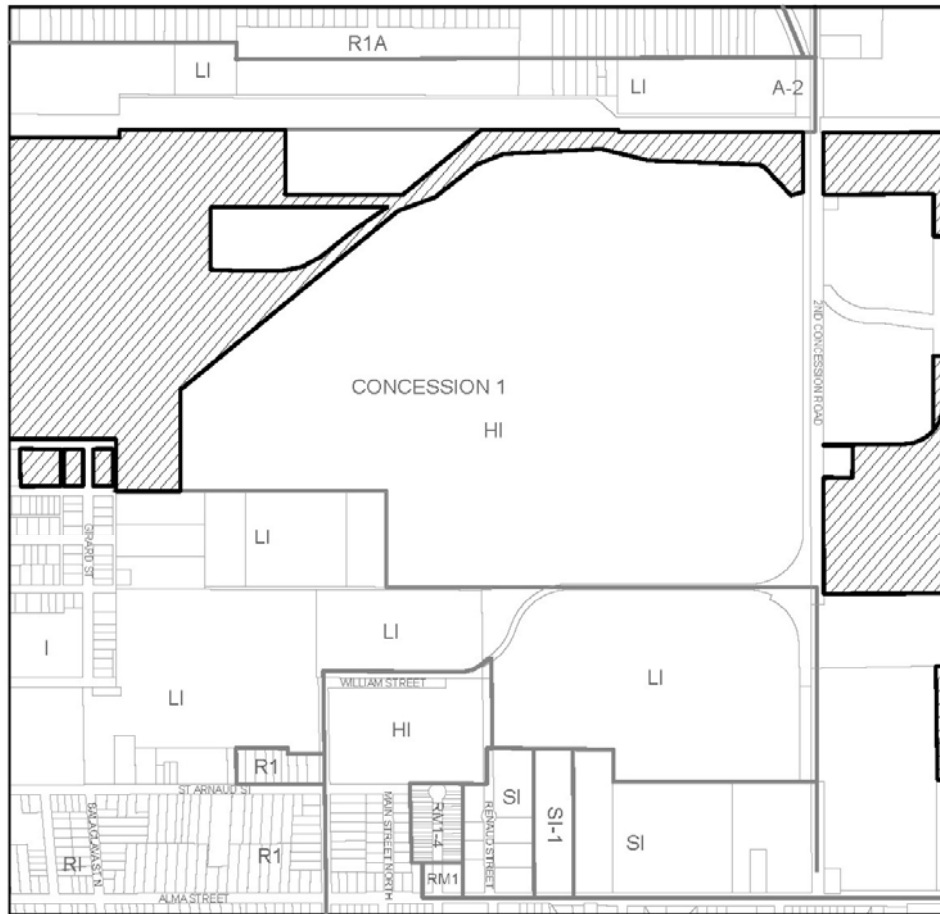
KEY MAPS



KEY MAP No. 28



-  CHANGE FROM HEAVY INDUSTRIAL TO HOLDING PROVISION (h-7) - HEAVY INDUSTRIAL SPECIAL PROVISION HI-3 [h-7 HI-3]
-  CHANGE FROM RECREATION TO RECREATION SPECIAL PROVISION RE-7 [RE-7]

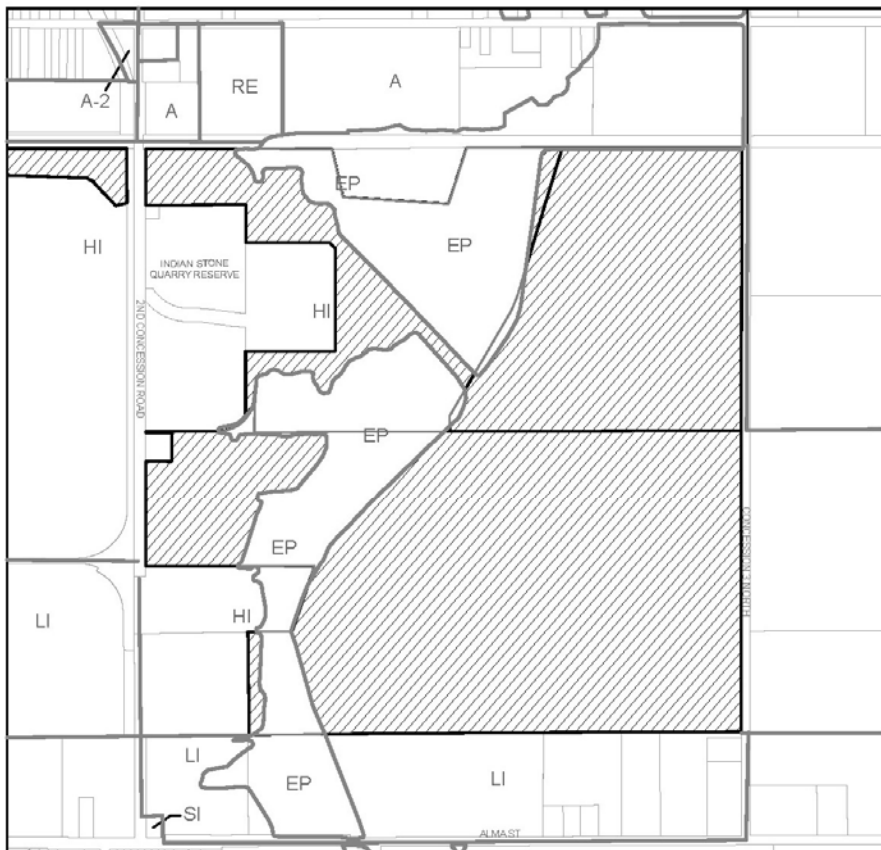


KEY MAP No. 29

0 100 200 400 metres



CHANGE FROM HEAVY INDUSTRIAL TO
HOLDING PROVISION (h-7) - HEAVY INDUSTRIAL
SPECIAL PROVISION HI-3 [h-7 HI-3]



KEY MAP No. 30

0 100 200 400 metres



CHANGE FROM HEAVY INDUSTRIAL TO
HOLDING PROVISION (h-7) - HEAVY INDUSTRIAL
SPECIAL PROVISION HI-3 [h-7 HI-3]

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Explanatory Note

The lands affected by the proposed amendments are the former General Chemical lands being the lands subject to Interim Control Bylaw 2008-03 and generally described as bounded on the west by the Detroit River, and the east by Concession 3 North. The lands are to the south of Texas Road and north of Alma Street.

The proposed amendment to the Zoning Bylaw No. 1999-52 changes the zoning of the subject lands from Heavy Industrial (HI) Zone to holding provision (h-7) Heavy Industrial Special Provision (HI-3) (h-7 HI-3) Zone to add regulations that are site specific regarding development phasing, ingress and egress, setbacks and to limit development of the Soda Ash Settling Bed until such time as the Ministry of the Environment has been satisfied regarding remedial measures. The amendment places the lands in a holding provision until such time as remedial works have been undertaken to the satisfaction of the Ministry of the Environment and Town of Amherstburg. The amendment also adds a special provision to lands currently zoned Recreation (RE) to limit development but permit a severance of the marina notwithstanding lack of frontage on a public street.

The amendment to the Zoning Bylaw will implement Official Plan Amendment No. 9 to the existing Official Plan and will also be in conformity to the new Official Plan once approved with Amendment No. 1.