

CORPORATION OF THE TOWN OF AMHERSTBURG

**NOTICE OF PUBLIC MEETING
Proposed Zoning By-law Amendment**

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Monday, January 11, 2010, commencing at 5:30 p.m.** in the Town of Amherstburg **Council Chambers, Amherstburg, Ontario**, to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 under Section 34 of the Planning Act, RSO 1990 cP. 13.

THE LANDS affected by the proposed amendments are the former General Chemical lands being the lands subject to Interim Control By-law 2008-03 and generally described as bounded on the west by the Detroit River and on 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 BY-LAW No. 1999-52 would change the zoning of the subject lands noted above from "Heavy Industrial (HI) Zone" to "Heavy Industrial Special Provision (HI-3) Zone" to add regulations that are site specific regarding development phasing, ingress and egress, setbacks and limit development on 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 into a holding provision until such time as remedial works have been undertaken to the satisfaction of the Ministry of the Environment and the 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 By-law would implement the proposed 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.

The accompanying Map shows the location of the lands to which the Zoning By-law Amendment applies.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

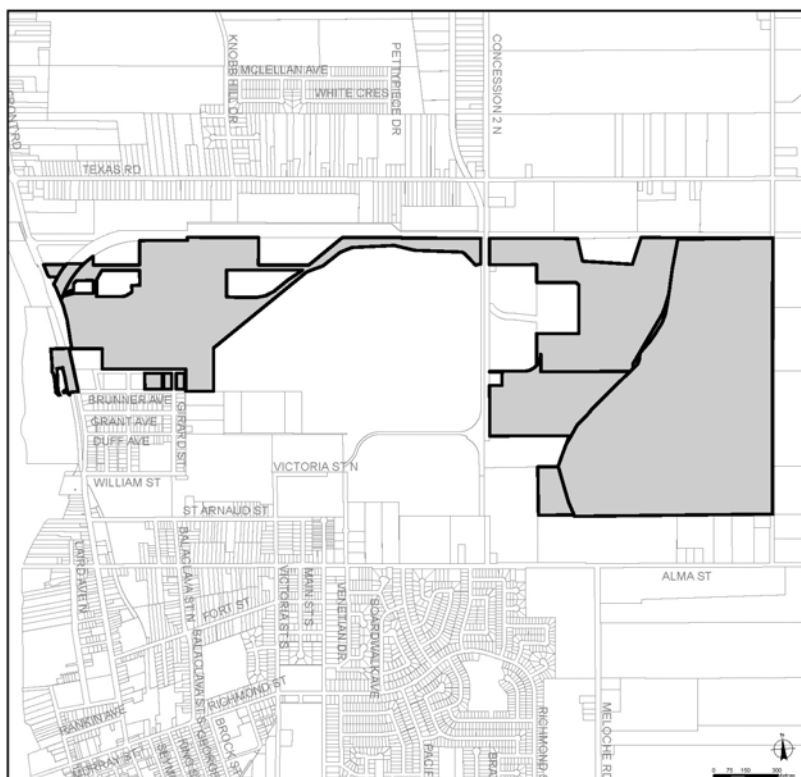
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Amherstburg before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Amherstburg to the Ontario Municipal Board.

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 Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File No. ZBA/4/09) is available for inspection at the Town of Amherstburg Municipal Offices at 271 Sandwich Street South, during normal office hours, 8:30 a.m. to 4:30 p.m. and on the Town website www.amherstburg.ca.

DATED at the Town of Amherstburg this 17th day of December, 2009.

AREA SUBJECT TO PROPOSED AMENDMENTS



 **SUBJECT LANDS**

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