

**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 2025-020** on the 29th day of April, 2025 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 Land Tribunal in respect of the By-law by filing with the Clerk of the Town of Amherstburg not later than the **20th day of May, 2025**, 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 fee prescribed by the Ontario Land Tribunal 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 Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a 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 Ontario Land Tribunal, 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 my office during regular office hours and on the Town website www.amherstburg.ca .

DATED at the Town of Amherstburg this 30th day of April, 2025.

EXPLANATORY NOTE

THE SUBJECT LANDS affected by the proposed amendment are described as approximately 0.428 ha (1.06 ac) ± of land described as Concession 6, Part Lot 68; Part 2 and 3 on 12R-6139, municipally known as 6321 County Road 20 (see map below).

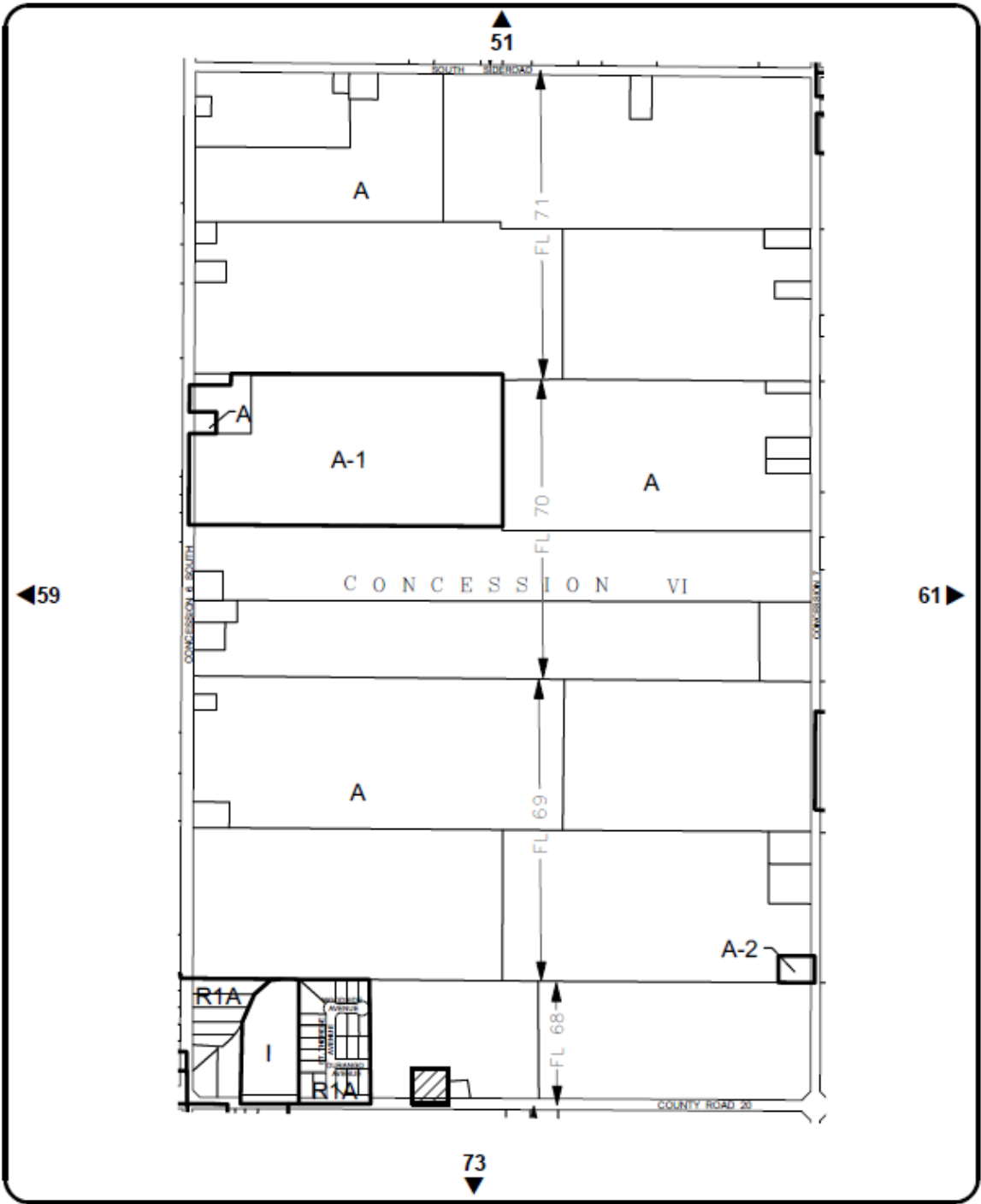
THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from “**Agricultural (A) Zone**” to “**Special Provision Agricultural (A-48) Zone**”. The parcel is designated Agriculture in the Town’s Official Plan.

THE EFFECT OF THE ZONING BY-LAW AMENDMENT allows for the existing roadside stand to sell goods that are produced both on the subject site and locally by other businesses. The rural home occupation will not be permitted to exceed the maximum lot coverage permitted in the Zoning By-law 1999-52, as amended, of 10% of the area of the lot. Additionally, the amendment will allow for additional permissions to Home Occupation – Rural (Section 3(10)) provisions, specific to the subject site. The additional permissions will allow for the retail sales of goods that are produced both on the property through the rural home occupation and off the property through local farms and businesses, and allow for the retail sales of goods to occupy up to 50% of the floor area of the rural home occupation.

All other requirements of the Agricultural (A) Zone provisions will be maintained.

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KEY MAP



SCHEDULE 'A'
MAP 60

ZONING BY-LAW NO. 1999-52

A to A-48 