

**NOTICE OF ADOPTION OF AMENDMENT NO. 26
TO THE OFFICIAL PLAN BY THE TOWN OF AMHERSTBURG**

TAKE NOTICE that the Council of the Town of Amherstburg passed By-law No. 2025-024 on the 24th day of March, 2025 to adopt Amendment No. 26 to Amherstburg's Official Plan in accordance with Sections 17 and 21 of the Planning Act, RSO 1990, cP. 13.

THE LANDS affected by the proposed amendments are described as a portion of the approximately 0.23 ha of land municipally known as 300 Victoria Street South, located on the west side of Victoria Street South and north side of Simcoe Street.

THE PURPOSE of Official Plan Amendment No. 26 to the Official Plan is to change the designation of the subject lands noted above from "Low Density Residential" to "General Commercial Special Policy Area 24."

Council also passed By-law 2025-025 being an amendment to the Zoning By-law which will implement Official Plan Amendment No. 26. The Zoning By-law Amendment will change the zoning of the subject lands from the "Institutional (I) Zone" to "Special Provision Commercial General (CG-20) Zone" to allow for commercial/residential mixed-use development. The changes to the Zoning By-law are outlined separately on the Notice of Passing of a Zoning By-law by the Town of Amherstburg.

The Official Plan Amendment requires the approval of the County of Essex as the approval authority and it comes into effect upon the approval at the end of the public review and appeal period and approval by the Manager of Planning Services for the County of Essex.

Additional information relating to this matter including a copy of the Official Plan Amendment and any related background material is available for review at the Amherstburg Planning Office at the Libro Centre, 3295 Meloche Road during normal office hours, 8:30 a.m. to 4:30 p.m. and on the Town's website.

Any person or public body is entitled to receive notice of the decision of the approval authority, being the County of Essex, if a written request to be notified of the decision is made to the approval authority.

And take notice that only individuals, corporations and public bodies will be entitled to receive notice of the decision of the approval authority, being the County of Essex, pertaining to the Official Plan Amendment, if a written request to be notified of the decision is made to the approval authority. If you wish to be notified of the decision, you must make a written request to the Corporation of the County of Essex, attention Mrs. Rebecca Belanger, Manager of Planning Services, 360 Fairview Avenue West, ON, N8M 1Y6, telephone (519) 776-6441.

Dated at the Town of Amherstburg this 26th day of March, 2025.

Christopher Aspila
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