

CORPORATION OF THE TOWN OF AMHERSTBURG

**NOTICE OF STATUTORY PUBLIC MEETING
TO CONSIDER AN OFFICIAL PLAN AMENDMENT AND
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 **Monday, August 10th, 2026, 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 Official Plan and Zoning By-law 1999-52.

ANY PERSON who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than Thursday, August 6th, 2026. To register for electronic participation please email the Clerk's office at 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 OFFICIAL PLAN AMENDMENT AND
REZONING APPLICATION:**

These Official Plan and Rezoning applications affect approximately 22,021 sq m of land municipally known as vacant land at the northwest corner of the intersection of Simcoe Street (County Road 18) and Meloche Road (County Road 5) (see map below). The applicant is proposing the development of commercial establishments, including hotels, multi-storey residential up to 5 storeys, retail commercial establishments.

The Official Plan Amendment, if approved, would change the designation from "**Low-Density Residential**" to "**General Commercial Special Policy Area ____**" designation of the subject lands noted above. The proposed "**General Commercial Special Policy Area ____**" would allow the following proposed land uses on the subject lands in addition to those allowed in the General Commercial designation: commercial establishments, including hotels, multi-storey residential up to 5 storeys and retail commercial establishments..

The Zoning By-law Amendment, if approved, will change the zoning of the subject lands noted above from "**Residential Second Density (R2/R2-5) Zone**" to "**Commercial General Special Provision ____ (CG-____).**"

The effect of the amendments will be to allow for 5-storey hotel and three 4-storey mixed-use buildings on the subject property containing a minimum of 33% commercial uses (gross floor area) on the main floor, with remaining floors being residential uses. One access point is proposed from Meloche Road (County Road 5) and the other access point is proposed from Simcoe Street (County Road 18).

ADDITIONAL INFORMATION:

ANY PERSON may make written representation in support of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment by email to the Clerk's office at clerk@amherstburg.ca or in person by appointment for drop-off at the Libro Centre located at 3295 Meloche Road. Comments must be submitted by Thursday, August 6th, 2026 before the meeting and will be read aloud prior to the application being heard by Council.

If you wish to be notified of the decision of Council on the proposed Official Plan Amendment and Zoning By-law Amendment you must make a written request to the Clerk's Office at 271

Sandwich St. S., Amherstburg, ON, N9V 2A5.

If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed official plan amendment is adopted and/or 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 are reasonable grounds to add the person or public body as a party.

Further information relating to the proposed Official Plan Amendment (File OPA #25) and Zoning By-law Amendment (File# ZBA/19/24) 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. Additional information is also available for review on the Town of Amherstburg Website: www.amherstburg.ca. If you wish to be notified of the adoption of the proposed Official Plan Amendment, or the refusal of a request to amend the official plan, and/or passage of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

The meeting will be available for viewing by livestream by visiting www.amherstburg.ca.

For Council and Committee Agendas and Meetings, visit amherstburg.ca/calendar.
To subscribe to Council & Committee Agendas, visit Amherstburg.ca/calendar and click SUBSCRIBE.

DATED at the Town of Amherstburg this 15th day of July 2026.

KEY MAP



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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.