

**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 2025-008** on the 24th day of March, 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 **14th day of April, 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 25th day of March, 2025.

EXPLANATORY NOTE

THE SUBJECT LANDS affected by the proposed amendment are described as approximately 0.2 ha ± of land described as Concession 5, Part Lot 53; Part 1, 12R-16284, municipally known as 6754 County Road 50 (see key map below). The subject lands are currently zoned Special Provision Commercial Neighbourhood (CN-8) Zone and designated Commercial Neighbourhood in the Town's Official Plan.

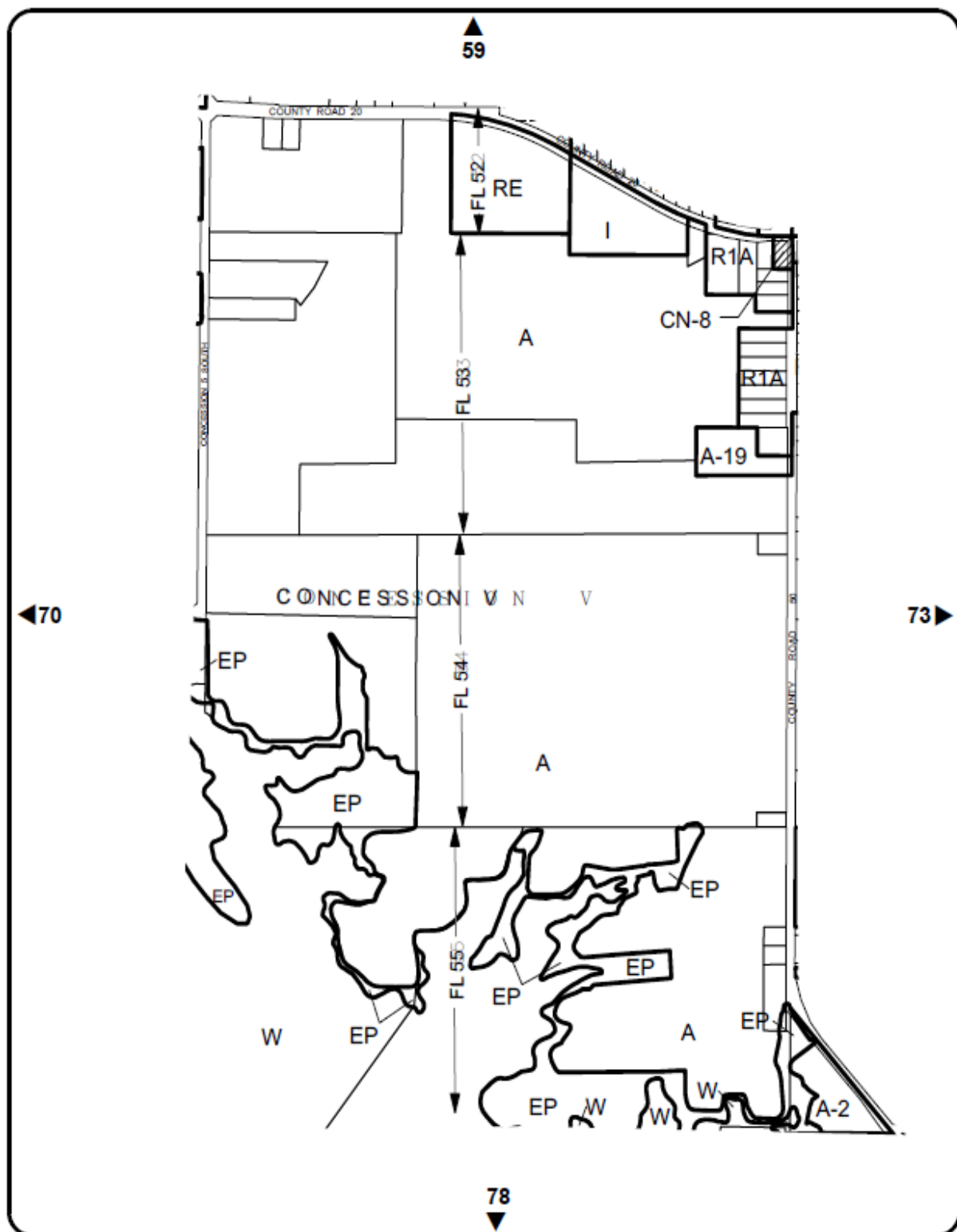
THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 will leave the zoning of the subject lands noted above as "**Special Provision Commercial Neighbourhood (CN-8) Zone**" but will add additional special provisions as noted below.

THE EFFECT OF THE ZONING BY-LAW AMENDMENT will be to add "gas bar" to the list of permitted uses at this location and will establish site-specific zone regulations including maintaining the existing interior side yard setback of 4.94 m, maintaining the existing setback from County Road 50 of 21.88 m and reducing the parking requirement for the proposed convenience store from 8 spots to 7 spots. All other provisions of the Special Provision Commercial Neighbourhood (CN-8) zone shall be maintained. The zoning change will facilitate the development of a gas bar on the subject site.

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KEY MAP

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.



SCHEDULE 'A'
MAP 72

ZONING BY-LAW NO. 1999-52

CN-8 