

**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 2025-057** on the 22<sup>nd</sup> day of September, 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 **13<sup>th</sup> day of October, 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](http://www.amherstburg.ca) .

**DATED** at the Town of Amherstburg this 23<sup>rd</sup> day of September, 2025.

**EXPLANATORY NOTE**

**THE SUBJECT LANDS** affected by the proposed amendment are approximately 325 hectares ± in area and are located between North Townline Road (County Road 8) and North Sideroad, and between Howard Avenue (County Road 9) and Concession Road 8 (see key map below). The subject lands are currently zoned Agricultural (A), Light Industrial (LI), Special Provision Light Industrial (LI-7), Special Provision Light Industrial (LI-8), Special Provision holding Special Provision Heavy Industrial (h-10-HI-4), Special Provision Heavy Industrial (HI-5), Recreation/Special Provision Heavy Industrial (RE/HI-6), holding Special Provision Heavy Industrial (h-HI-6) and Special Provision Heavy Industrial (HI-8) Zones, and designated Howard Light Industrial, Space Extensive Industrial and Woodlots in the Town's Official Plan.

**THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52** is to change the zoning of the subject lands noted above from "A to EP", "A to h-HLI", "A to h-HSEI", "HI-5 to HSEI-2", "HI-8 to HLI", "LI to HLI", "LI-7 to HLI-1", "LI-8 to HLI", "RE/HI-6 to HSEI-3", "HI-4 to HSEI-1" and "h-HI-6 to HSEI-3" on Key Map attached hereto from "Agricultural (A) Zone" to "Environmental Protection (EP) Zone", "Agricultural (A) Zone" to "holding Howard Light Industrial (h-HLI) Zone", "Agricultural (A) Zone" to "holding Howard Space Extensive Industrial (h-HSEI) Zone", "Special Provision Heavy Industrial (HI-5) Zone" to "Special Provision Howard Space Extensive Industrial (HSEI-2) Zone", "Special Provision Heavy Industrial (HI-8) Zone" to "Howard Light Industrial (HLI) Zone", "Light Industrial (LI) Zone" to "Howard Light Industrial (HLI) Zone", "Special Provision Light Industrial (LI-7) Zone" to "Special Provision Howard Light Industrial (HLI-1) Zone", "Special Provision Light Industrial (LI-8) Zone" to "Howard Light Industrial (HLI) Zone", "Recreation/Special Provision Heavy Industrial (RE/HI-6) Zone" to "Special Provision Howard Space Extensive Industrial (HSEI-3) Zone", "holding Special Provision Heavy Industrial (h-HI-6) Zone" to "Special Provision Howard Space Extensive Industrial (HSEI-3) Zone" and "Special Provision Special Provision Heavy Industrial (HI-4) Zone" to "Special Provision Howard Space Extensive Industrial (HSEI-1) Zone".

A holding (h) symbol has been placed on all lands not currently zoned industrial subject to conditions set out in the Secondary Plan and conditional on the execution of a Draft Plan of Development Agreement. The proposed rezoning is in accordance with the policies and designations contained in the Howard Industrial Park District Secondary Plan.

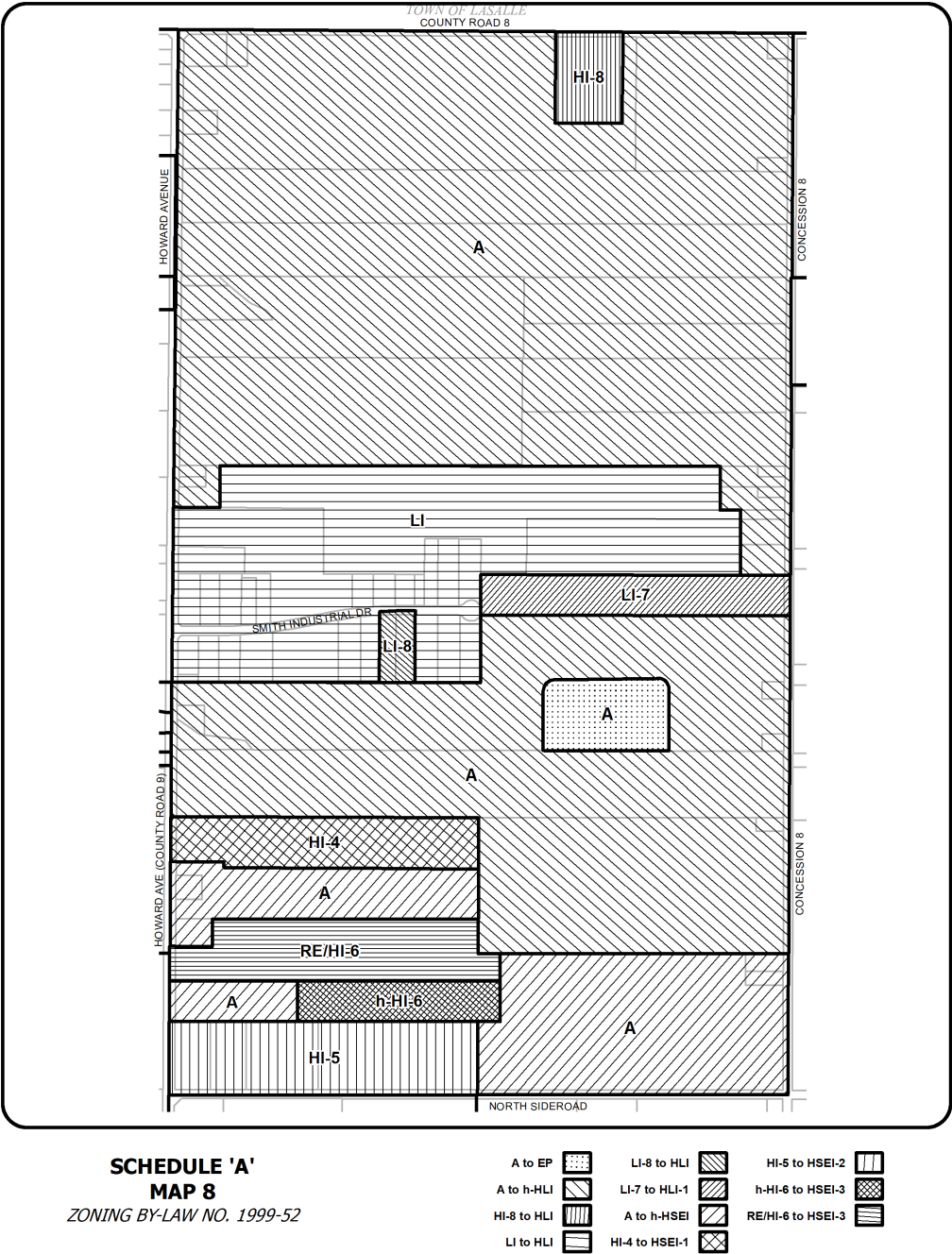
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Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove 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.

**THE EFFECT OF THE ZONING BY-LAW AMENDMENT** allows existing uses to continue and to expand and allows certain industrial uses specifically related to the beneficial reuse of excess soils in accordance with the Town’s Excess Soil Strategy and Site Alteration By-law. Existing agricultural and rural residential uses will be allowed to continue as legal non-conforming uses. The proposed zone change supports the rationale and purpose of the Town’s excess soil initiative to ensure the movement and reuse of excess soils are in compliance with Ontario’s On-Site and Excess Soil Management Regulation (O.Reg. 406/19). The new zoning categories will implement land use designations that conform with the intent of the Howard Industrial Park District Secondary Plan and will establish definitions and regulations including but not limited to permitted uses, outside storage, buffering, setbacks and lot coverage. Notwithstanding the new permitted uses, operators must secure permits under the Town’s Site Alteration By-law prior to establishment and operation of facilities.

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KEY MAP



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