

CORPORATION OF THE TOWN OF AMHERSTBURG
AMENDED NOTICE OF STATUTORY PUBLIC MEETING
TO CONSIDER A 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 **Tuesday, October 14, 2025 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 Zoning By-law 1999-52, under Section 34 of the Planning Act.

ANY PERSON who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than 4:00 pm on Thursday, October 9, 2025. To register for electronic participation please email the Clerk 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 REZONING APPLICATION:

This rezoning application will affect approximately 7940 sq ft ± of land described as Part Bois Blanc Island, being the north east corner of Boblo-Island Blvd and Gold Coast Drive. The location of the municipal garage has shifted to the south slightly to accommodate the required parking spaces and to accommodate the required setback between the residential use to the north and the proposed non-residential use (see key map below). The subject lands are currently zoned Resort Residential/Resort Commercial (RR/RC) Zone and designated Recreational Development in the Town's Official Plan.

This rezoning, if approved, will change the zoning of the subject lands noted above from the **"Resort Residential/Resort Commercial (RR/RC) Zone"** to **"Special Provision Resort Residential/Resort Commercial (RR/RC-1) Zone"**.

The effect of the amendment will be to allow for a public use to be added as a permitted use. The rezoning is also proposed to specifically reduce the setback of a driveway from an intersection from 8 m to 5 m and permit a reduction in the required setback for a parking area in from 3 m to 1 m to acknowledge setback of four parking spaces in the existing parking area which will now form part of the municipal garage property.

ADDITIONAL INFORMATION:

ANY PERSON may make written representation in support of or in opposition to the proposed Zoning By-law Amendment by email to the Clerk at clerk@amherstburg.ca or in person by appointment for drop-off at Town Hall located at 271 Sandwich Street South. Comments must be submitted by 4:00 p.m. on Thursday, October 9, 2025 before the meeting and will be read aloud prior to the application being heard by Council.

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 the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

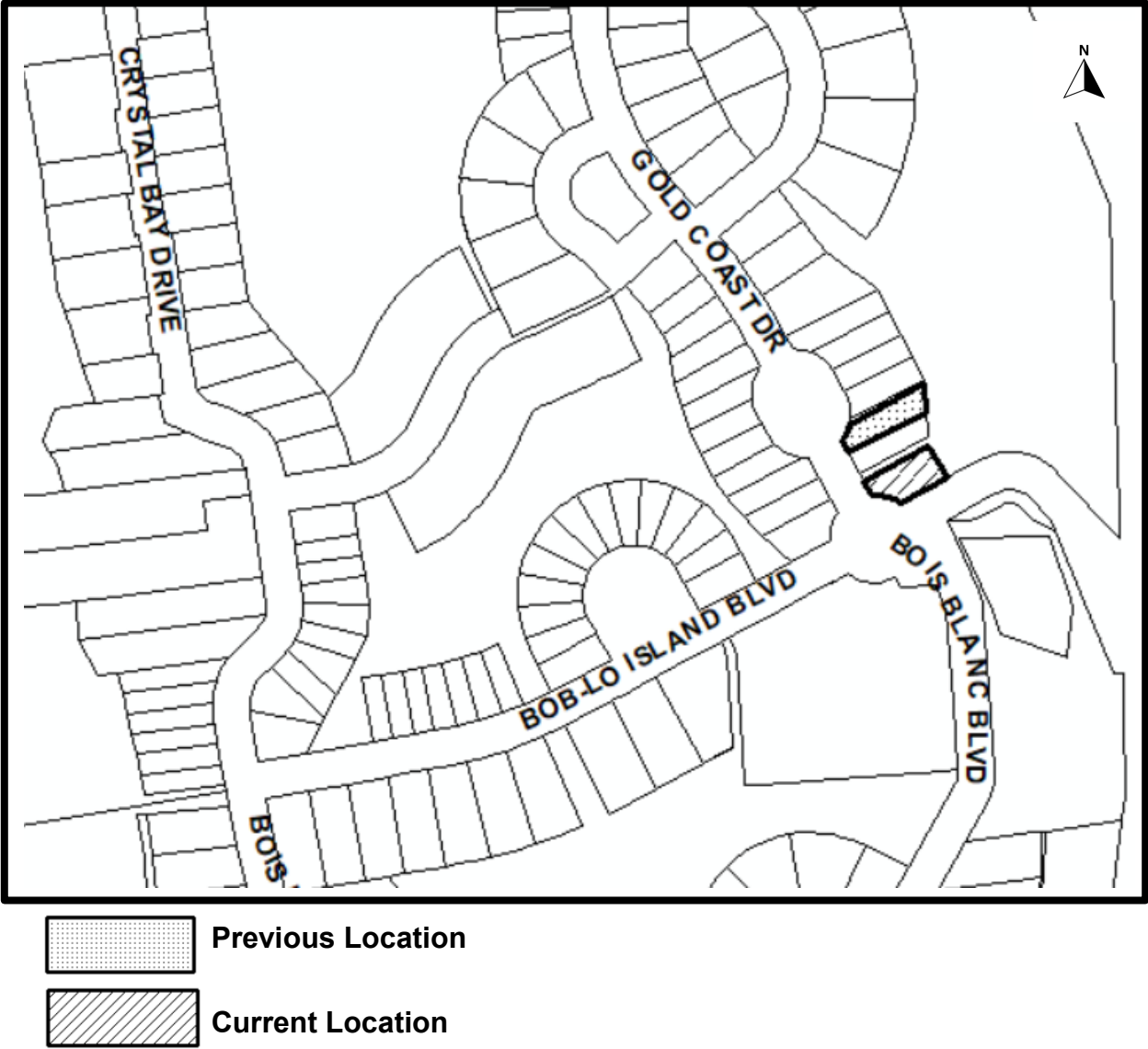
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Amherstburg before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

Further information relating to the proposed Zoning By-law (File# ZBA/15/25) Amendment 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. The proposed Zoning By-law Amendment is also available for review on the Town of Amherstburg Website: www.amherstburg.ca. If you wish to be notified of the passage of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below. The hearing will be available for viewing by livestream by visiting www.amherstburg.ca.

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

KEY MAP



Dated at the Town of Amherstburg this 22nd day of September, 2025.

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