

CORPORATION OF THE TOWN OF AMHERSTBURG
**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 **Monday, August 11, 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, August 7, 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:

The subject lands affected by the proposed rezoning 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.

This rezoning, if approved, will change the zoning of the subject lands noted above from the **"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"** to **"Howard Light Industrial (HLI) and Howard Space Extensive Industrial (HSEI)"**. A holding (h) symbol will also be placed on all lands not currently zoned industrial subject to conditions set out in the Secondary Plan and the execution of a Development Agreement. The proposed rezoning is in accordance with the policies and designations contained in the Howard Industrial Park District Secondary Plan.

The effect of the amendment will be to permit existing uses to continue and to expand 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.

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, August 7, 2025 before the meeting and will be read aloud prior to the application being heard by Council.

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.

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.

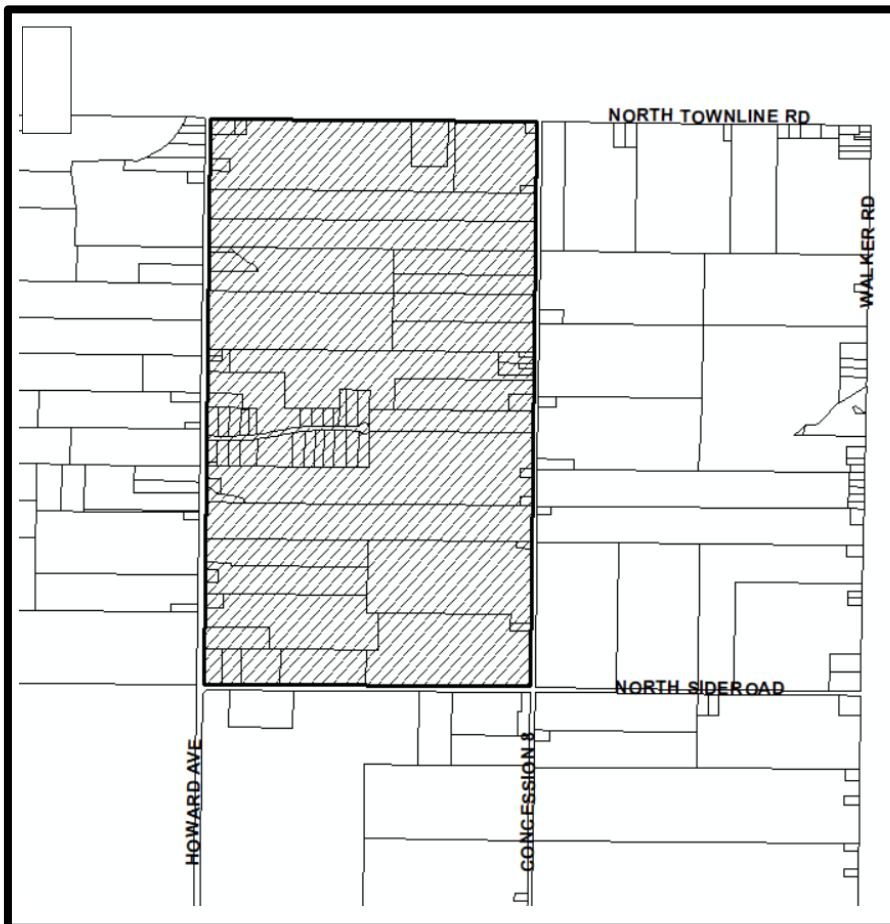
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Amherstburg before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion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

Further information relating to the proposed Zoning By-law (File# ZBA/13/25) 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.
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KEY MAP



Dated at the Town of Amherstburg this 16th day of July, 2025.

Christopher Aspila, Manager, Planning Services
Town of Amherstburg, Libro Centre
3295 Meloche Road, Amherstburg, Ontario N9V 2Y8 Telephone:
(519) 736-5408; Fax No. (519) 736-9859
Website: www.amherstburg.ca