

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, July 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, July 10, 2025. To register for electronic participation please email the Clerk at [clerk@amherstburg.ca](mailto: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 5765 sq m  $\pm$  of land described as Concession 1, Part Lot 19, Part Caldwell Grant, municipally known as Part of 3918 Concession 3 South (see key map below). The subject lands are currently zoned Agricultural (A) Zone and designated Low Density Residential in the Town's Official Plan.

This rezoning, if approved, will change the zoning of the subject lands noted above from the **"Agricultural (A) Zone"** to **"Residential Type 1A (R1A) Zone"**. The lands described above are subject to applications for consent (File B/12-16/25) to sever five residential building lots within an existing settlement boundary.

The effect of the amendment will be to allow general residential uses specifically limited to single detached dwelling, home occupation, accessory uses, public use on the subject properties with a minimum lot area of 900 sq m and a minimum lot frontage of 20 m. The proposed zone change is a condition of consent required to bring the zoning into compliance with the low density residential official plan designation and proposed use of the lands.

**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](mailto: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, July 10, 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.

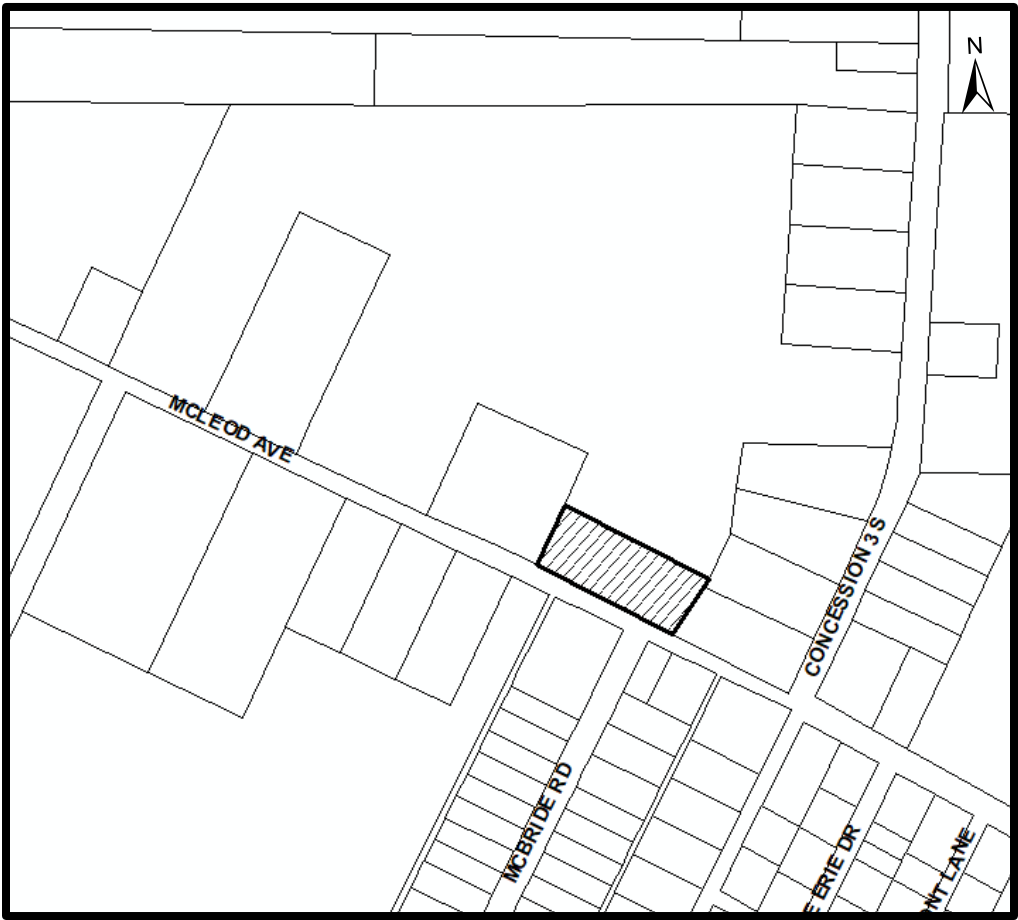
Further information relating to the proposed Zoning By-law (File# ZBA/09/25) Amendment is available for inspection by calling or emailing the Planning Department Office during normal

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](http://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](http://www.amherstburg.ca).

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**KEY MAP**



**Dated** at the Town of Amherstburg this 18<sup>th</sup> day of June, 2025.

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