

**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 2025-019** on the 29th day of April, 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 **20th day of May, 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 30th day of April, 2025.

EXPLANATORY NOTE

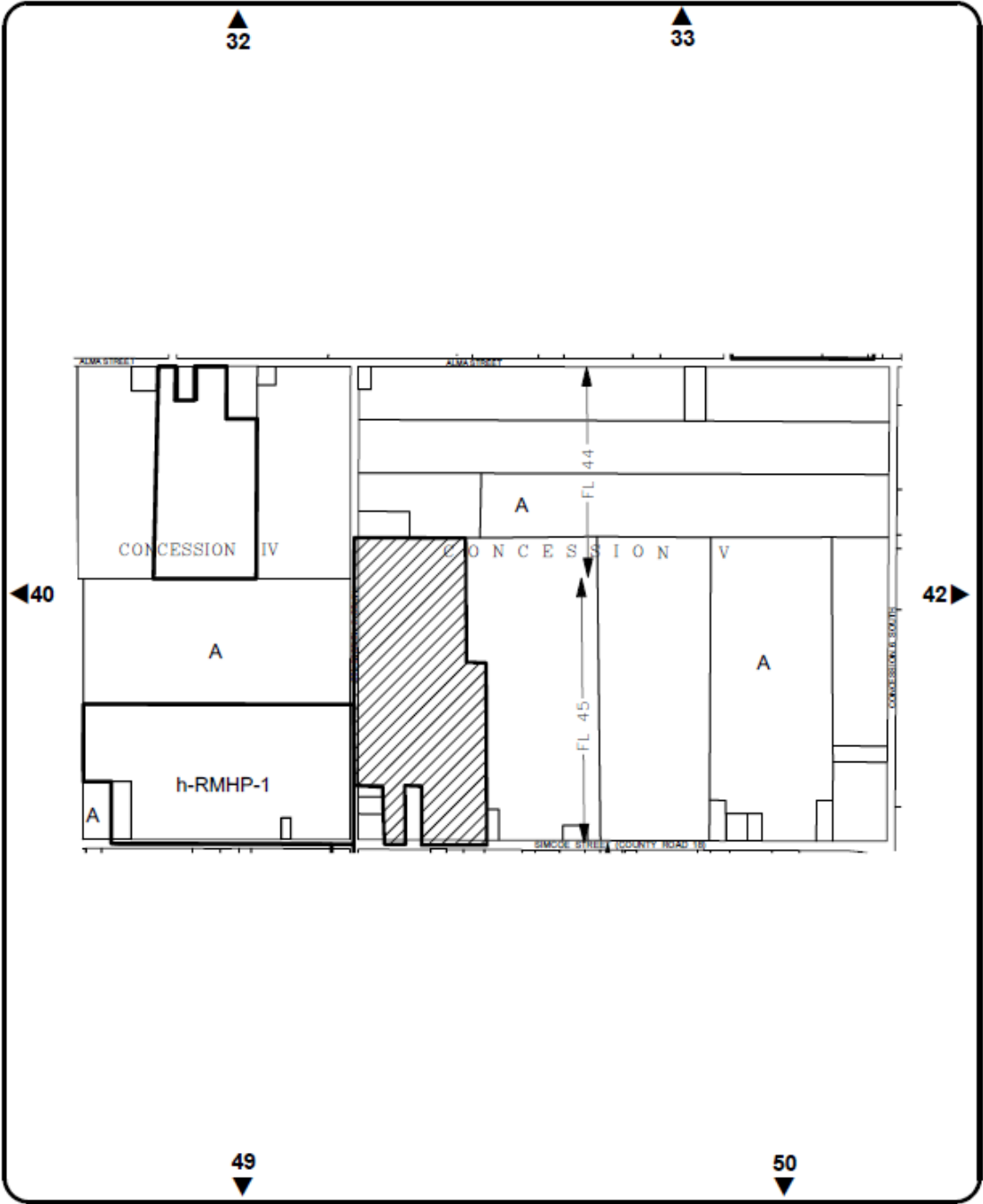
THE SUBJECT LANDS affected by the proposed amendment are described as approximately 21.05 hectares ± of land described as Concession 5, Part Lots 44 and 45, municipally known as the retained farm parcel from a surplus dwelling severance at 5010 County Road 18 (see map below).

THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from “**Agricultural (A) Zone**” to “**Special Provision Agricultural (A-49) Zone**”. The parcel is designated Agriculture in the Town’s Official Plan.

THE EFFECT OF THE ZONING BY-LAW AMENDMENT allows for general agricultural use on the subject property and prohibit any new dwelling unit on the land. The site-specific zoning will also restrict the use of the existing accessory structure for housing livestock due to its proximity to existing residential dwellings on neighbouring properties. The “Special Provision Agricultural (A-49) Zone” is established as a site-specific zone for the retained agricultural parcel created through consent, to prohibit new residential uses on these lands.

Sarah French
Planner
Town of Amherstburg
Libro Centre- 3295 Meloche Road
Amherstburg, Ontario N9V 2A5
Telephone: (519) 736-5408 Fax No. (519) 736-9859
Website: www.amherstburg.ca

KEY MAP



SCHEDULE 'A'
MAP 41
ZONING BY-LAW NO. 1999-52

A to A-49 