

CORPORATION OF THE TOWN OF AMHERSTBURG

**NOTICE OF STATUTORY PUBLIC MEETING
TO CONSIDER AN OFFICIAL PLAN AMENDMENT AND
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 13th, 2026, commencing at 4:00 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 Official Plan and Zoning By-law 1999-52.

ANY PERSON who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than Thursday, July 9th, 2026. To register for electronic participation please email the Clerk's office 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 OFFICIAL PLAN AMENDMENT AND REZONING APPLICATION:

These Official Plan and Rezoning applications affect approximately 5286.7 sq m of land municipally known as 13 Sandwich Street South (see map below). There is an existing retail building on the property that is approximately 426.7 sq. m in area. The applicant is proposing the development of an automobile service station, drive-through restaurant and a variety store.

The Official Plan Amendment, if approved, will add a special policy area in addition to the "**General Commercial**" designation of the subject lands noted above. The proposed **General Commercial Special Policy Area** would allow automobile service station and drive-through restaurant uses on this property.

The Zoning By-law Amendment, if approved, will change the zoning of the subject lands noted above from "**Commercial Highway and Institutional/Residential Medium Density 1 (CH and I/RM1) Zone**" to "**Commercial Highway Special Provision 9 (CH-9)**."

The effect of the amendments will be to allow for the addition of automobile service station and drive-through restaurant uses on the subject property. The development is proposed to add an approximately 121.9 sq. m addition to the existing 426.7 sq. m building and an automobile service station on the property with site-specific provisions for reduced front yard setback of 0.39 m from 15 m, reduced interior side yard setback of 0.58 m from 10 m abutting a Residential Zone and reduced exterior side yard setback of 9.13 m from 15 m for an automobile services station.

ADDITIONAL INFORMATION:

ANY PERSON may make written representation in support of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment by email to the Clerk's office at clerk@amherstburg.ca or in person by appointment for drop-off at the Libro Centre located at 3295 Meloche Road. Comments must be submitted by Thursday, July 9th, 2026 before the meeting and will be read aloud prior to the application being heard by Council.

If you wish to be notified of the decision of Council on the proposed Official Plan Amendment and Zoning By-law Amendment you must make a written request to the Clerk's Office at 271 Sandwich St. S., Amherstburg, ON, N9V 2A5.

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.

If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed official plan amendment is adopted and/or 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 are reasonable grounds to add the person or public body as a party.

Further information relating to the proposed Official Plan Amendment (File OPA #30) and Zoning By-law Amendment (File# ZBA/02/26) 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. Additional information is also available for review on the Town of Amherstburg Website: www.amherstburg.ca. If you wish to be notified of the adoption of the proposed Official Plan Amendment, or the refusal of a request to amend the official plan, and/or passage of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

The meeting will be available for viewing by livestream by visiting www.amherstburg.ca.

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

DATED at the Town of Amherstburg this 17th day of June 2026.

KEY MAP



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