

**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 2025-032** on the 26th day of May, 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 **17th day of June, 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 28th day of May, 2025.

EXPLANATORY NOTE

The Amendment contains both items that are general in nature and applies to various properties throughout the Town of Amherstburg which do not have a key map associated with them and items that are mapping changes to specific parcels of land (see key maps below).

This rezoning adds a definition for stormwater management pond and amends the definition of water system, public to ensure both of these permitted uses have appropriately defined terminology in the Town's Zoning By-law. The amendment also adds water system to the permitted uses in the Institutional Zone which is currently not listed in any zone.

This Zoning Amendment rezones the following subject lands;

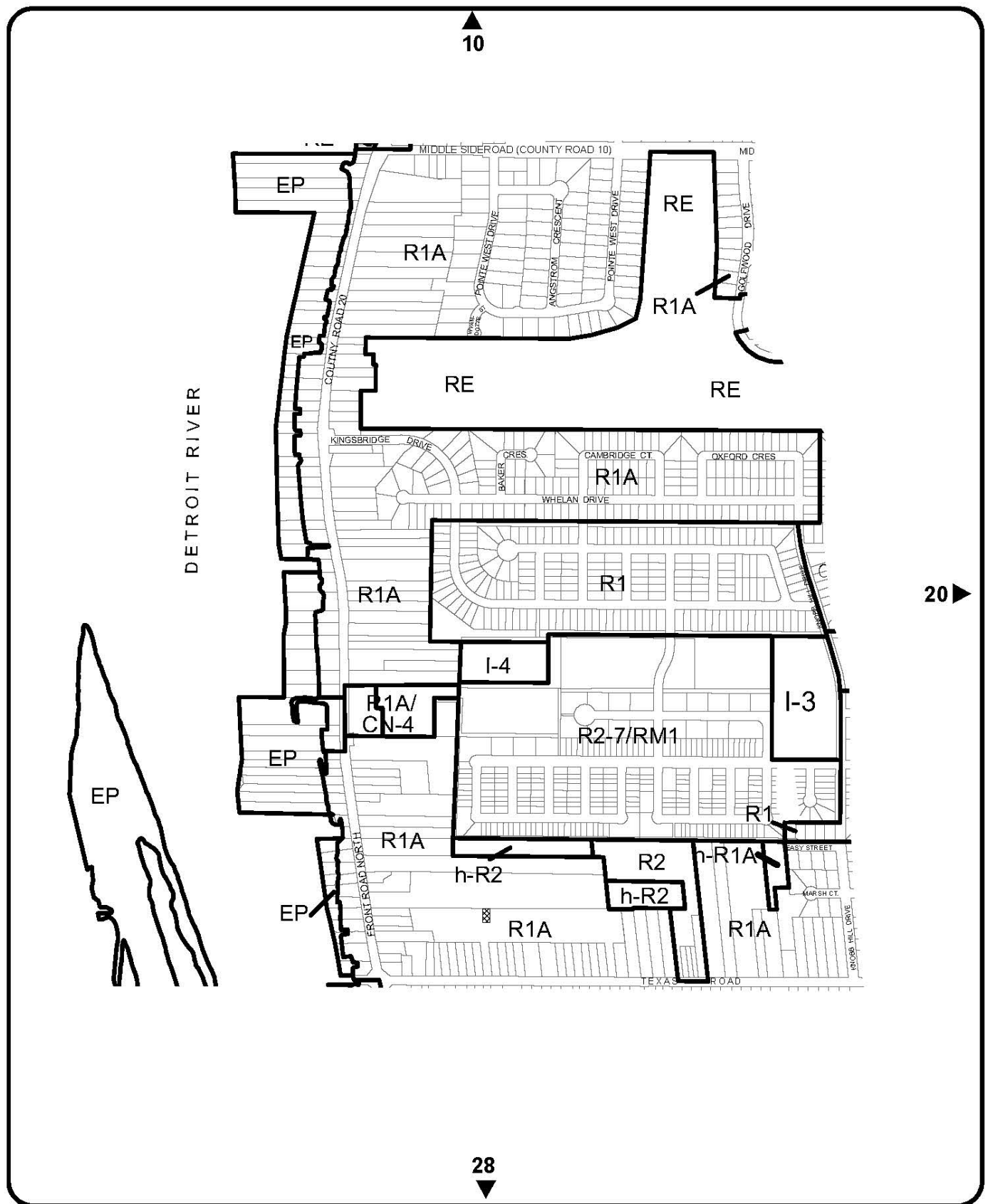
- Brittany's Gate Subdivision Stormwater Management Pond from "**Residential Type 1A (R1A) Zone**" to "**Special Provision Institutional (I-4) Zone**".
- Canard Valley Estates Subdivision Stormwater Management Pond from "**Residential First Density (R1)**" and "**Residential Type 1A (R1A) Zone**" to "**Special Provision Institutional (I-4) Zone**".
- E/S Front Road North, Town lands for Water Treatment Plant Expansion from "**Light Industrial**" to "**Institutional (I) Zone**".

The proposed Amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

Christopher Aspila
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Town of Amherstburg
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Amherstburg, Ontario N9V 2A5
Telephone: (519) 736-5408 Fax No. (519) 736-9859
Website: www.amherstburg.ca

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.

KEY MAPS

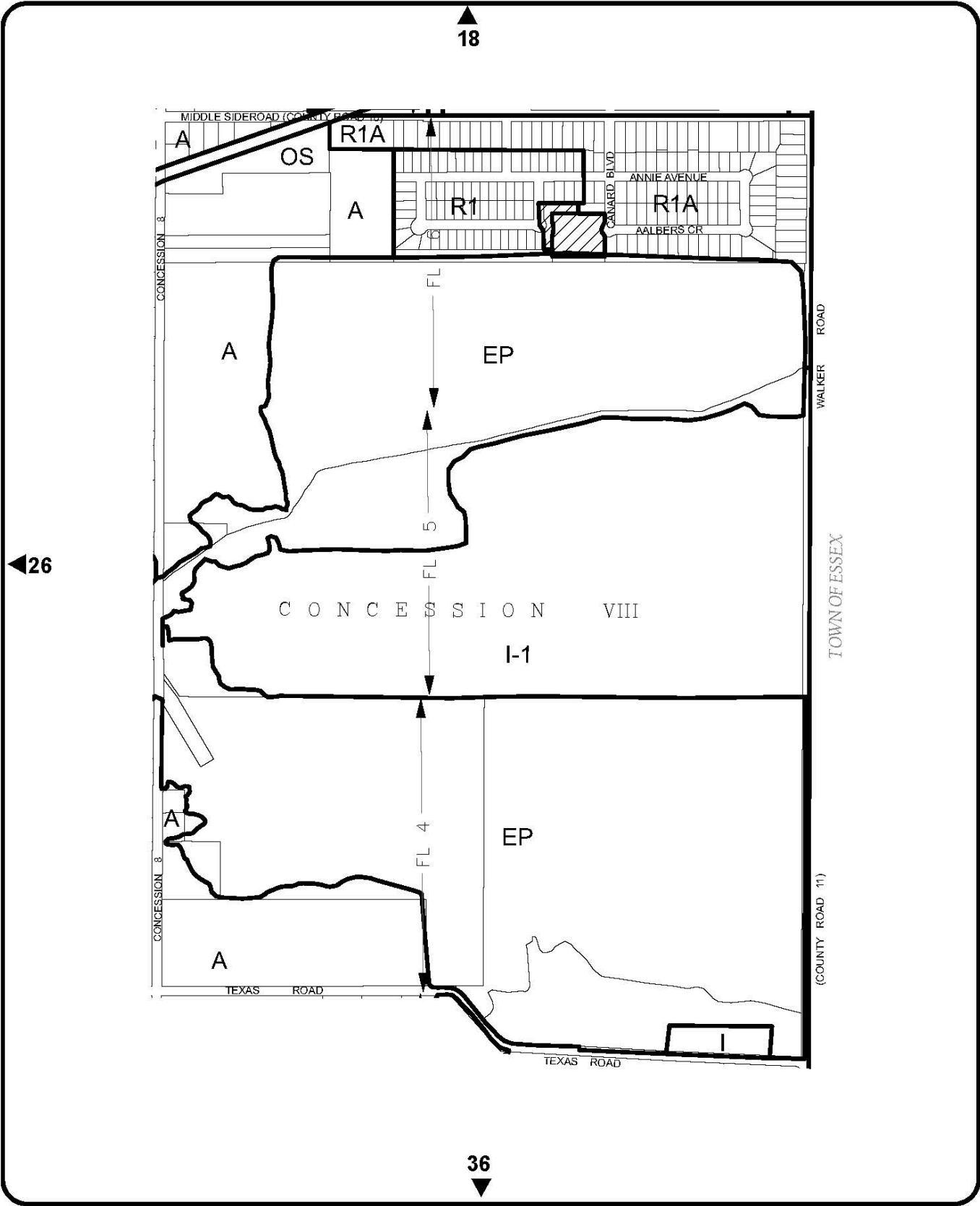


SCHEDULE 'A'
MAP 19
ZONING BY-LAW NO. 1999-52

R1A to I-4



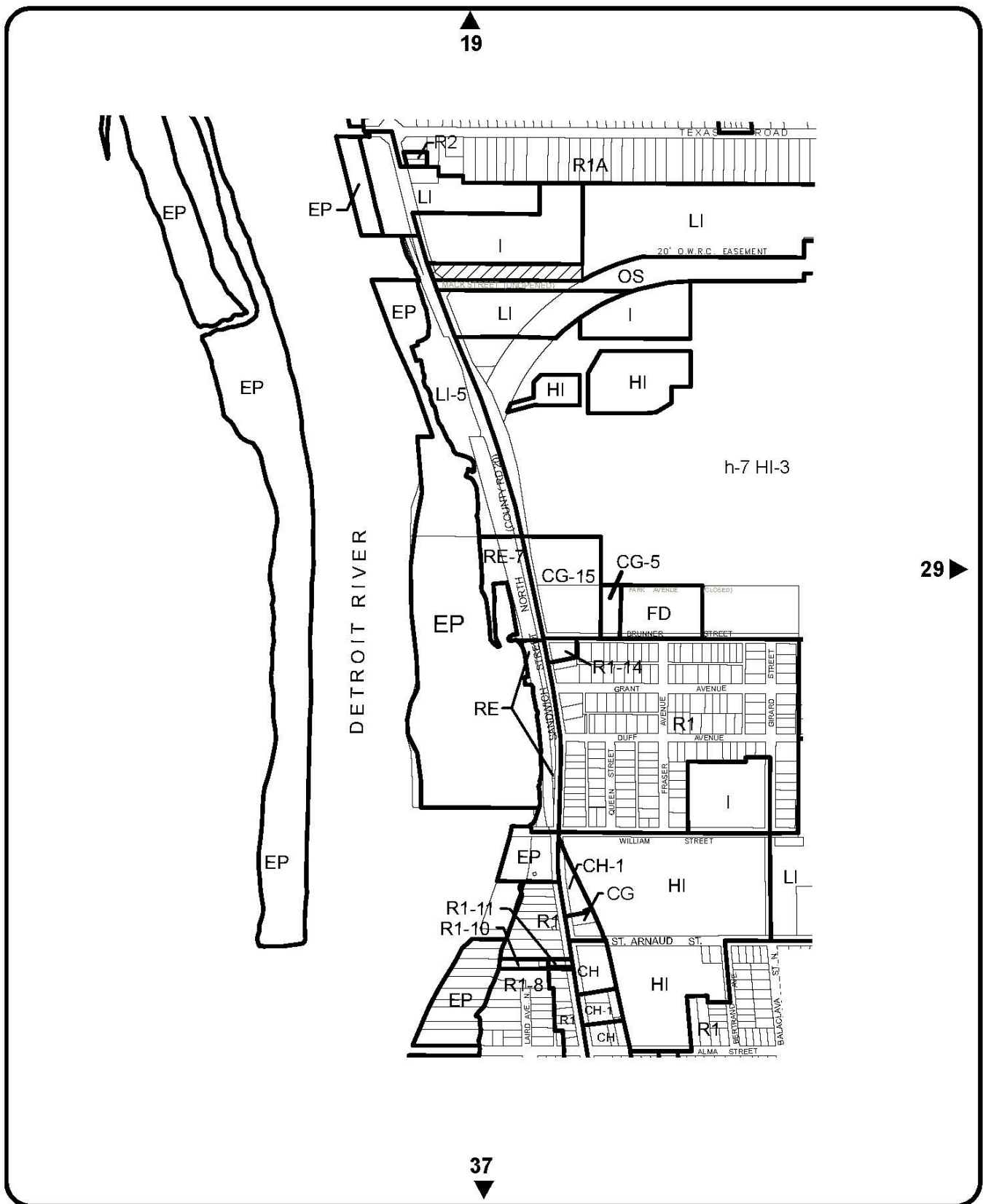
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SCHEDULE 'A'
MAP 27
ZONING BY-LAW NO. 1999-52

R1 & R1A to I-4 

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SCHEDULE 'A'
MAP 28

ZONING BY-LAW NO. 1999-52

LI to I 

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