

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2023-024**

**By-law to amend Zoning By-law No. 1999-52
41 Sandwich Street South, Amherstburg**

WHEREAS By-law 1999-52, as amended, is a land use control by-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Amherstburg;

AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

AND WHEREAS this By-law conforms to the Official Plan for the Town of Amherstburg;

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg enacts as follows:

1. Schedule "A", Map 37 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from RO to RO-5" on Schedule "A" attached hereto and forming part of this By-law from "Residential Office (RO) Zone" to "Special Provision Residential Office (RO-5) Zone".
2. THAT Section 13(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (e) as follows;

“(e) RO-5 (41 Sandwich Street South)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned as RO-5 on Schedule "A" hereto, the zone requirements of Section 13 of the By-law shall apply with the addition of the following special provisions:

- (i) Uses Permitted;
 - (a) Five (5) Dwelling Units;
 - (b) Any use permitted in a RO Zone
 - (ii) Permitted Buildings and Structures

All building requirements for the dwelling units shall be as they existed on the date of the adoption of this by-law. The existing four (4) dwelling units in the main structure on the property shall continue to be permitted. One (1) additional dwelling unit shall be permitted in the existing accessory structure located on the property. All lot and building requirements for uses permitted in Subsection 13(2) and Subsection 13(4)(e) shall be in accordance with Subsection 13(3) of this By-law.”
3. THAT all other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Residential Office Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.

THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this XXth day of March, 2023.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

DRAFT


TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2023-006
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 37

ZONING BY-LAW NO. 1999-52

RO to RO-5 

DRAFT