

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2023-006**

**By-law to amend Zoning By-law No. 1999-52  
7601 Middle Sideroad, Amherstburg**

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**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 26 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from A to A-44" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Special Provision Agricultural (A-44) Zone".
2. THAT Section 26(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (jj) as follows;

"(jj) A-44 (7601 Middle Sideroad)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned as A-44 on Schedule "A" hereto, the zone requirements of Section 26 of the By-law shall apply with the addition of the following special provisions:

- (i) Uses Permitted;
    - (a) Retail store;
    - (b) Any use permitted in an A Zone
  - (ii) Permitted Buildings and Structures  
All building requirements for the retail store shall be as they existed on the date of the adoption of this by-law. Only one (1) retail store shall be permitted on the lot and the retail store shall not exceed 223 m<sup>2</sup> (2,400 ft<sup>2</sup>). All lot and building requirements for uses permitted in Subsection 26(2) shall be in accordance with Subsection 26(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 Agricultural 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 13<sup>th</sup> day of February, 2023.

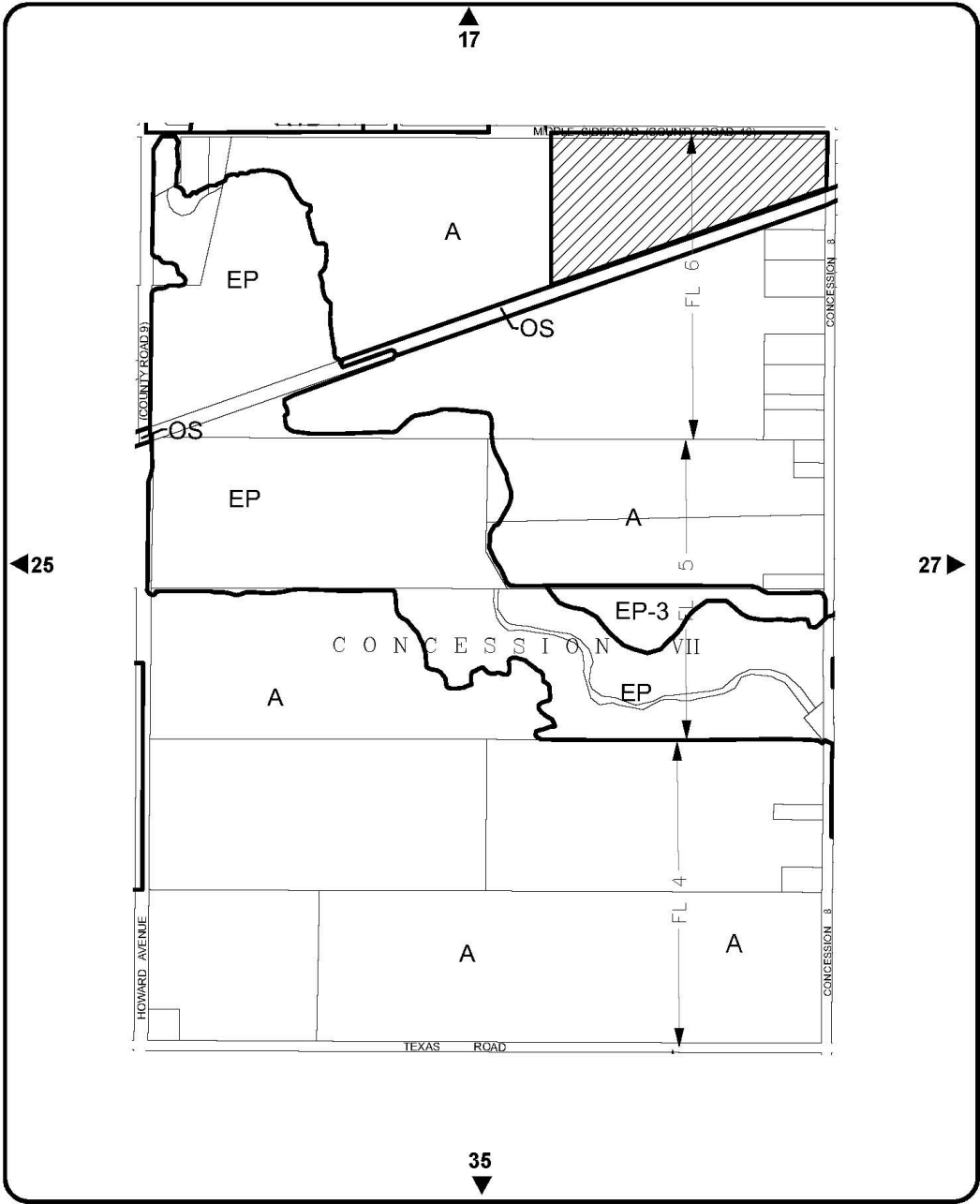
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MAYOR- MICHAEL PRUE

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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 26  
ZONING BY-LAW NO. 1999-52

A to A-44 