

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2023-035**

**By-law to amend Zoning By-law No. 1999-52
639 Front Road North, 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 19 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as “Zone Change from R1A/CN-4 to RM2-11” and “Zone Change from R1A/CN-4 to R2-8” on Schedule “A” attached hereto and forming part of this By-law from “Residential Type 1A/Special Provision Commercial Neighbourhood (R1A/CN-4) Zone” to “Special Provision Residential Multiple Second Density (RM2-11) Zone” and “Special Provision Residential Second Density (R2-8) Zone”.

2. THAT Section 8(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (h) as follows;

“(h) R2-8 (639 Front Road N)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned R2-8 on Schedule “A” hereto, the zone requirements of Section 8 of the By-law shall apply with the addition of the following special provisions:

- | | | |
|-------|---|------------|
| (i) | Minimum Exterior Side Yard Width | 4.1 metres |
| (ii) | Maximum Lot coverage for single detached dwelling | 42% |
| (iii) | Maximum Lot coverage for semi-detached dwelling | 56% |

3. THAT Section 11(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (k) as follows;

“(k) RM2-11 (639 Front Road N)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-7 on Schedule “A” hereto, the zone requirements of Section 11 of the By-law shall apply with the addition of the following special provisions:

- | | | |
|------|----------------------------------|------------|
| (i) | Minimum Interior Side Yard Width | 7.5 metres |
| (ii) | Minimum Exterior Side Yard Width | 7.5 metres |

4. 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 Second Density Zone and Residential Multiple Second Density Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.
5. THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13.

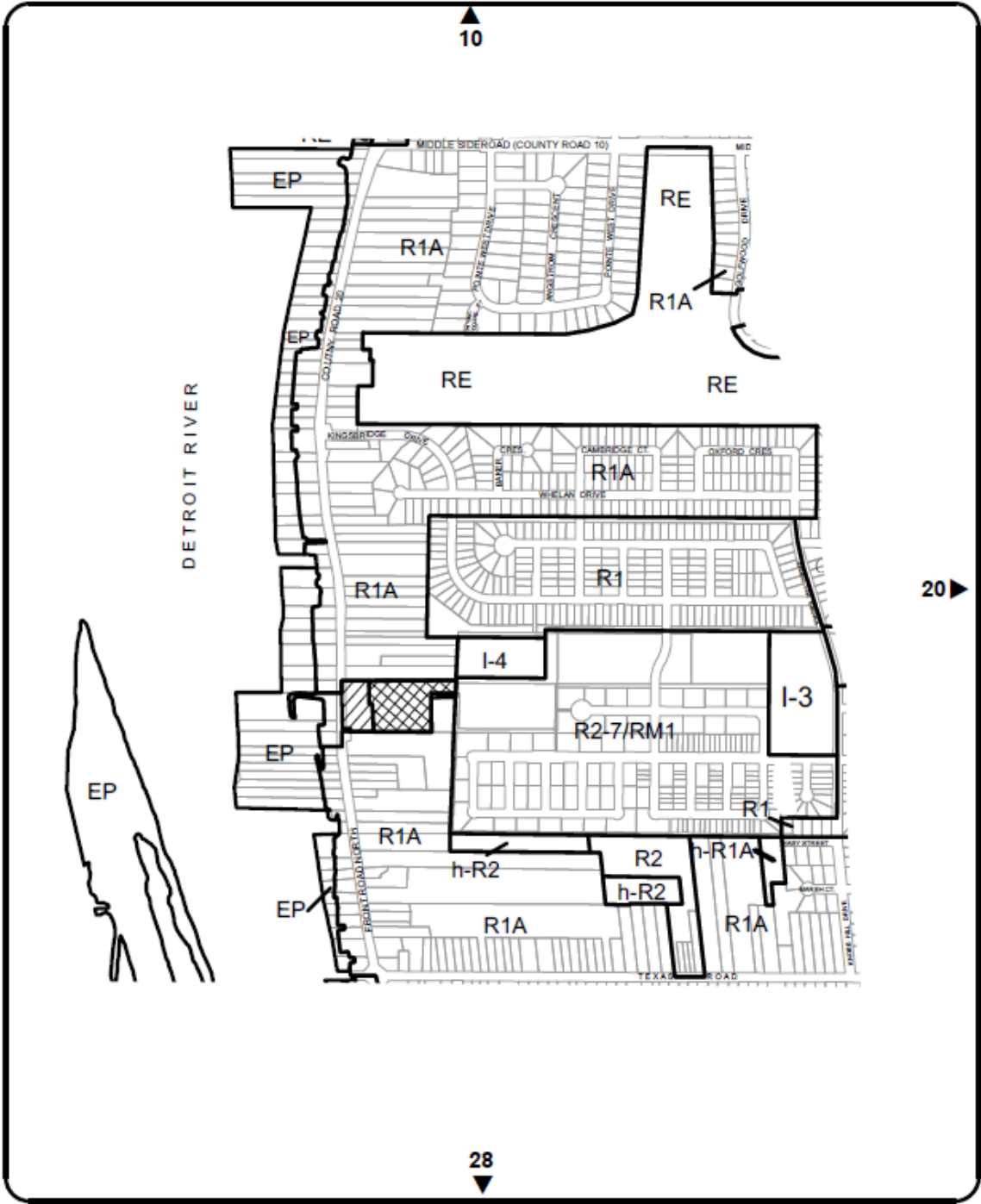
Read a first, second and third time and finally passed this 24th day of April, 2023.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2023-035
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 19

ZONING BY-LAW NO. 1999-52

R1A/CN-4 to RM2-11



R1A/CN-4 to R2-8



MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX