

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2024-022**

**By-law to amend Zoning By-law No. 1999-52  
6871 Concession 6 N, 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 7 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-47" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Special Provision Agricultural (A-47) Zone".
2. THAT Section 26(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (mm) as follows;

“(mm) A-47 (6871 Concession 6 N)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned as A-47 on Schedule "A" hereto, the zone requirements of Section 26 of the By-law shall apply with the addition of the following special provision:

- (i) Permitted Buildings and Structures  
A second dwelling unit shall be permitted on the property as per Section 3.3 (f). The dwelling unit shall be permitted to be located 26 m from the existing main dwelling and shall be permitted to have a separate driveway access. The driveway for the second dwelling unit is permitted to be the third driveway on the property, therefore permitting a third driveway on a property with less than 200 m frontage in the Agricultural (A) Zone. All other provisions of 3.3(f) for the second dwelling unit shall apply.”
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 22<sup>nd</sup> day of April, 2024.

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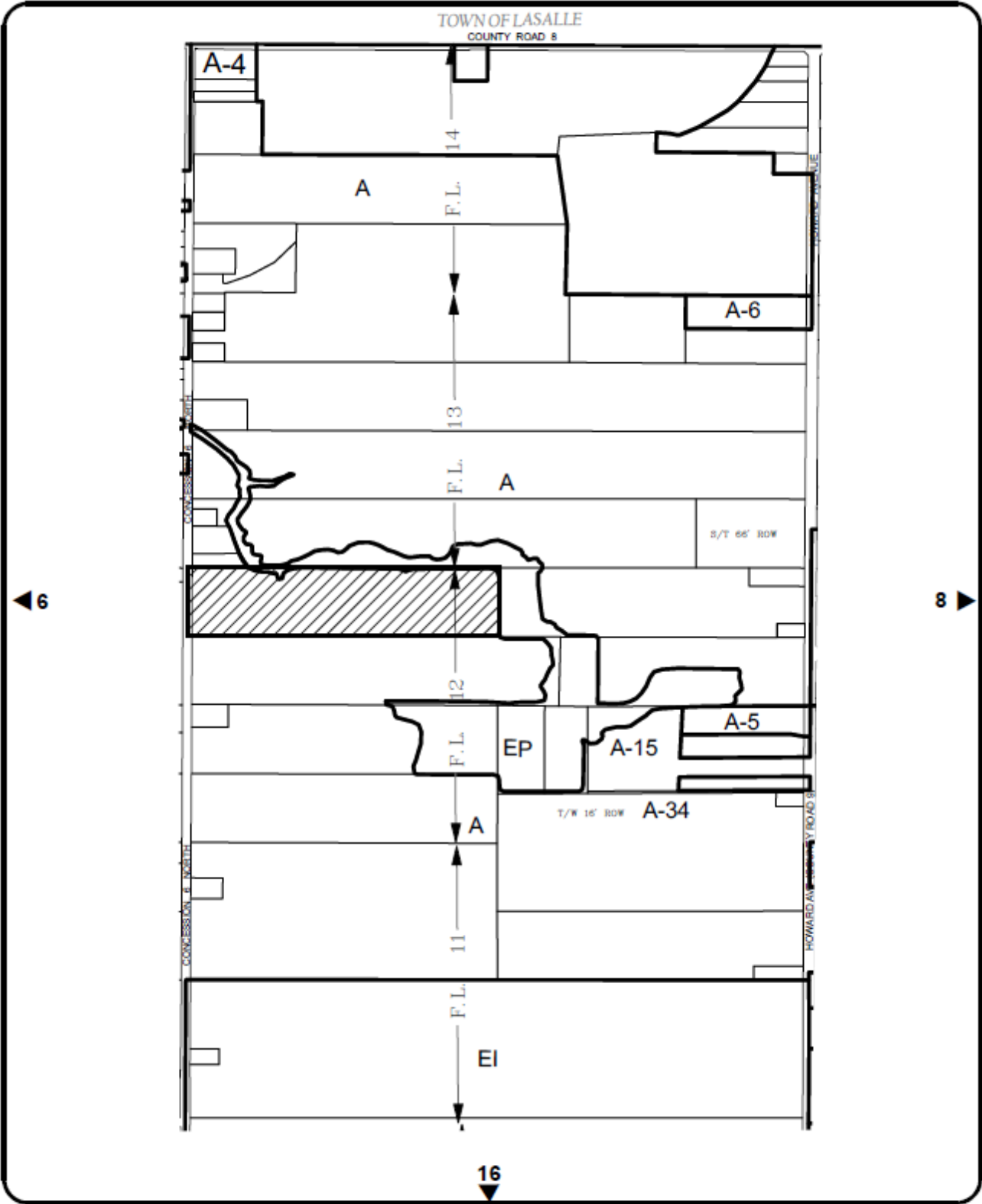
MAYOR- MICHAEL PRUE

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CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2024-022  
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'  
MAP 7  
ZONING BY-LAW NO. 1999-52

A to A-47

