

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2025-010**

**By-law to amend Zoning By-law No. 1999-52
865 Front Road South, Amherstburg**

WHEREAS pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13 Zoning by-laws may be passed by the councils of local municipalities.

AND WHEREAS pursuant to Subsection 10 of Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13 the Zoning by-law may be amended.

AND 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 under Sections 34 and 39 of the *Planning Act* for a Temporary Use;

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 55 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "R2 to T-R2-7" on Schedule "A" attached hereto and forming part of this By-law from "Residential Second Density (R2) Zone" to "Temporary Special Provision Residential Second Density (T-R2-7) Zone".
2. Section 8(4) Special Provisions of the Town of Amherstburg Zoning By-law 1999-52 is hereby amended by adding a new clause (g) after clause (f) as follows:

“(g) T-R2-7 (Temporary Accessory Structure)

Notwithstanding any provisions of this By-law to the contrary, within any area designated T-R2-7 on Schedule "A" hereto, the following special provisions shall apply:

(i) Permitted Uses

1. A temporary accessory structure without a dwelling unit to be used until the dwelling unit is constructed;
2. Any use permitted in a R2 Zone.

(ii) Zone Provisions

All lot and building requirements for the permitted use and for the uses permitted in Subsection 8(4)(g) of this By-law shall be in accordance with Sections 8(3) and 8(4) of this By-law.

(iii) Temporary (T) Zone

The zone symbol on Schedule "A" is preceded by a "T" which stands for a Temporary Zone as permitted under Section 39 of the *Planning Act*. When the date of expiry specified in subclause (iv) below is reached, the zoning of the land shall revert to the base "R2" Zone and the use permitted by the Temporary Zone that is not permitted by the base "R2" Zone shall be removed.

(iv) Expiry

The Permitted Uses and Zone Provisions of the T-R2-7 Zone shall expire on August 9, 2027.

3. THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 39 of the Planning Act, R.S.O. 1990, c.P. 13.

Read a first, second and third time and finally passed this 10th day of February, 2025.

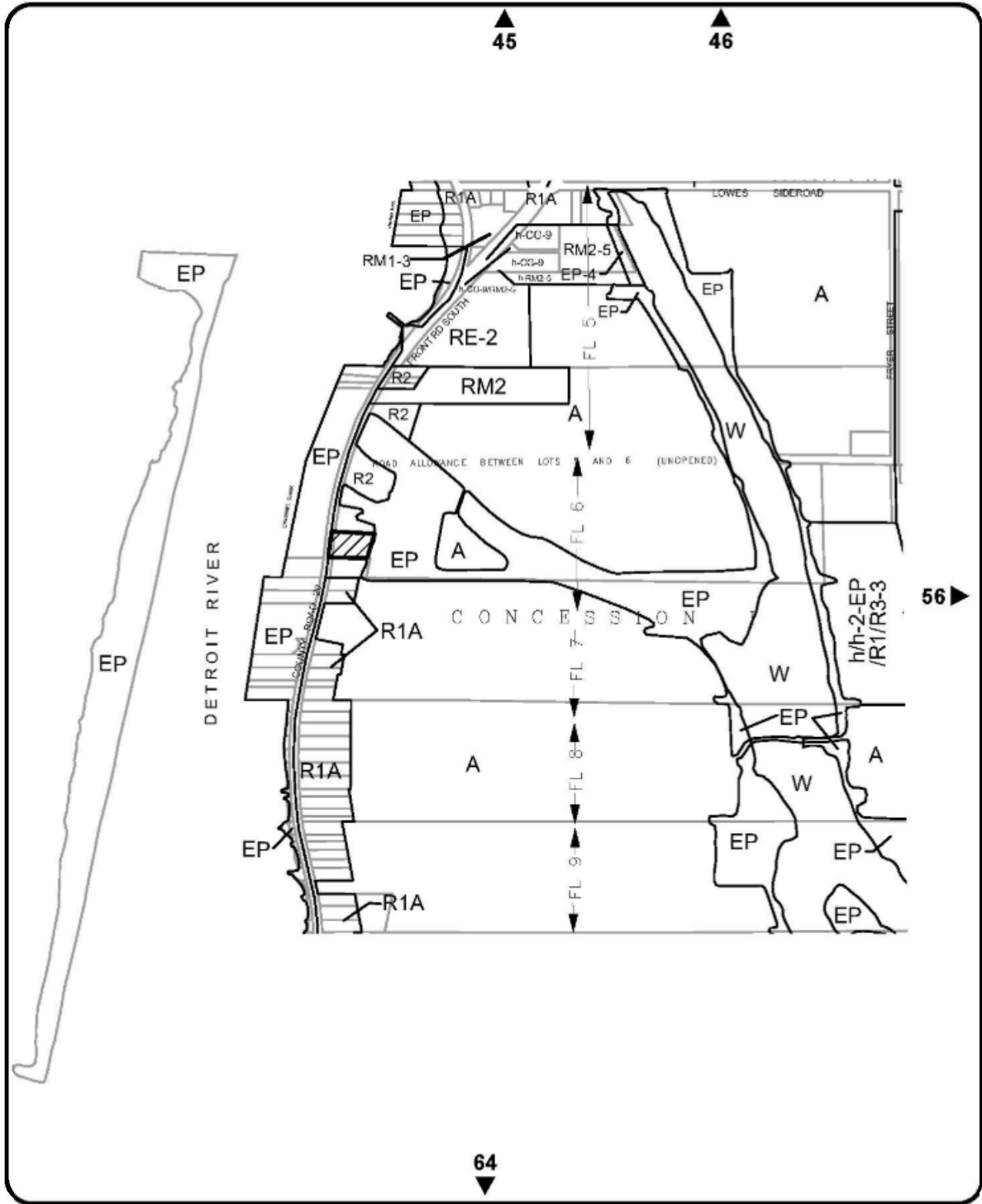
MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

DRAFT

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2025-010
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 55
ZONING BY-LAW NO. 1999-52

R2 to T-R2-7 