

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2025-008**

**By-law to amend Zoning By-law No. 1999-52
6754 County Road 50, 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. THAT Section 17(4)(h) of By-law 1999-52, as amended, is hereby amended by adding the following provisions;
 - i. Uses Permitted
 4. Gas Bar
 - ii. Interior Side Yard Setback
 1. The existing setback along the western interior side lot line of 4.94 m shall be maintained.
 - iii. Setback from County Road
 1. The existing setback from County Road 50 of 21.88 m from centerline shall be maintained.
 - iv. Parking Minimum
 1. 7 parking spaces shall be required for the 185 sq. m. convenience store, 3 parking spaces shall be required for the gas bar and one Type A accessible parking space shall be provided.
 2. Notwithstanding the above, should any other use be proposed on the site, or the proposed convenience store be enlarged, parking will be required to be provided as per Section 3.23(c).
2. 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.

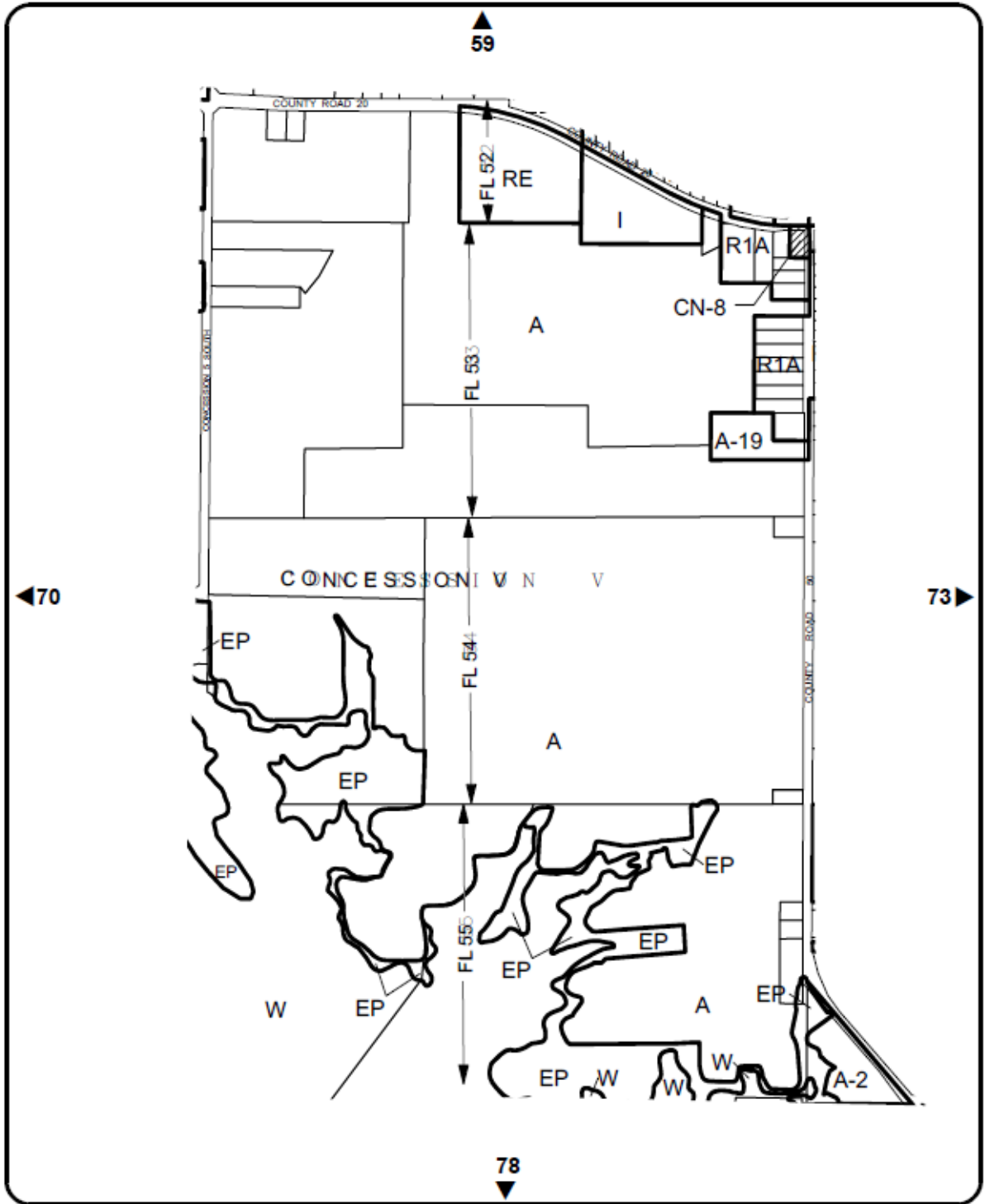
Read a first, second and third time and finally passed this 10th day of February, 2025.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2025-008
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 72

ZONING BY-LAW NO. 1999-52

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