

THE CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2025-015

By-law to amend Zoning By-law No. 1999-52  
1267 Front Road North (Riverview Subdivision), Amherstburg

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**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** 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 10 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as “h-R1B-2” to “h-R2-11” on Schedule “A” attached hereto and forming part of this By-law from “holding Special Provision Residential Type 1B (h-R1B-2) Zone” to “holding Special Provision Residential Second Density (h-R2-11) 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 (k) after clause (j) as follows:

“(k) h-R2-11 (Riverview Subdivision)

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) Uses Permitted

No person shall within an R2-11 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R2 uses, namely: Uses Permitted

- 1. single detached dwelling;
- 2. home occupation;
- 3. accessory uses;
- 4. public use;
- 5. supportive community home.

(ii) Interior Side Yard Width (Minimum) 1.2 m

Provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 2.5 m on one side and 1.2 m on the other side”

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 24<sup>th</sup> day of March, 2025.

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MAYOR- MICHAEL PRUE

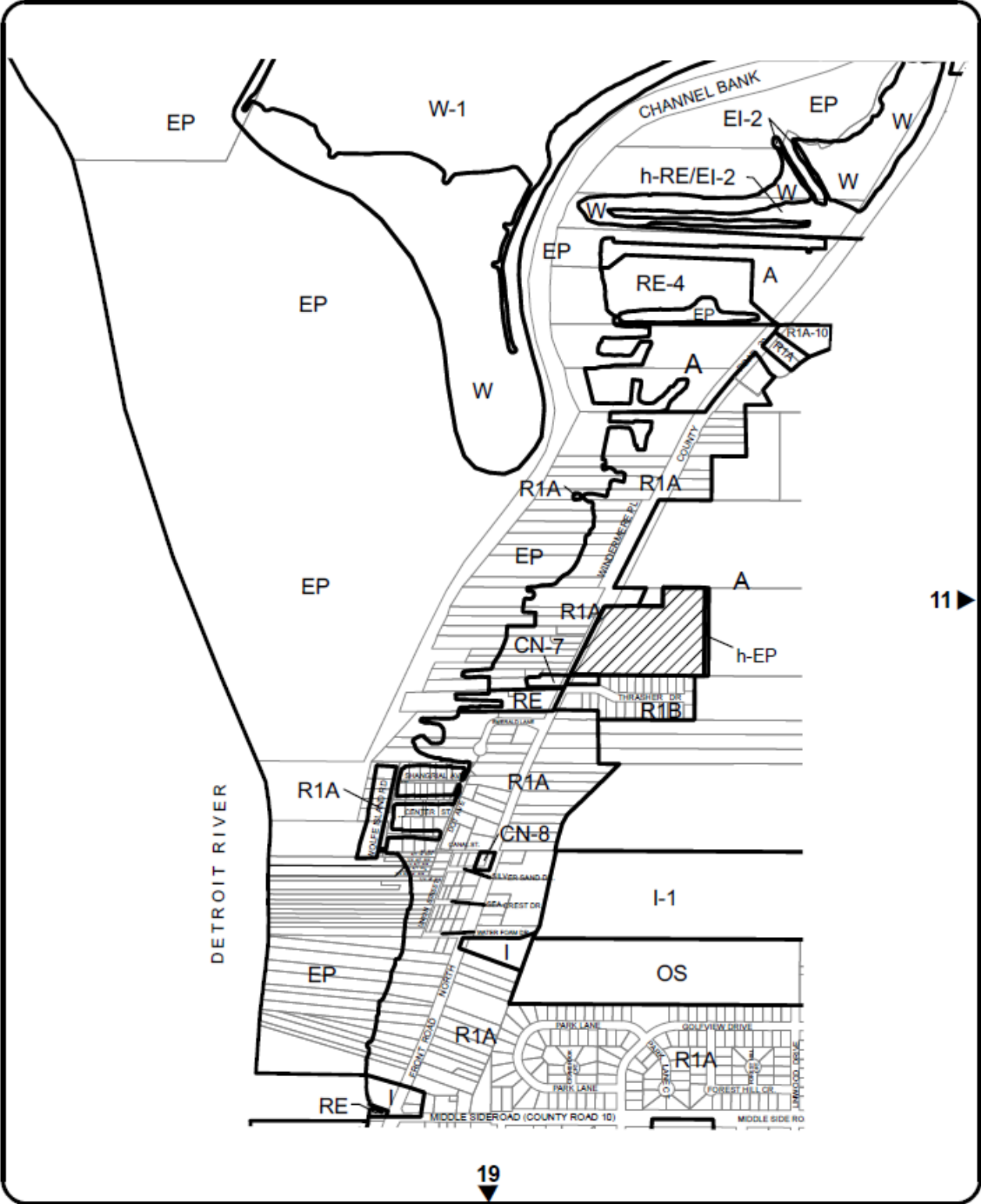
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CLERK- KEVIN FOX

DRAFT

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2025-015  
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'  
MAP 10  
ZONING BY-LAW NO. 1999-52

h-R1B-2 to h-R2-11

