

**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**

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 24th day of March, 2025.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

DRAFT

