

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2025-025**

**By-law to amend Zoning By-law No. 1999-52  
300 Victoria Street, 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 38 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as “Zone Change from I to CG-20” on Schedule “A” attached hereto and forming part of this By-law from “Institutional (I) Zone” to “Commercial General Special Provision 20 (CG-20) Zone”.
2. Section 15(4) of By-law 1999-52, as amended, is hereby amended by adding the additional subsection “(t)” as follows:
  - a. (t) CG-20 (300 Victoria Street)

The following special provisions shall apply to lands zoned (CG-20):

1. The development of residential dwelling units is permitted on the first floor provided that one or more commercial uses exist on the first floor;
    2. The building may be up to 4 storeys in height to a maximum of 14.1 metres;
    3. The minimum parking lot setback from Simcoe Street is 1.2 metres;
    4. A parking lot is permitted in the front yard;
    5. The minimum building setback from Simcoe Street is 7 metres;
    6. The minimum side yard setback for the residential portion of the development is 0 metres along Victoria Street;
    7. The loading space shall be setback a minimum of 0.8 metres from the side yard lot line abutting the lot line with 298 Victoria Street, to the north of 300 Victoria Street.
3. 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 24<sup>th</sup> day of March, 2025.

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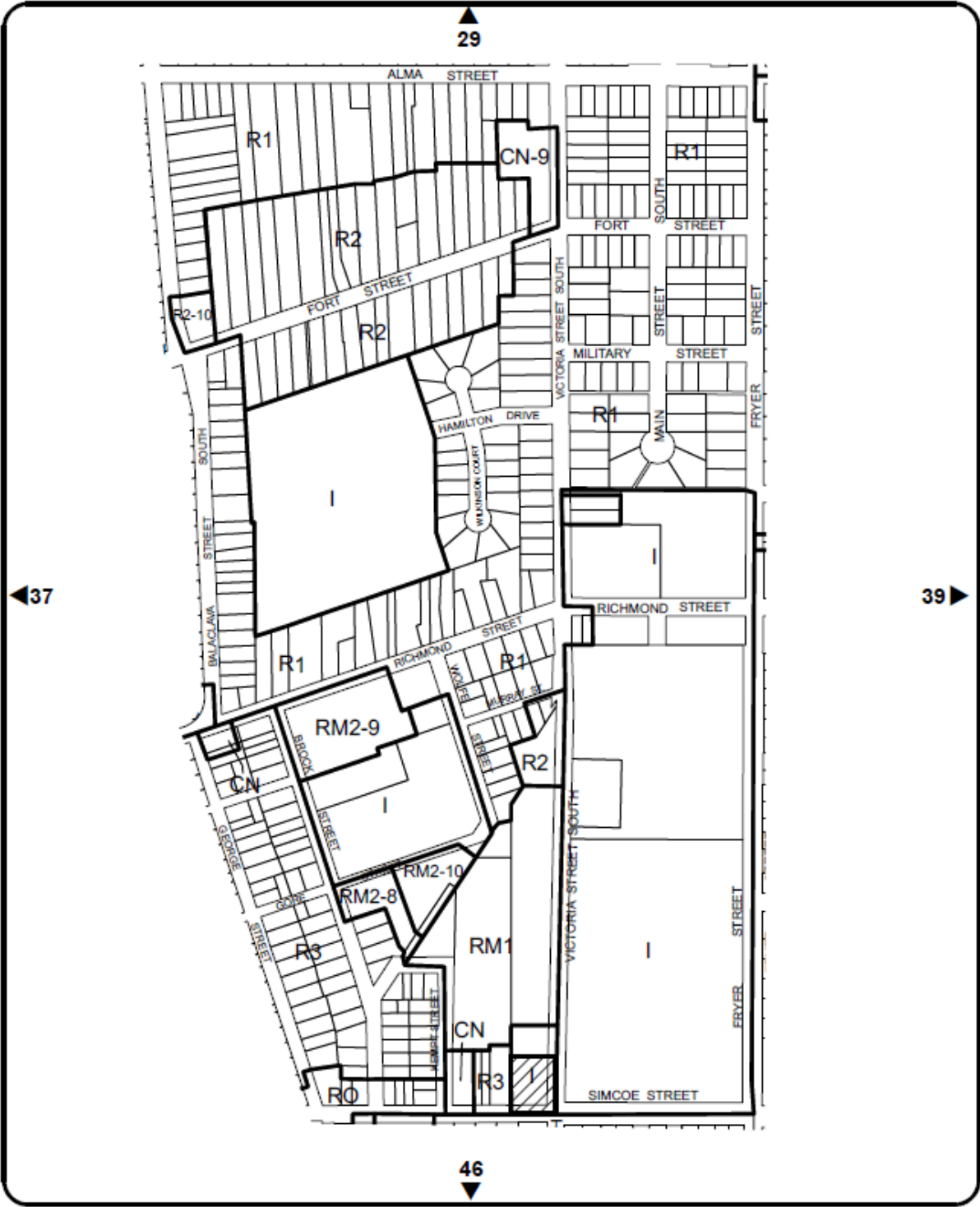
MAYOR- MICHAEL PRUE

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CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2025-025  
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'  
MAP 38  
ZONING BY-LAW NO. 1999-52

I to CG-20 