

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2025-020**

**By-law to amend Zoning By-law No. 1999-52
6321 County Road 18 (Concession 6, Part Lot 68; Part 2 and 3, 12R-6139),
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. Schedule "A", Map 60 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from A to A-48" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Special Provision Agricultural (A-48) Zone".
2. THAT Section 26(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (nn) as follows:

“(nn) A-48 (6321 County Road 20)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned as A-48 on Schedule "A" hereto, the zone requirements of Section 26 of the By-law shall apply with the addition of the following special provision:

- i) Notwithstanding the Home Occupation – Rural provisions of Section 3(10), the subject site shall be permitted the retail sales of goods, through a roadside stand, that are produced both on the property through the rural home occupation and off the property through local farms and businesses. Additionally, the retail sales of goods shall be permitted to occupy up to 50% of the floor area of the rural home occupation. All other Home Occupation – Rural provisions shall apply.”

All other provisions under Subsection 26(3) Zone Regulations shall apply to lands zoned A-48.

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.

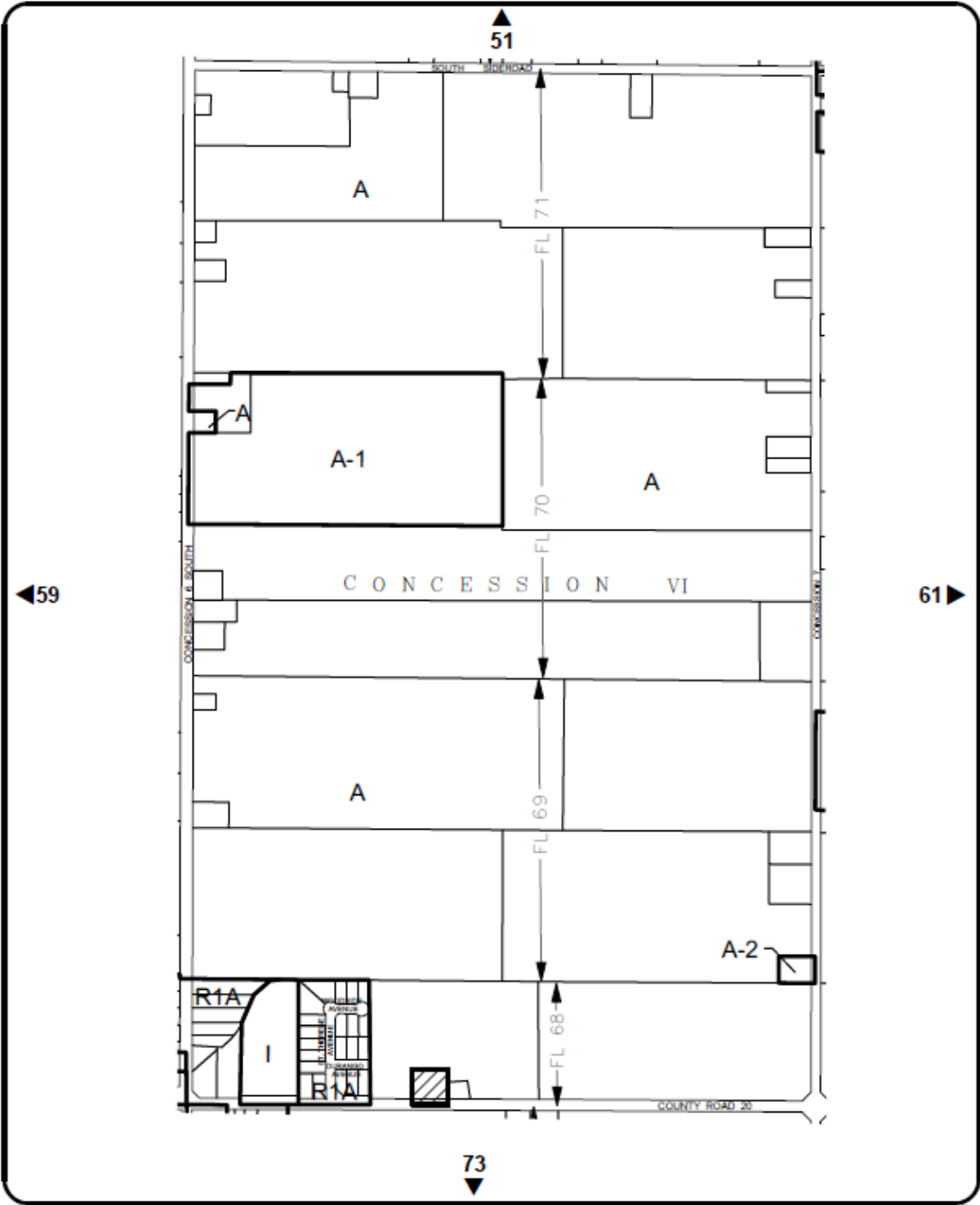
Read a first, second and third time and finally passed this 29th day of April, 2025.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE “A” TO BY-LAW No. 2025-020
BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 60

ZONING BY-LAW NO. 1999-52

A to A-48

