

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2025-021**

**By-law to amend Zoning By-law No. 1999-52  
V/L Victoria Street South (Parts 1 and 2, 12R-29344), 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 R1 to R3-4" on Schedule "A" attached hereto and forming part of this By-law from "Residential First Density (R1) Zone" to "Special Provision Residential Third Density (R3-4) Zone".
2. THAT Section 9(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (d) as follows;

"(d) R3-4

Notwithstanding any provisions of this By-law to the contrary, within any area designated R3-4 on Schedule "A" hereto, the zone requirements of Section 9 of this By-law shall apply with the exception of the following special provisions:

- |                                |         |
|--------------------------------|---------|
| (i) Lot Frontage (minimum)     |         |
| a. Semi-detached dwelling      | 16.75 m |
| b. Semi-detached dwelling unit | 8 m"    |

All other provisions under Subsection 9(3) Zone Regulations shall apply to lands zoned R3-4.

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.

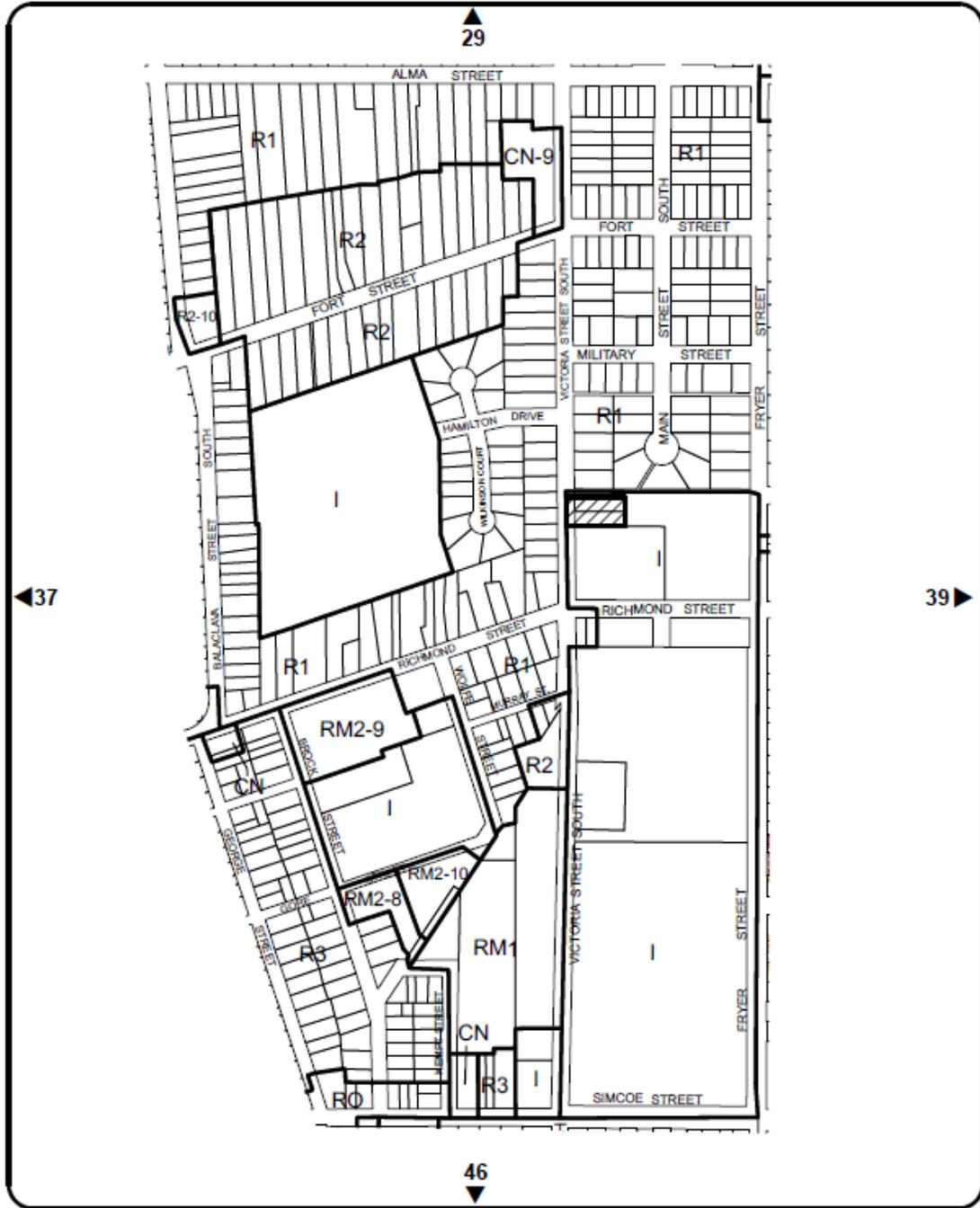
Read a first, second and third time and finally passed this 29<sup>th</sup> day of April, 2025.

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MAYOR- MICHAEL PRUE

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CLERK- KEVIN FOX

**TOWN OF AMHERSTBURG**

SCHEDULE "A" TO BY-LAW No. 2025-021  
A BY-LAW TO AMEND BY-LAW No. 1999-52



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

R1 to R3-4 

DRAFT