



PROPOSED BLDG. CONVERSION

CURRENT LOT ZONING =	I - INSTITUTIONAL
*** RE-ZONING TO RM2 IN-PROGRESS ***	
TOTAL EX. LOT AREA =	80,910 SQ.FT. (1.87 ACRES)

PHASE ONE - BUILDING 'A'
BUILDING CLASSIFICATION
OBC 3.2.2.47. GROUP C Up To 3 STORIES

LOT AREA "A" =	39,040 SQ.FT. (0.90 ACRES)
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GROSS FLOOR AREA:	
BASEMENT	6,502 ft ²
FIRST FLOOR	7,158 ft ²
SECOND FLOOR	6,515 ft ²
THIRD FLOOR	5,555 ft ² (USABLE)
TOTAL GFA	25,730 ft ²

10 CAR GARAGE =	3,120 SQ.FT.
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LOT COVERAGE =	10,256 SQ.FT. (26.27%)
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PARKING REQUIRED BLDG. 'A' (1 SPACE/UNIT) =	16 + 2 Barrier Free
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EXISTING PARKING (TO BE REMOVED) =	15 SPACES
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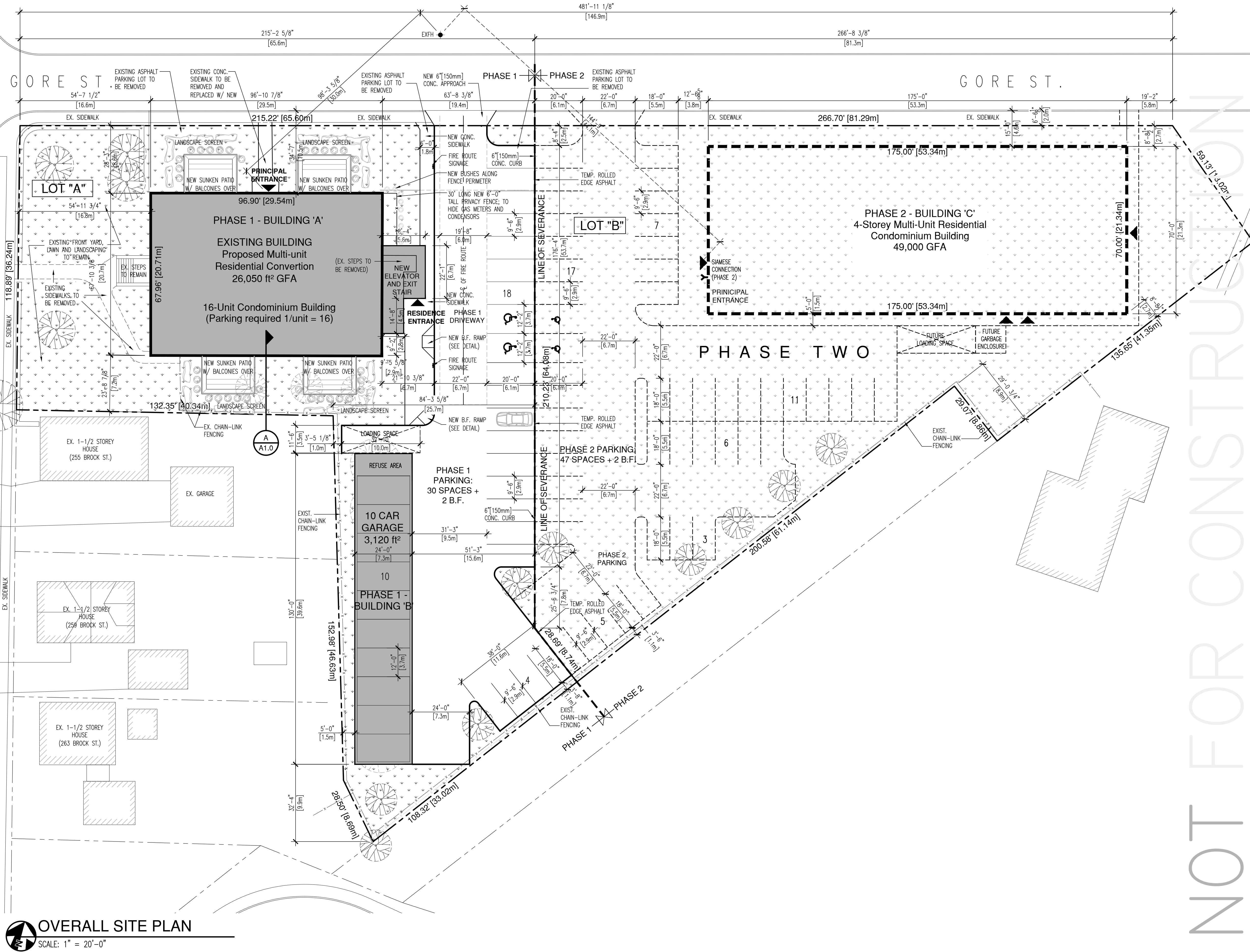
NEW PARKING PROVIDED =	30 SPACES + 2 B.F.
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LANDSCAPE AREA PROVIDED =	12,578 sq.ft. (33.69%)
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FFA = FIRE FIGHTER ACCESS

ALL "NO PARKING - FIRE ROUTE" SIGNS SHOULD BE
DESIGNED IN ACCORDANCE TO THE TOWN OF AMHERSTBURG



OVERALL SITE PLAN
SCALE: 1" = 20'-0"



6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5

PH: 519.734.6511

DRAWING TITLE:

OVERALL SITE PLAN

PROJECT/CLIENT:

BROCK ST. CONVERSION
247 BROCK ST., AMHERSTBURG, ON

DATE	ISSUED FOR:	DATE	ISSUED FOR:
03.07.22	SITE PLAN CONTROL		
03.24.22	BUILDING PERMIT		
03.24.22	TENDER		
04.27.22	ADDENDUM #3		

PROJECT No.:	2021009
SCALE:	1" = 20'-0"
DRAWN BY:	AM
CHECKED BY:	DI

GENERAL NOTES:
ALL DIMENSIONS TO BE CALCULATED
AND VERIFIED ON THE JOB SITE. ANY
AND ALL DISCREPANCIES ARE TO BE
REPORTED TO THE ARCHITECT OR
ENGINEER. ALL DRAWINGS REMAIN
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DO NOT SCALE DRAWINGS
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STAMP:

NOTES:

DRAWING No.:

A1.0

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2022-057**

**By-law to amend Zoning By-law No. 1999-52
247 Brock Street, 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 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 RM2-8” on Schedule “A” attached hereto and forming part of this By-law from “Institutional (I) Zone” to “Special Provision Residential Multiple Second Density (RM2-8) Zone”.
2. THAT Section 3(3)(d)(iii) of By-law 1999-52, as amended, being the General Provisions Dwelling Unit Area (Minima) for other dwelling units, does not apply to those lands shown on Schedule “A”.
3. THAT Section 3(23)(g) of By-law 1999-52, as amended, being the General Provisions Parking Regulations for yards where parking is permitted for a multiple residential dwelling, does not apply to those lands shown on Schedule “A”.
4. THAT Section 3(23)(j)(i) of By-law 1999-52, as amended, being the General Provisions Special Parking Provisions for Residential Zones, does not apply to those lands shown on Schedule “A”.
5. THAT Section 11(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (g) as follows;

“(g) RM2-8 (247 Brock Street)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-8 on Schedule “A” hereto, the zone requirements of Section 11 of the By-law shall apply with the addition of the following special provisions:

- | | |
|--|-------|
| (i) Uses Permitted: | |
| (a) multiple dwelling; | |
| (b) home occupation; | |
| (c) accessory uses. | |
| (ii) Exterior Side Yard Width (Minimum) | 2.5 m |
| (iii) Interior Side Yard Width (Minimum) | 2.5 m |
| (iv) Rear Yard Depth (Minimum) | 2.5 m |
| (v) Landscaped Open Space (Minimum) | 25 % |

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| (vi) Dwelling Unit Area (Minimum) | 0 m ² |
| (vii) Height (Maximum) | 16.7 m |
| (viii) Privacy Yards (Minimum) | 0 m |
| (ix) Building Separation (Minimum) | 0 m |
| (x) Accessory Parking Structure Lot Coverage (Maximum) | 290 m ² |
- (i) Accessory uses and structures in addition to (x) above will be in accordance with the provisions of Section 3 hereof;
- (ii) Required Parking Spaces (Minimum) 1.25 spaces/unit
- (iii) Special Parking Provisions for (RM2-8) Residential Zones:
- a) all parking spaces shall be located in a garage, or carport or in a side yard, rear yard, or exterior side yard but shall not be located within the required front yard or on a driveway in the front yard;
 - b) all parking spaces located in an exterior side yard shall have a 2.5 m setback to any street line
 - c) all parking spaces shall have a 1 m setback to any interior side lot line or rear lot line."

6. THAT all other regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Residential Multiple Second Density (RM2) Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.
7. THIS By-law shall take effect from the date of passage by Council and shall come into force on the date of approval of the Official Plan Amendment by the approval authority in accordance with Sections 26 & 34 of the Planning Act, R.S.O. 1990, c.P. 13.

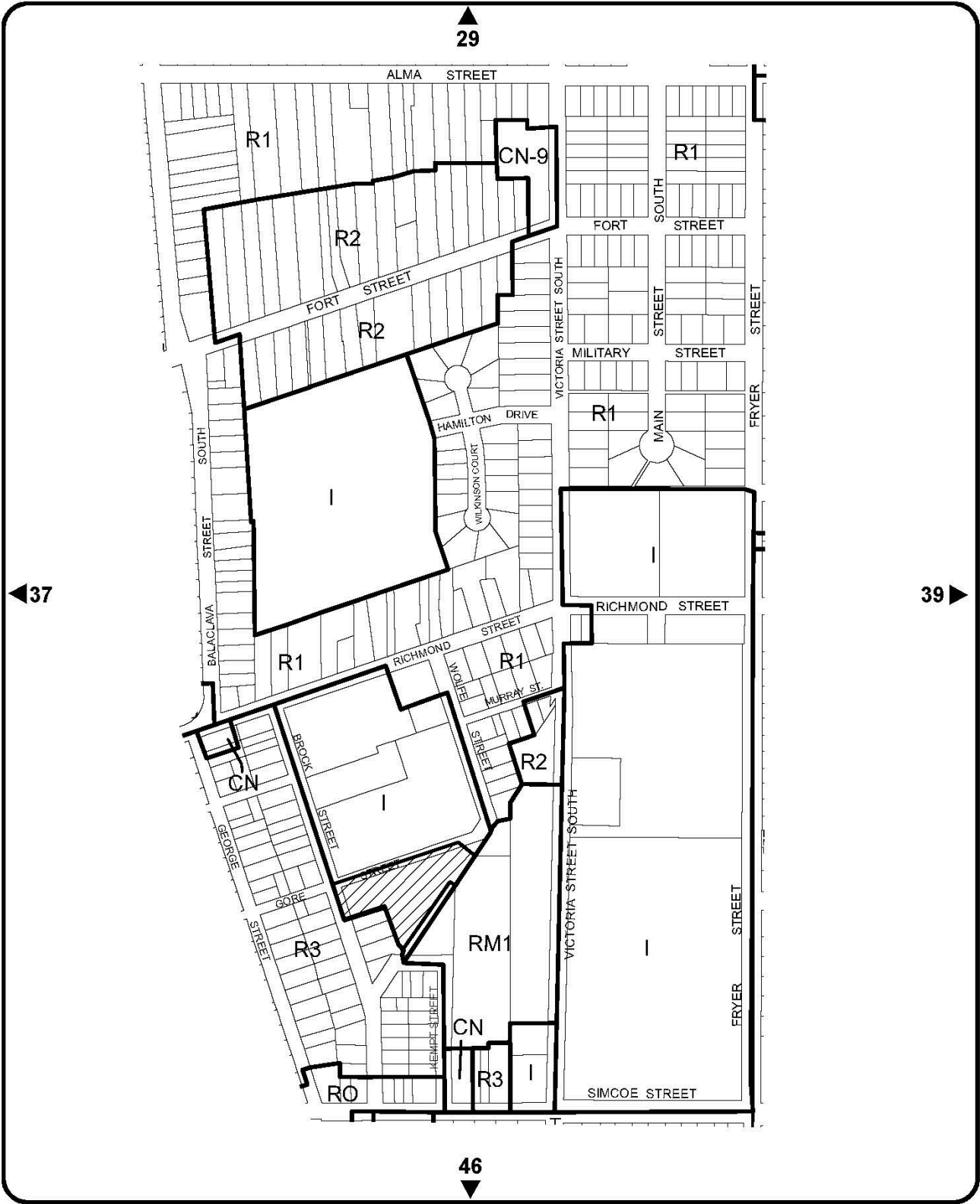
Read a first, second and third time and finally passed this 13th day of June, 2022.

MAYOR- ALDO DICARLO

CLERK- VALERIE CRITCHLEY


TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2022-057
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 38

ZONING BY-LAW NO. 1999-52

I to RM2-8 

MAYOR- ALDO DICARLO

CLERK- VALERIE CRITCHLEY