





ENTER  
PHASE II

FELIXULPA

Pedersen  
817-3307  
948-8171

Ammando's

Ammando's

AMHERSTBURG

HEALTH CARE CENTRE

HOMER HEALTH

MAIN ENTRANCE

X-RAY

DRIVE THRU  
PHARMACY

433









## **Summary of Correspondence Received on Proposed ZBA at 433 Sandwich Street South**

Below is a summary of the comments received by the Planning Services Division on ZBA/24/22.

### **Essex Region Conservation Authority:**

No Comments Received.

### **County of Essex:**

No Comments Received

### **Windsor Police:**

Windsor Police has no concerns or objections with this proposal to allow a three-storey addition to the existing building. Any changes this may trigger that pertain to establishing and maintaining public safety and security, plus ensuring proper police incident response capability, can be addressed during the site plan review stage of the process.

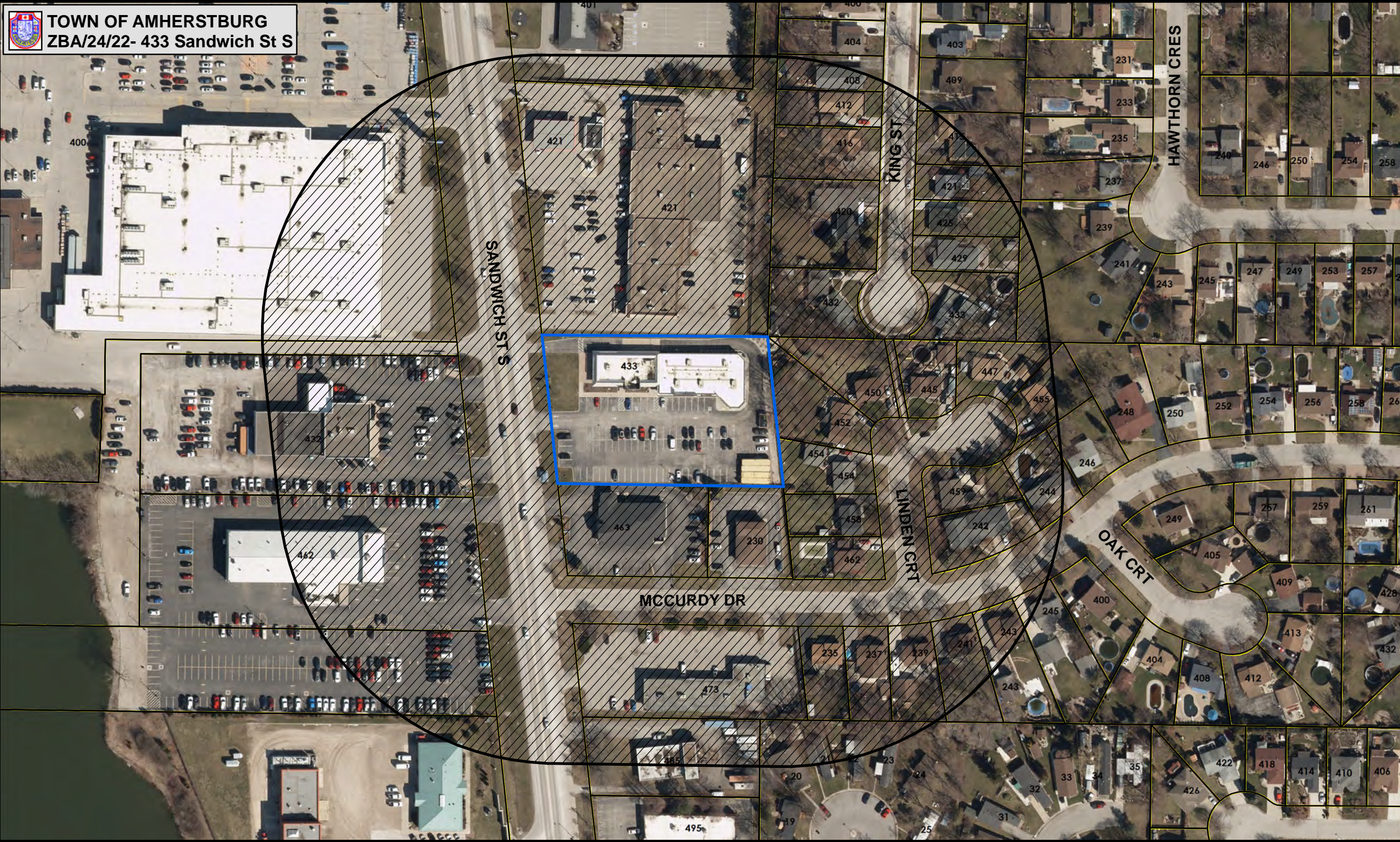
### **Infrastructure Services:**

No comments on the application. It is the expectation that the future development of these properties will be subject to the Site Plan Control process and it will be at that time that Infrastructure Services will provide comments regarding site servicing, right-of-way issues, drainage, storm water management, etc.





TOWN OF AMHERSTBURG  
ZBA/24/22- 433 Sandwich St S





## **ZBA/24/22 433 Sandwich Street South**

ARN	ADD1	STREETNAME
372904000000100	496	SANDWICH ST S
372905000002405	432	SANDWICH ST S
372905000002300	400	SANDWICH ST S
372905000002500		SANDWICH ST S W/S
372905000002407	462	SANDWICH ST S
372905000002400		SANDWICH ST S
372906000000300	433	SANDWICH ST S
372906000000201	463	SANDWICH ST S
372906000001700	421	KING ST
372907000013800	459	LINDEN CRT
372906000001900	409	KING ST
372906000000150	230	MCCURDY DR
372907000014200	450	LINDEN CRT
372907000013700	242	MCCURDY DR
372906000001800	415	KING ST
372906000001000	412	KING ST
372907000014000	447	LINDEN CRT
372907000014300	452	LINDEN CRT
372906000001100	416	KING ST
372907000014100	445	LINDEN CRT
372907000013600	244	MCCURDY DR
372906000001600	425	KING ST
372906000001300	432	KING ST
372906000001200	420	KING ST
372906000000500	401	SANDWICH ST S
372907000014400	454	LINDEN CRT
372906000000400	421	SANDWICH ST S
372907000014600	462	LINDEN CRT
372906000001400	433	KING ST
372906000001500	429	KING ST
372906000000900	408	KING ST
372907000013900	455	LINDEN CRT
372907000013500	246	MCCURDY DR
372907000005000	239	HAWTHORN CRES
372907000014500	458	LINDEN CRT
372907000005100	241	HAWTHORNE CRES
372907000014150		KING ST
372907000014900	239	MCCURDY DR
372907000015200	245	MCCURDY DR
372906000000100	473	SANDWICH ST S
372907000015000	241	MCCURDY DR
372902000001100	300	MALDEN HILL DR
372907000015100	243	MCCURDY DR
372907000014800	237	MCCURDY DR
372902000001700	485	SANDWICH ST S
372907000014700	235	MCCURDY DR

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2023-001**

**By-law to amend Zoning By-law No. 1999-52  
433 Sandwich Street South, 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. THAT Section 16(4)(n) of By-law 1999-52, as amended, is hereby amended with the addition of the following;
  - “(iii) Front Yard Depth (Minimum) for other uses 0.9 m
  - (iv) Notwithstanding Section 3(23)(c) the minimum number of parking spaces required shall be 107.
  - (v) Notwithstanding Section 3(26)(a) the minimum front yard setback required shall be 0.9 metres.”
2. THAT all other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Commercial General Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.

THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this --<sup>th</sup> day of January, 2023.

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MAYOR- MICHAEL PRUE

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CLERK- KEVIN FOX