

**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**

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 --th day of January, 2023.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX