

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2023-002**

**By-law to amend Zoning By-law No. 1999-52
9540 Walker Road, 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 18 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from CG to CG-17" on Schedule "A" attached hereto and forming part of this By-law from "Commercial General (CG) Zone" to "Special Provision Commercial General (CG-17) Zone".

2. THAT Section 15(4)(q) of By-law 1999-52, as amended, is hereby added;

“ CG-17 (9540 Walker Road)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned CG-17 on Schedule "A" hereto, the zone requirements of Section 15 of the By-law shall apply with the addition of the following special provisions:

- (i) Notwithstanding Section 3(12)(b)(i) the planting strip along the north property line shall be a minimum of 2.13 m.
 - (ii) Notwithstanding Section 3(16)(e)(i) a loading space may be provided in the front yard in the CG-17 Zone.
 - (iii) Notwithstanding Section 3(23)(g) parking may be provided in the front yard in the CG-17 Zone.
 - (iv) Notwithstanding Section 3(26)(a) the required minimum setback from the centerline of County Road 10 shall be 25.21 metres.”
3. 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.

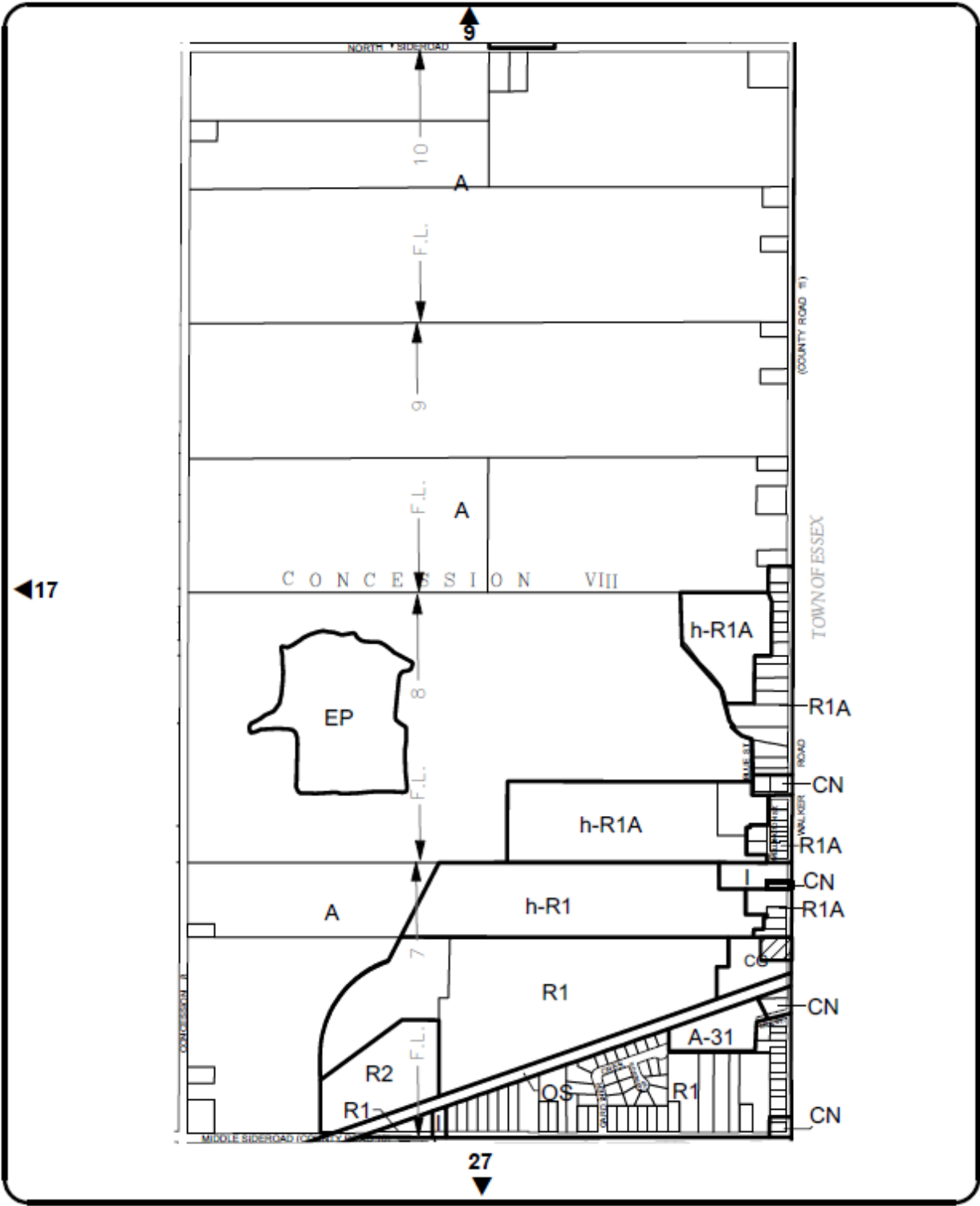
Read a first, second and third time and finally passed this 23rd day of January, 2023.

MAYOR- MICHAEL PRUE

CLERK- KEVIN FOX

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2023-002
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 18
ZONING BY-LAW NO. 1999-52

CG to CG-17 