

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 1998-37

Being a by-law to amend Zoning By-law 2440, as amended.

WHEREAS By-law 2440, 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 Corporation of the Town of Amherstburg deems it necessary and in the best interest of proper planning in the said Town to further amend By-law 2440 as herein provided;

AND WHEREAS this By-law conforms with the Official Plan in effect for the Town of Amherstburg;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG ENACTS AS FOLLOWS:

1. Schedule "A", Map 11, to By-law No. 2440, as amended, is hereby further amended by changing the zoning on a parcel of land depicted on Schedule "A" attached hereto and forming part of this by-law, from "Agricultural Zone (A1)" and "Agricultural Zone (A2)" to "Residential Type One Zone (R1-7)".
2. Section 6, Residential Type One Zone (R1) Regulations, as amended, is hereby further amended by the addition of a new subsection 6.3.7 to immediately follow subsection 6.3.6 and to read as follows:

"6.3.7 DEFINED AREA R1-7 as shown on Map 11 of Schedule "A" of this By-law.

a) Permitted Uses

- i) The uses permitted in subsection 6.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

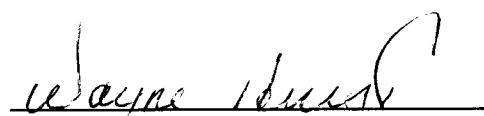
All lot and building requirements shall be in accordance with subsection 6.1.3 of this By-law, except that the minimum rear yard shall be 45 metres.

d) Other Provisions

All other provisions applying to lands zoned R1 shall also apply to lands zoned R1-7, except that no accessory structure shall be erected closer than 15 metres to the rear lot line."

3. 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 **8th** day of **June**, **1998**.

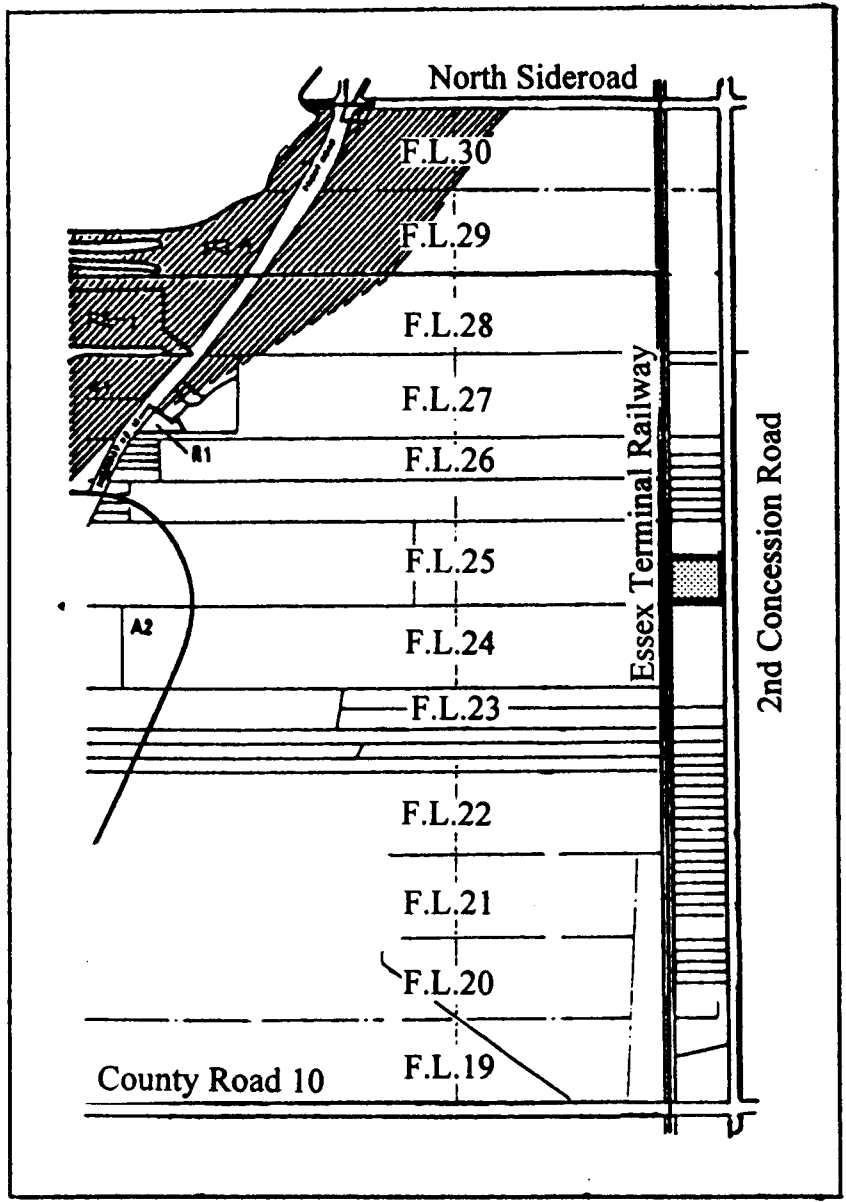



Mayor



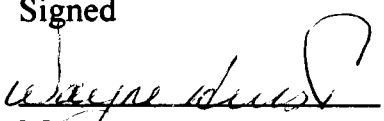
Clerk

SCHEDULE "A"
 PART OF LOT 25, CONCESSION 1
 TOWN OF AMHERSTBURG



 Change from "A1" and "A2" to "R1-7"

This is Schedule "A" to By-law No. 1998-37
 Passed the 8th day of June, 1998.
 Signed


 Mayor


 Clerk