

**CORPORATION OF THE TOWN OF AMHERSTBURG**

**BY-LAW NO. 1998-38**

**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 18, 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 "Local Commercial Zone (C1)" to "Local Commercial Zone (C1-1)".
2. Section 9, Local Commercial Zone (C1) Regulations, is hereby amended by the addition of a new subsection 9.3.1 to read as follows:

"9.3.1 DEFINED AREA C1-1 as shown on Map 18 of Schedule "A" of this By-law.

a) Permitted Uses

The uses permitted shall be limited to an ice cream parlour and video arcade on the ground floor and one apartment unit on the second floor.

b) Permitted Buildings and Other Structures

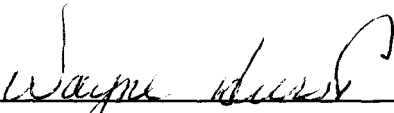
Buildings and structures for the permitted uses.


c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 9.1.3 through 9.1.8 inclusive of this By-law, except that the off-street parking area shall be maintained, as a minimum, as it existed on June 8, 1998."

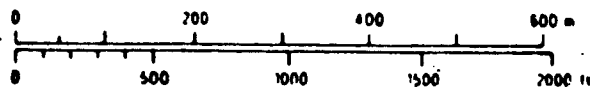
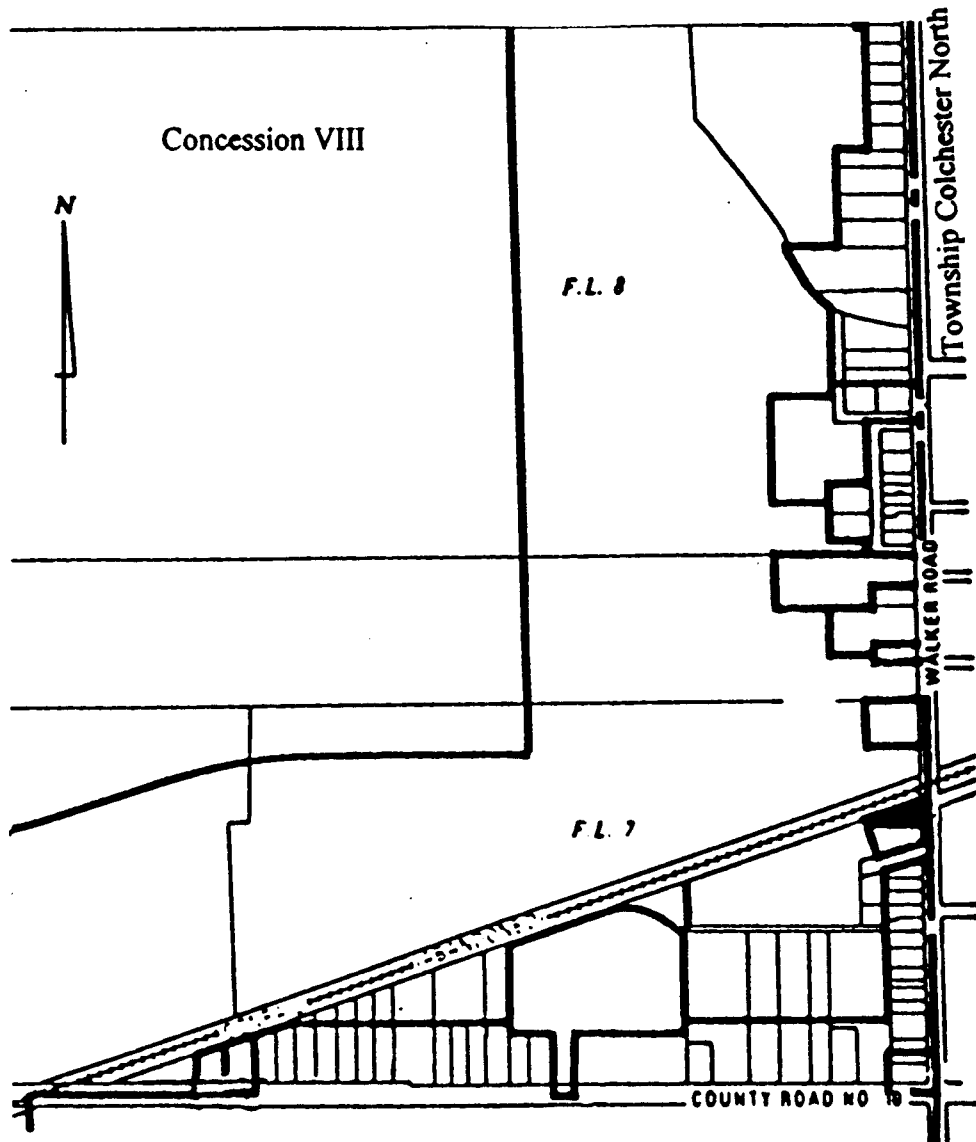
3. This by-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.


Read a first, second and third time and finally passed this **8th** day of **June**, **1998..**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

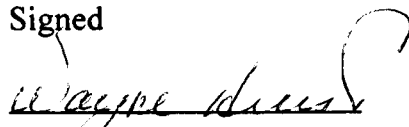
SCHEDULE "A"  
 PART OF THE NORTH HALF OF LOT 7, CONCESSION 8  
 TOWN OF AMHERSTBURG

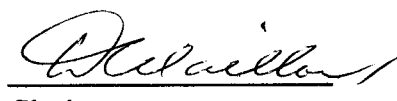


 Change from "I" to "C1-1"

This is Schedule "A" to By-law No. 1998-38  
 Passed the 8th day of June, 1998.

Signed

  
 Mayor

  
 Clerk