

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 1998-67

Being a By-law to amend Zoning By-law Number 1757, as amended, with respect to Lots 11, 12, 17 and 18, Plan 1, Town of Amherstburg (Former Marra's Bread Property).

WHEREAS By-law 1757, 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 Municipal Council of the Corporation of the Town of Amherstburg deems it advisable to amend By-law Number 1757, as amended; and

WHEREAS authority is granted under Section 34 of The Planning Act, Chapter P13, R.S.O. 1990; and

WHEREAS the By-law is in compliance with the Official Plan of the Town of Amherstburg.

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

1. Schedule "A", Key Map 4 to By-law Number 1757, is hereby amended by changing the zoning classification on the parcel of land depicted on Schedule 1 "A" attached hereto and forming part of this By-law, from "Commercial General (CG)" to "Commercial General/Special Residential Multiple Second Density (CG/RM2-3)".
2. Section 9, Residential Multiple Second Density RM2 Zone, is hereby amended by the addition of a new subsection 9(4)(c) to read as follows:

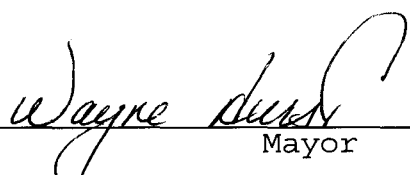
"9(4)(c) RM2-3

Notwithstanding any provisions of this By-law to the contrary, within any area designated RM2-3 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Exterior Sideyard (Minimum) 5m
- (ii) Interior Sideyard (Minimum) 4.87m
- (iii) Landscaped Open Space (Minimum) 24%
- (iv) Parking Area Setback 1m

3. That all other appropriate regulations for the use of land, and the character, location and use of buildings and structures conforms to regulations of the Commercial General or Residential Multiple Second Density zones and all other general provisions or regulations of By-law Number 1757,, as amended from time to time.
4. That this By-law shall become effective 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 28th day of September, 1998.

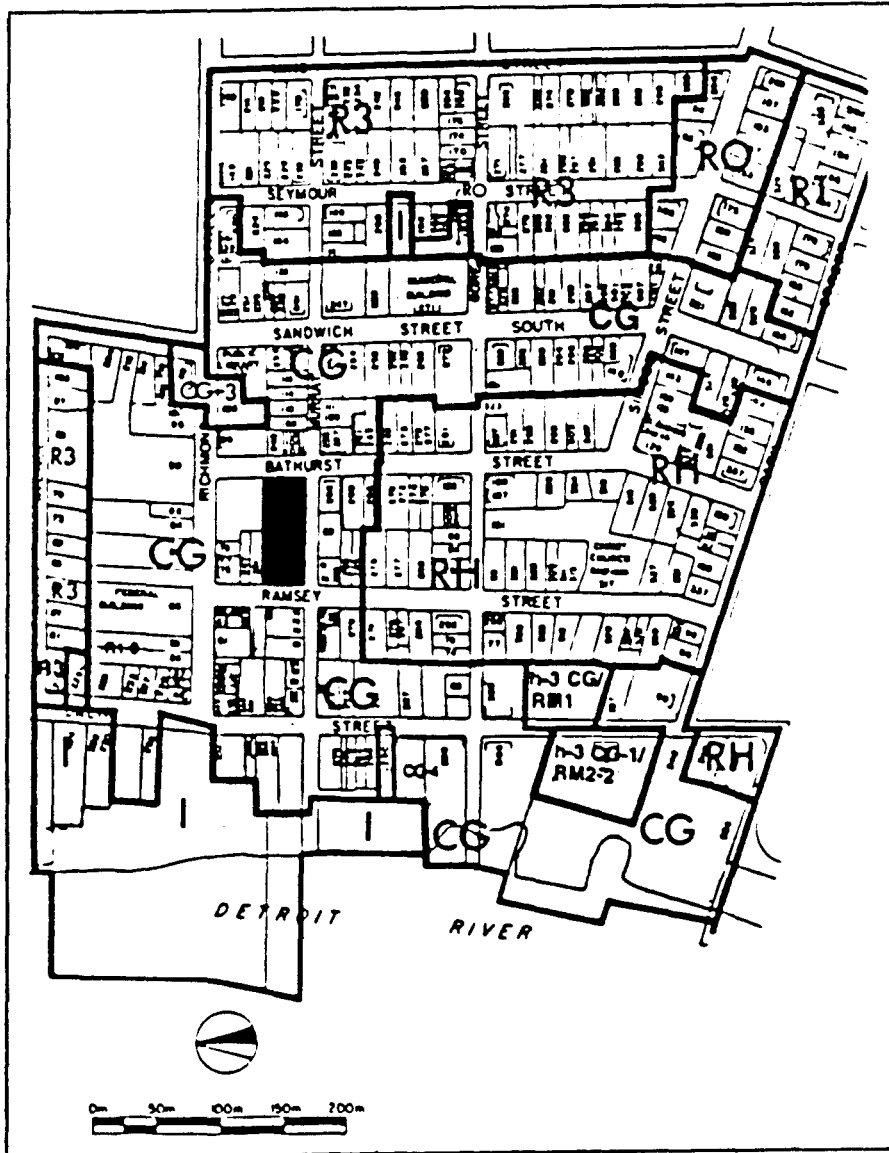


Mayor



Clerk

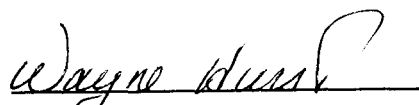
SCHEDULE "A"
PLAN 1, LOTS 11, 12, 17 AND 18
TOWN OF AMHERSTBURG




 Change from CG to CG/RM2-3.

This is Schedule "A" to By-law No. 1998-67.

Passed this 28th day of September, 1998.


Mayor


Clerk