

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 1998-78

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 22 to By-law 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)" to "Residential Type One Zone (R1-8)" and "Residential Type One Zone (R1-9)".
- (2) Section 6, Residential Type One Zone (R1) Regulations, as amended, is hereby further amended by the addition of a new Subsection 6.3.8 to immediately follow Subsection 6.3.7 and to read as follows:

"6.3.8 Defined Area R1-8 as shown on Map 22 of Schedule "A" of this By-law.

(a) Permitted Uses

- i) The uses permitted in Subsection 6.1.1 of this By-law;
- ii) Agricultural uses, excluding livestock intensive uses and excluding mushroom farms;
- iii) Uses accessory to the foregoing permitted uses.

(b) Permitted Buildings and Other Structures

Building and structures for the permitted uses.

(c) Zone Provisions

All lot and building requirements shall be in accordance with Subsections 6.1.3 and 6.2 of this By-law except that the minimum lot area shall be 4,047 square metres and the minimum lot frontage shall be 35.05 metres.

(d) Other Provisions

All other provisions applying to lands zoned R1 shall also apply to lands zoned R1-8."

- (3) Section 6, Residential Type One Zone (R1) Regulation, as amended, is hereby further amended by the addition of a new Subsection 6.3.9 to immediately follow Subsection 6.3.8 and to read as follows:

“6.3.9 Defined Area R1-9 as shown on Map 22 of Schedule “A” of this By-law.

(a) Permitted Uses

A former landfill site only with buffer area.

(b) Permitted Buildings and Other Structures

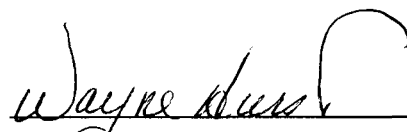
No buildings and structures.

(c) Zone Provisions

The minimum lot frontage shall be 6.4 metres and minimum lot area shall include the former landfill site together with a 30 metre buffer.”

- (4) 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 9th day of _____
November, 1998.

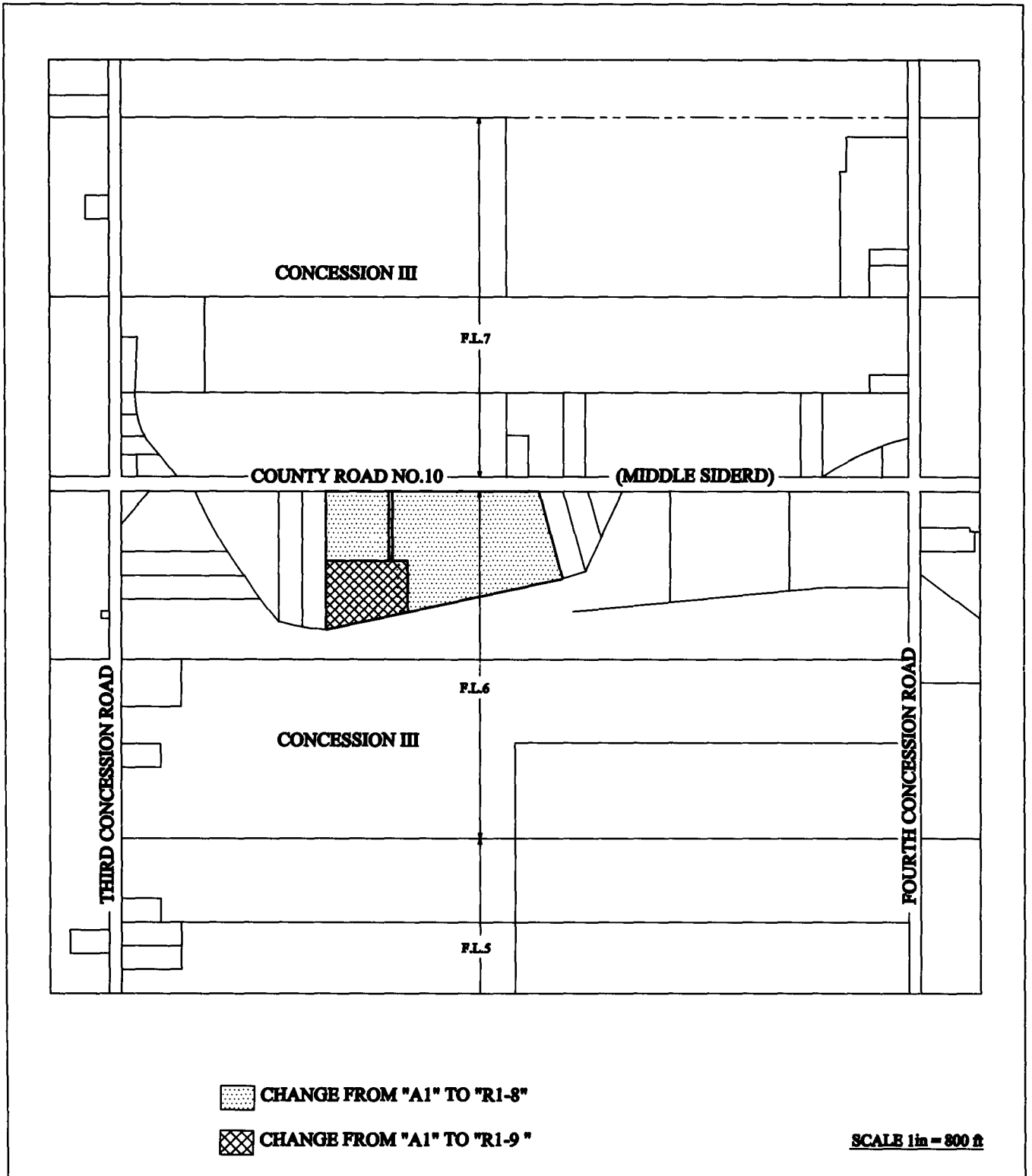


Mayor



Clerk

SCHEDULE "A"
PART LOT 6, CONCESSION 3
TOWN OF AMHERSTBURG



This is Schedule "A" to By-law No. 1998-78 .
Passed the 9th day of Nov. , 1998