

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 1999-43

**BEING A BY-LAW TO AMEND ZONING
BY-LAW 1757, AS AMENDED.**

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 Council of the Town of Amherstburg deems it necessary in the best interest of proper planning in the said Town to further amend By-Law 1757, 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" Key Map 6 to By-law Number 1757, as amended, is hereby further amended by changing the zoning for those lands shown on Schedule "A" attached hereto and forming part of this By-Law from "Commercial Highway (h-3 CH-7)" to "Residential Multiple First Density (RM1-3)".
- (2) Section 8 Residential Multiple First Density RM1 Zone, is hereby amended by the addition of a new subsection 8(4)(c) to read as follows:

"8(4)(c) RM1-3

Notwithstanding any provisions of this By-Law to the contrary, within any area designated RM1-3 on Schedule "A" hereto, the following special provisions shall apply:

(i) Uses Permitted

1. rowhouse;
2. street rowhouse;
3. triplex;
4. fourplex.

(ii) Zone Requirements

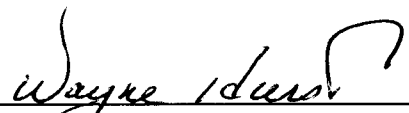
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|--|--------------------------------------|
| 1. Lot Area Per Unit
(m ²) (Minimum) | 180 m ²
(1937 sq. ft.) |
| 2. Lot Frontage Per Unit
(m) (Minimum) | 6.0 m
(19.7 ft.) |
| 3. Front Yard Depth and Exterior
Side Yard Width
(m) (Minimum) | 6.0 m
(19.7 ft.) |

- | | | |
|----|---|----------------------|
| 4. | Rear Yard Depth
(m) (Minimum) | 7.0 m
(22.96 ft.) |
| 5. | Interior Side Yard Depth
(m) (Minimum) | |
| | 3.0 m (9.94 ft.) except that no side yard is required on the side where a dwelling unit is attached to another dwelling unit. | |
| 6. | Landscaped Open Space
(%) (Minimum) | 30 |
| 7. | Lot Coverage (%) (Maximum) | 35 |
| | Except on the lots where a dwelling unit is attached on each side the Maximum Lot Coverage will be 51%. | |
| 8. | Height (m) (Maximum) | 10 m
(32.8 ft.) |
| 9. | Privacy Yard and Building
Separation Requirements | |

Lands zoned RM1-3 shall be exempt from the Privacy Yard and Building Separation regulations of Section 8(3) of this By-Law.

- (3) That all other appropriate regulations for the use of land, and the character, location and use of buildings and structures conforms to all other general provisions or regulations of By-Law 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 2nd day of September, 1999.

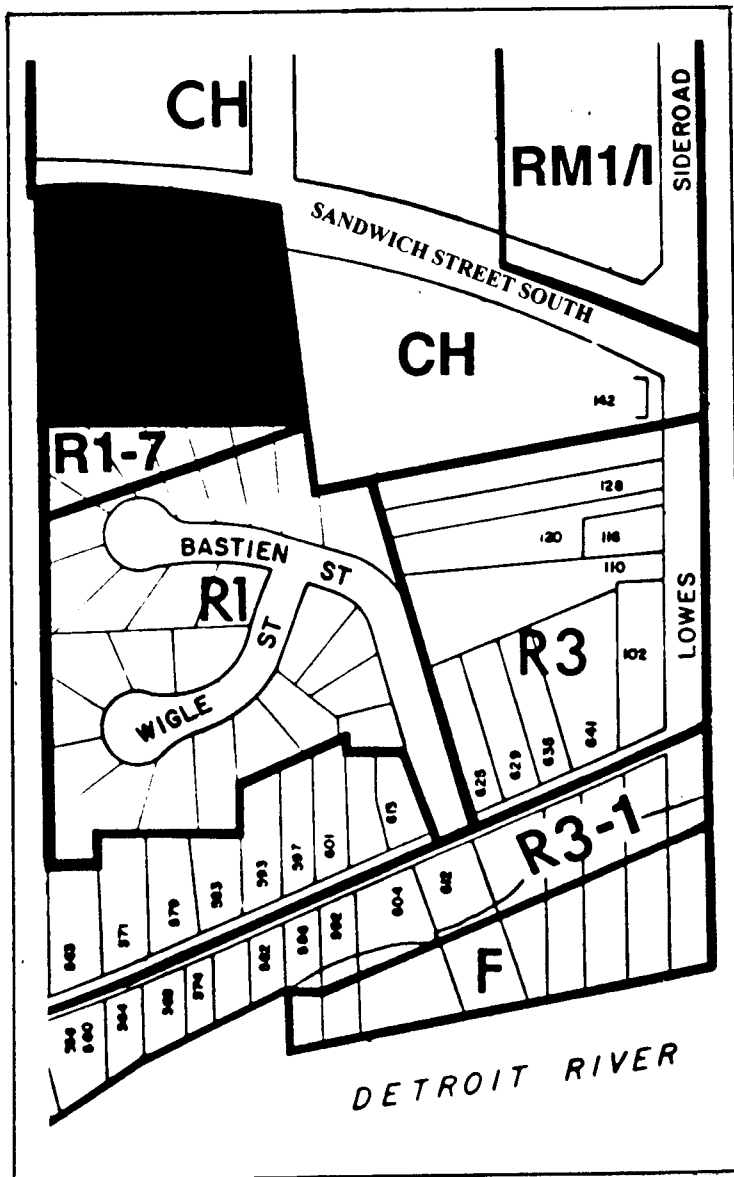


Mayor



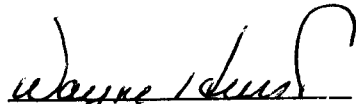
Clerk

SCHEDULE "A"
BLOCK 9, PLAN 12M-332



■ Change from (h-3 CH-7) to (RM1-3)

This Schedule "A" to By-Law 1999-43.
Passed this 2nd day of September, 1999.


Mayor


Clerk