

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2002- 28

Being a by-law to amend Zoning By-law No. 1999-52

WHEREAS By-law 1999-52, 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 appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

AND WHEREAS this By-law conforms to the Official Plan for the Town of Amherstburg;

AND WHEREAS the "h" provision prohibits any development until such time as adequate municipal services can be provided and a plan of subdivision has been approved;

AND WHEREAS the "h-2" provision prohibits any development that would have a negative impact on the environmentally sensitive abutting wetlands;

AND WHEREAS the "h-2" requires that appropriate professional environmental assessments occur to the satisfaction of the Town and the Ministry of Natural Resources before either a partial or full lifting of the h-2 may occur;

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

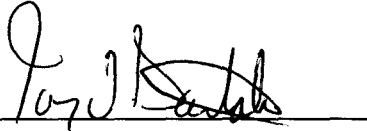
1. Schedule "A", Maps 55 and 56 of By-law-1999-52, as amended, are hereby amended by changing the zone symbol on those lands shown as "ZONE CHANGE TO 'h'-R1/R3-3" and "ZONE CHANGE TO h/h-2 – EP/R1/R3-3" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Holding Zone Special Provision Residential (h-R1/R3-3) Zone" and Holding Zone Special Provision Environmental Protection or Residential (h/h-2-EP/R1/R3-3)".
2. The h-2 provision prohibits any development that would have a negative impact on the environmentally sensitive abutting wetland. No development shall occur within lands so zoned unless an Environmental Impact Study has been undertaken to the satisfaction of the Town of Amherstburg, Ministry of Natural Resources and the Essex Region Conservation Authority for either a partial or full lifting of the h-2.
3. That Section 9(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (c) as follows:

 "(c) R3-3

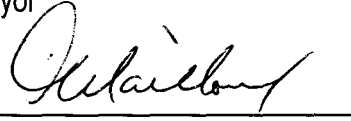
 Notwithstanding any other provisions of this by-law to the contrary, within any area zoned R3-3, the minimum lot frontage of a semi-detached dwelling may be 16.8 metres and the minimum lot frontage of a semi-detached unit may be 8 metres."
4. That all other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to regulation of the Residential First Density, Residential Third Density Zone and the Environmental Protection Zone as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.

5. 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 September, 2002.



Mayor



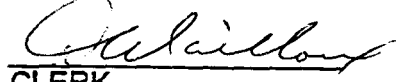
Clerk

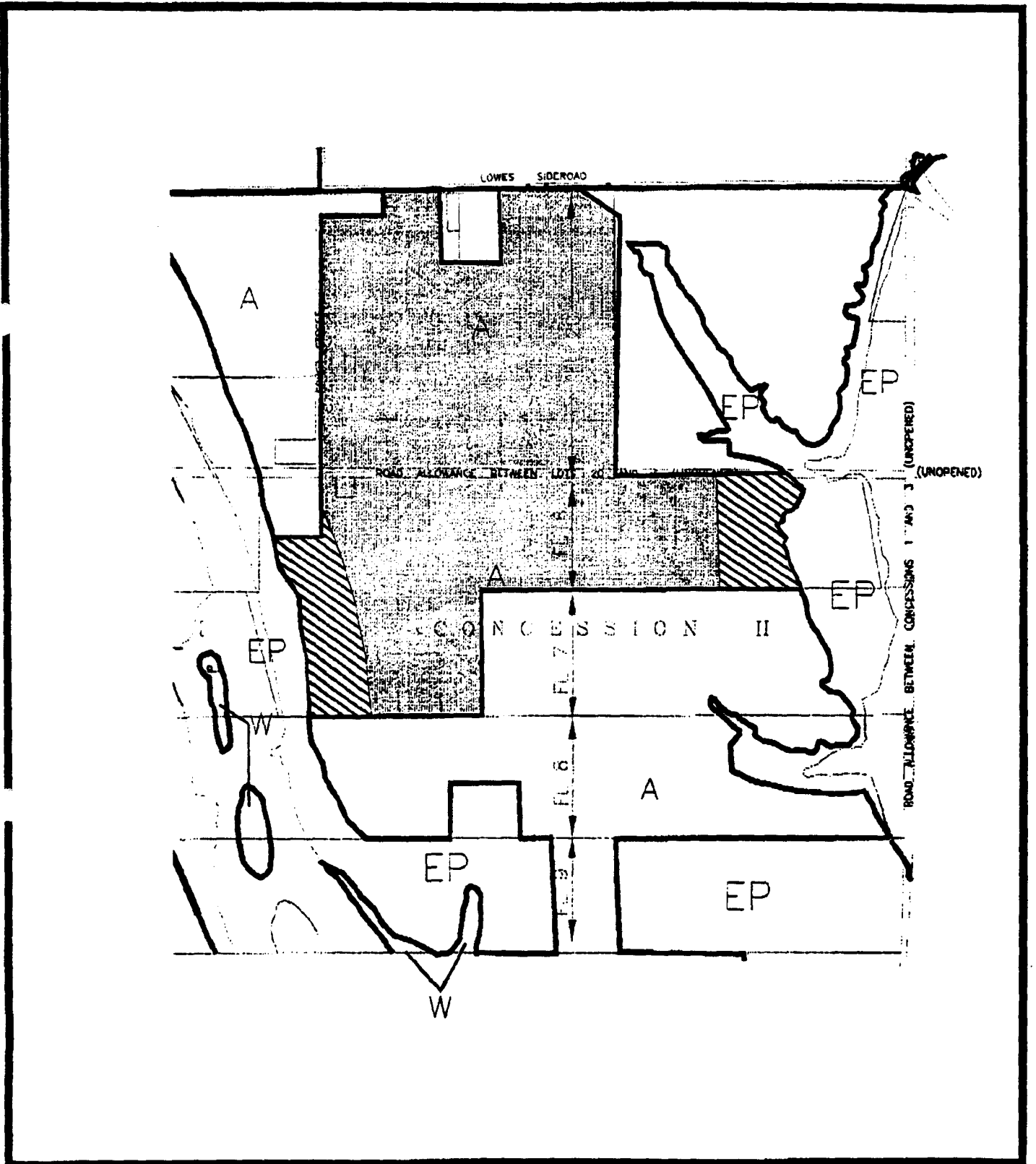
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2002-28
A BY-LAW TO AMEND BY-LAW No. 1999-52,



PASSED THIS 9th DAY OF September 20⁰²


MAYOR


CLERK



KEY MAP No. 55&56

-  ZONE CHANGE TO h-R1/R3-3
-  ZONE CHANGE TO h/h-2-EP/R1/R3-3