

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2003-66

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

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 an Environmental Impact Study was undertaken and found that a dwelling unit could be constructed within the defined area without negative impact;

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

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

1. Schedule "A", Map 26 of By-law 1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown as "ZONE CHANGE TO EP-3" on Schedule "A" attached hereto and forming part of this By-law from "Environmental Protection (EP) Zone" to "Special Provision Environmental Protection (EP-3) Zone".
2. That Section 28(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (c) as follows:

 “(c) EP-3

 Notwithstanding any other provisions of Section 28(2) and Section 28(3) to the contrary, within any area zoned EP-3 on Schedule "A" hereto, a single detached dwelling unit shall be permitted. The location of any buildings or structures shall be subject to site plan control. The maximum lot coverage shall be 10% and all setbacks shall be as specified on the site plan. All other general provisions and regulations of By-law 1999-52, as amended, from time to time shall apply.”
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 **September, 2003**.



Mayor




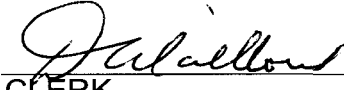
Clerk

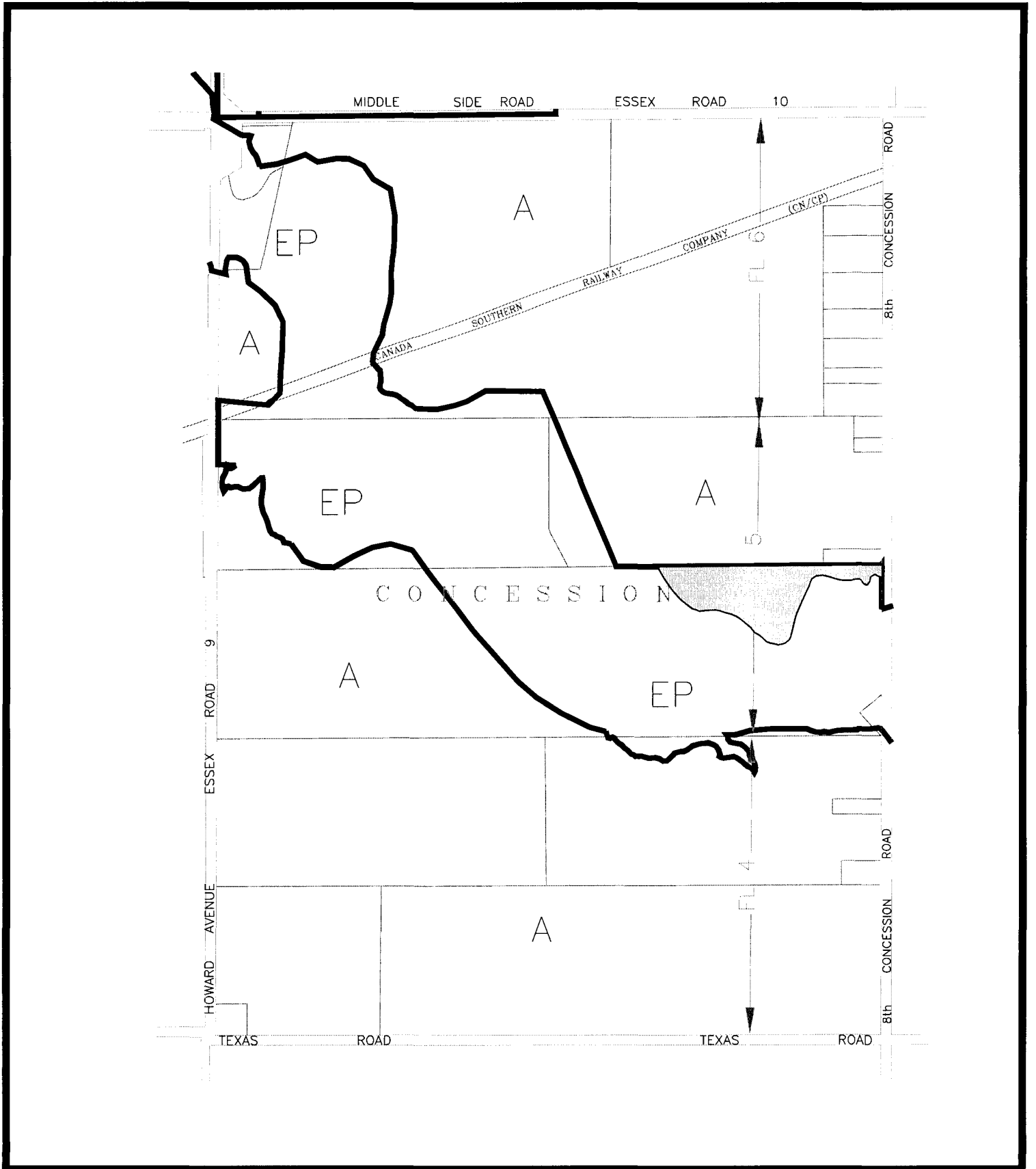
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2003-66
A BY-LAW TO AMEND BY-LAW No. 1999-52,

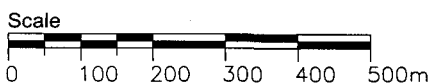
PASSED THIS 8TH DAY OF SEPTEMBER 2003


MAYOR


CLERK



KEY MAP No. 26



ZONE CHANGE TO
EP-3