

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2003-90

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 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 38 of By-law-1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown as "ZONE CHANGE TO CN-9" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Residential (R1-3) Zone" and "Residential (R1) to "Special Provision Commercial Neighbourhood (CN-9) Zone".
2. That Section 17(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (i) as follows:

"(i) CN-9

Notwithstanding any provisions of this By-law to the contrary, within any area zoned CN-9 on Schedule "A" hereto, the following special provisions shall apply:

(i) Uses Permitted

1. Hardware Store
2. Home Improvement Store
3. Any Use Permitted in the CN Zone

(ii) Regulations

1. There shall be no outside storage.
2. Permitted uses shall be within the existing structure.
3. Commercial Gross Floor Area may exceed the 140 square metres per use restriction of Section 17(3)(j).

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 27th day of October, 2003.



Mayor

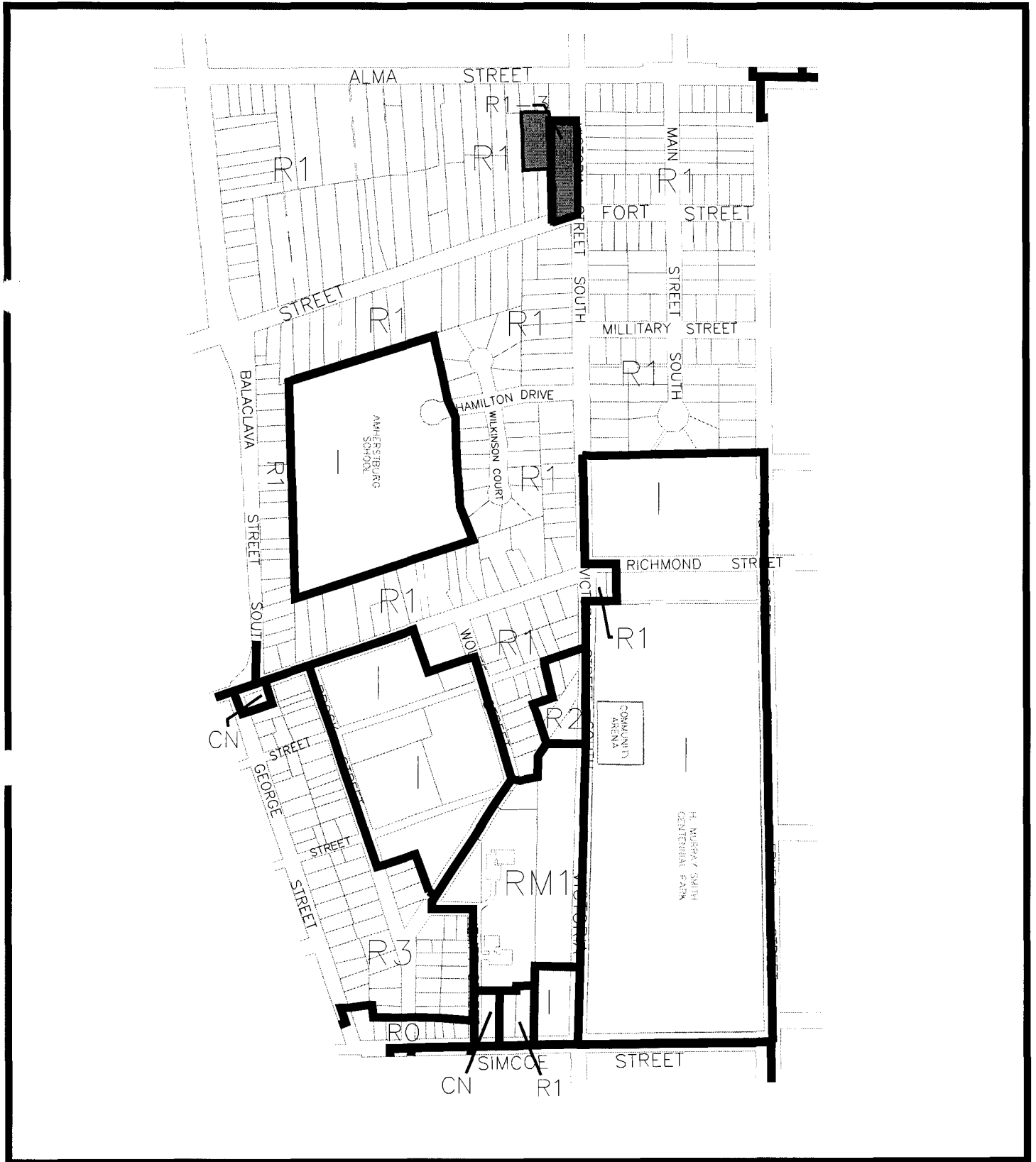


Clerk

TOWN OF AMHERSTBURG

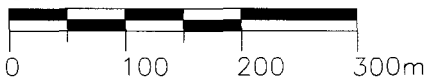
SCHEDULE "A" TO BY-LAW No. 2003-90
A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 27th DAY OF OCTOBER 2003



KEY MAP No. 38

SCALE



ZONE CHANGE FROM
R1 & R1-3 TO CN-9