

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-108

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;

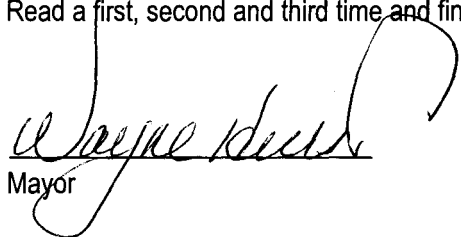
AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

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 20 of By-law 1999-52, as amended, is hereby further amended by changing the zoning of those lands shown as "ZONE CHANGE FROM A TO h-R1" on Schedule "A" hereto and forming part of this By-law from "Agricultural (A) Zone" to "Holding Residential First Density (h-R1) Zone";
2. 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 12th day of December, 2005.


Mayor


Clerk

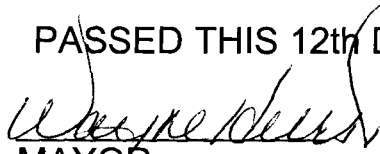
EXPLANATORY NOTE

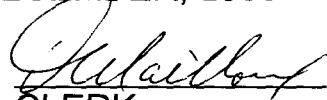
The lands affected by the proposed amendment are located within the Kingsbridge Subdivision to the east of County Road 20, south of County Road 10 (Middle Side Road), west of 2nd Concession Road and Essex Terminal Railway and north of Texas Road, Concession 1 Part Lots 12 and 13. The subject land has an area of approximately 10.2 hectares (24.7 acres). This amendment to Zoning By-law 1999-52 changes the zoning of the subject lands from the "Agricultural (A) Zone" to a "Holding Residential First Density (h-R1) Zone" to permit the development of 106 residential building lots for single detached dwellings, subject to a holding "h" zone requiring that a subdivision agreement is in place prior to development to ensure the adequate provision of municipal services and orderly development of the land.

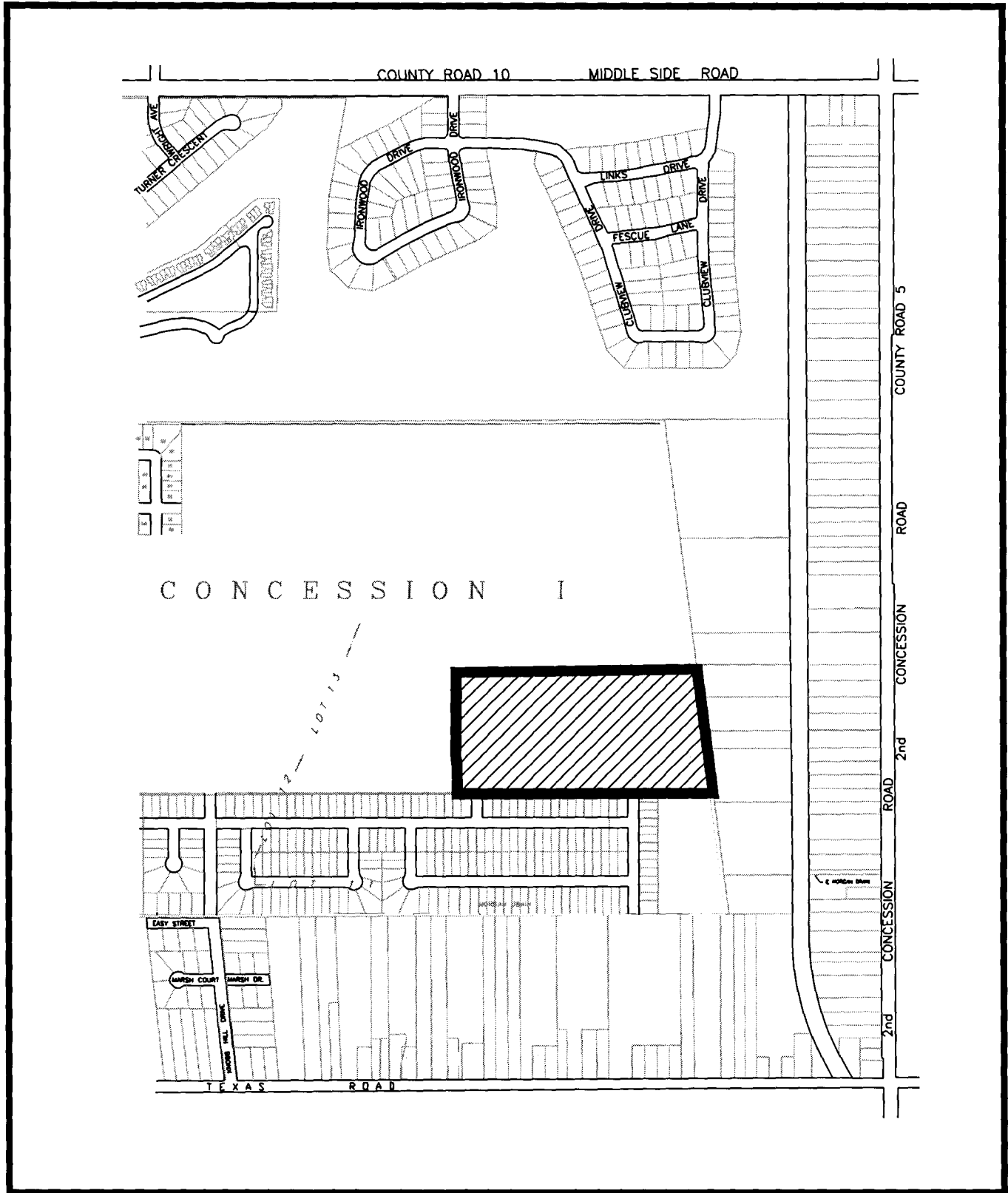
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2005-108
A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 12th DAY OF DECEMBER, 2005

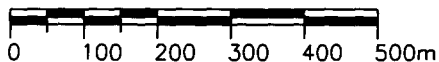

MAYOR

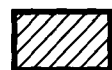

CLERK



KEY MAP No. 20

SCALE



 ZONE CHANGE FROM
A to h-R1