

**CORPORATION OF THE TOWN OF AMHERSTBURG**

**BY-LAW NO. 2005-35**

**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:**

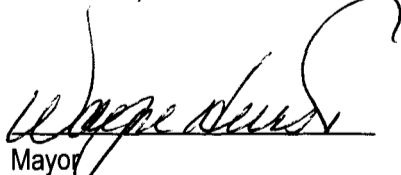
1. Schedule "A", Map 7 of By-law 1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown as "ZONE CHANGE FROM A TO A-34" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Special Provision Agricultural (A-34) Zone".
2. That Section 26(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (y) as follows:

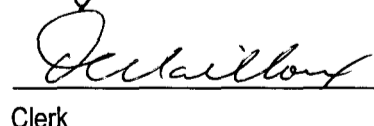
"(y) A-34

Notwithstanding any other provisions of Section 26(2) and Section 26(3) to the contrary, within any area zoned A-34 on Schedule "A" hereto, the permitted uses shall include the relining, refurbishing and rebuilding of clutches, brakes and friction products for tractors, trailers, wagons, and construction equipment and protective painting of related metal components. The use shall be limited to a maximum gross floor area of 356 square metres (3,840 square feet) in an existing non-residential building. Body work and vehicle repair shall be prohibited. The business shall be owned and operated by a resident of the property and the number of employees shall not exceed a maximum of six (6) persons who do not reside on the property. Open storage areas shall be restricted to the rear yard. A minimum 3 metre wide landscaped planting strip shall be provided along both the northerly and southerly interior lot lines. The location of any structures, driveways, parking and other facilities shall be subject to site plan control 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 27<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

# TOWN OF AMHERSTBURG

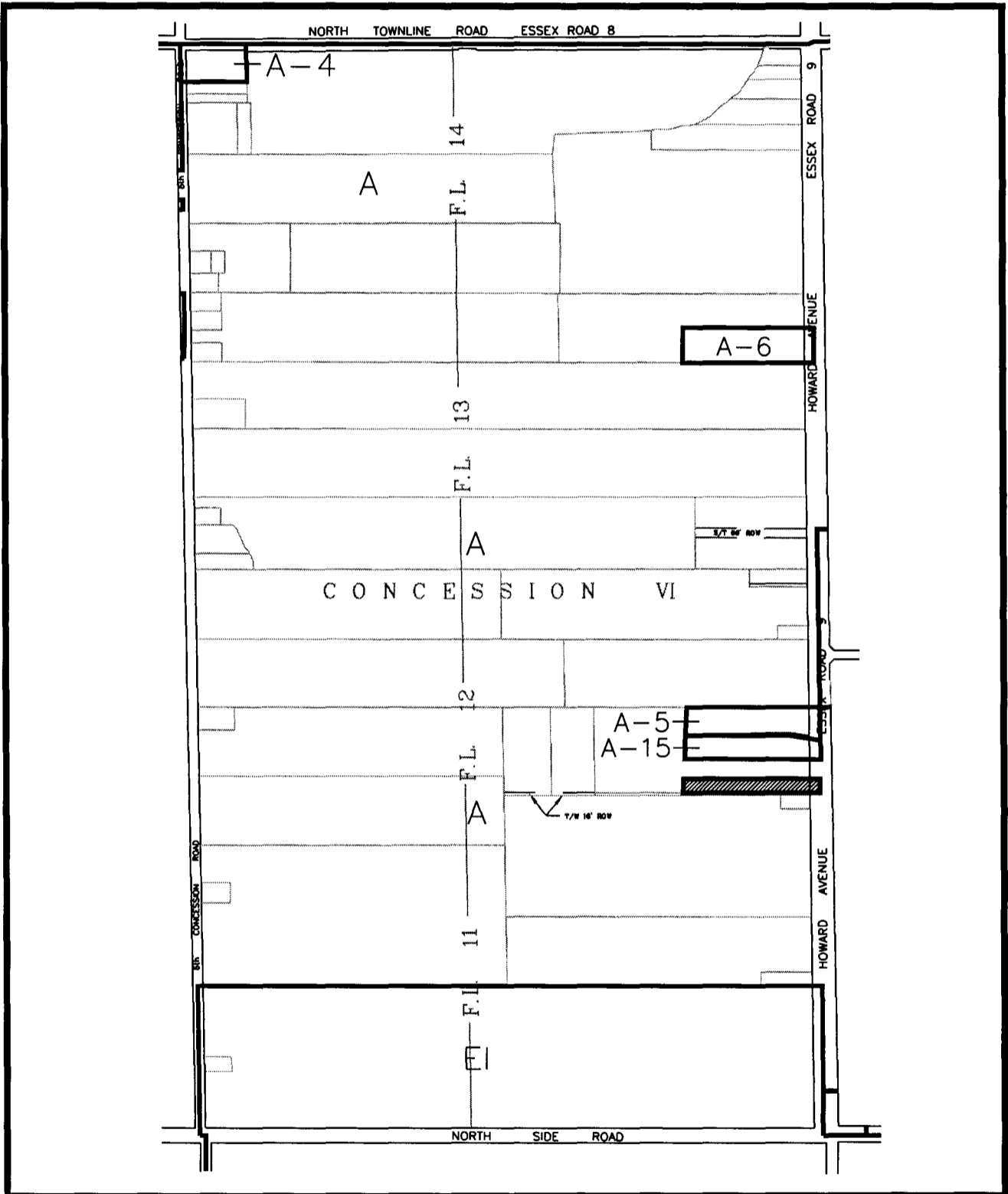
SCHEDULE "A" TO BY-LAW No. 2005-35

A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 27<sup>th</sup> DAY OF JUNE 2005

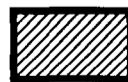
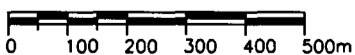
*[Signature]*  
MAYOR

*[Signature]*  
CLERK



KEY MAP No. 7

SCALE



ZONE CHANGE FROM  
A to A-34