

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-53

Being a by-law to amend Zoning By-law 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;

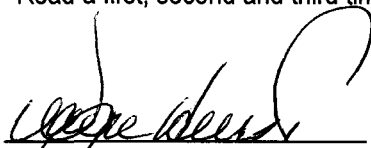
AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to further amend By-law 1999-52 by removing a holding zone from certain lands as herein provided;

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 27 of By-law 1999-52, as amended, is hereby further amended by removing the holding zone symbol for those lands shown on Schedule "A" attached hereto and forming part of this By-law and noted as "ZONE CHANGE FROM h-R1A to R1A".
2. That all other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Residential Type 1A (R1A) Zone and all other general provisions or regulations of By-law 1999-52, as amended, from time to time.
3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 36 of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this 27th day of June, 2005.



Mayor



Clerk

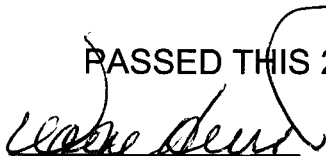
EXPLANATORY NOTE:

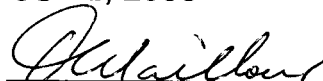
The area affected by the proposed Zoning By-Law Amendment includes 10.3 hectares (25.5 acres) of land located south of County Road 10 (Middle Sideroad) and west of County Road 11 (Walker Road) in the McGregor settlement area, described as Part of Lot 6, Concession 8. Zoning By-law No. 1999-52 currently zones the lands "Holding Residential Type 1A (h-R1A) Zone". A plan of subdivision for 62 lots for single detached dwellings has been approved and registered for these lands. The plan of subdivision is the first phase of a proposed 124-lot subdivision. This amendment to Zoning By-law No. 1999-52 is required to remove the holding symbol from the zoning of the subject lands to allow the development of the lands to proceed. Removal of the holding symbol is conditional upon the developer entering into a subdivision agreement to ensure the orderly development of the lands and adequate provision of municipal services. These conditions have been met; and therefore, the purpose of By-law No. 2005-53 is to amend Zoning By-law No. 1999-52 to remove the holding symbol from the zoning of the subject lands.

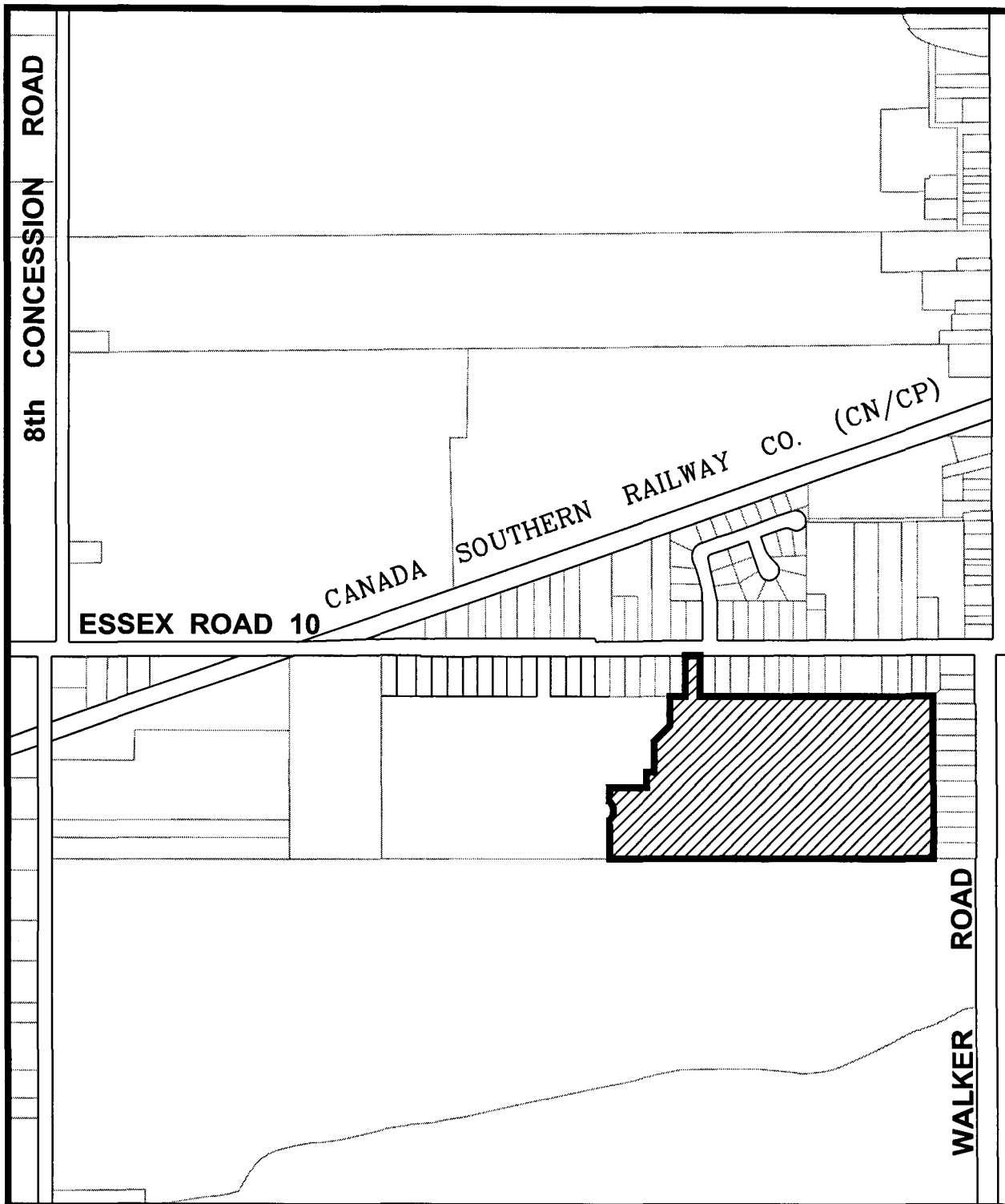
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2005-53
A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 27th DAY OF JUNE, 2005

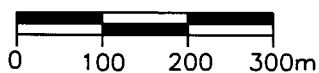

MAYOR


CLERK



KEY MAP No. 27

SCALE



 ZONE CHANGE FROM
h-RIA to RIA