

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-54

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

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;

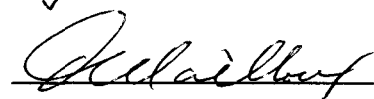
NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG ENACTS AS FOLLOWS:

1. Schedule "A", Map 18 of By-law-1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown as "ZONE CHANGE FROM CN TO R1A" on Schedule "A" attached hereto and forming part of this By-law from "Commercial Neighbourhood (CN) Zone" to "Residential Type 1A (R1A) Zone".
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, as applicable 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 34 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:

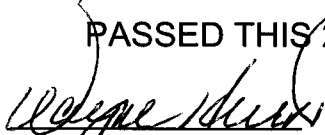
The property affected by the proposed amendment is located on the west side of Walker Road, north of Middle Side Road, and is known municipally as 9554 Walker Road. The property has 41 metres (135 feet) of frontage on Walker Road and an area of approximately 0.47 ha (1.2 acres). The property is currently zoned "Commercial Neighbourhood (CN) Zone" which permits a range of local convenience commercial uses.


By-law No. 2005-54 changes the zoning of the subject lands from the "Commercial Neighbourhood (CN) Zone" to "Residential Type 1A (R1A) Zone" to permit the construction of a single detached dwelling and accessory buildings and structures. The existing garage building on the property is proposed to be demolished to accommodate the proposed single detached dwelling.

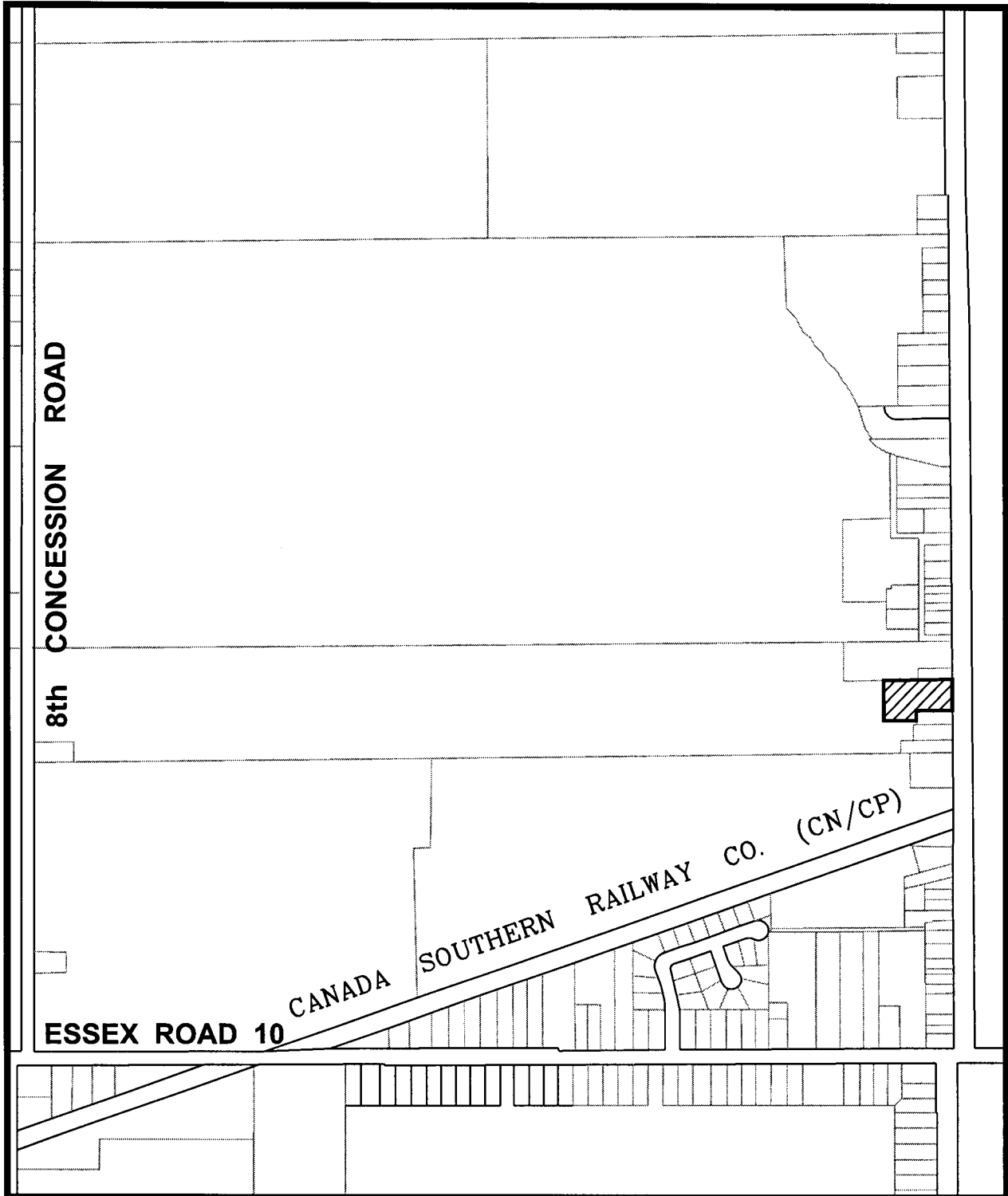
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2005-54
A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 27th DAY OF JUNE, 2005

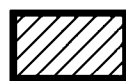
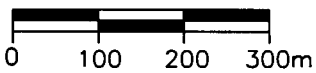

MAYOR


CLERK



KEY MAP No. 18

SCALE



ZONE CHANGE FROM
CN to RIA