

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-62

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. That Section 10(2) of By-law 1999-52, as amended, is hereby amended by replacing items (i) to (vi) with the following:

“(i) triplex building;
(ii) rowhouse dwelling;
(iii) street rowhouse dwelling;
(iv) fourplex dwelling;
(v) home occupation;
(vi) accessory uses;
(vii) public use.”

2. That Section 10(3) of By-law 1999-52, as amended, is hereby amended by replacing items (b), (d) and (g) with the following:

“(b) Lot Frontage (Minimum)

(i) Triplex, Rowhouse or Fourplex Dwelling 25 m
or

In infilling situations, the frontage requirement may be reduced to 10.0 metres provided no buildings are located in any part of the lot less than 25.0 metres in width.

(ii) Street Rowhouse Dwelling 25 m

Provided the minimum lot frontage for each unit in a street rowhouse dwelling shall be 6.0 metres.

(d) Interior Side Yard Width (Minimum) 3.0 m

Provided that no side yard is required for a street rowhouse on the side where a dwelling unit is attached to another dwelling unit.

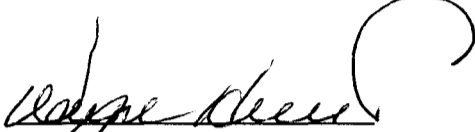
(g) Lot Coverage (Maximum)

40%

Except on the lots where a dwelling unit of a street rowhouse is attached on each side, in which case the maximum Lot Coverage will be 51%.”

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

Currently, the Town of Amherstburg Zoning By-law No. 1999-52 does not permit street rowhouses in the RM1 Zone except in the special provision RM1-2 Zone which permits rowhouses, street rowhouses, triplex and fourplex dwellings subject to the minimum lot area, frontage, building setbacks and other requirements of the RM1-2 Zone. Due to an increase in the number of requests for flexibility to develop rowhousing as either condominium, rental or freehold dwellings, the parent RM1 Zone is being modified by this amendment to include the site specific provisions of the existing RM1-2 Zone. This general housekeeping amendment adds 'street rowhouse' as a permitted use in the parent Residential Multiple (RM1) Zone, subject to appropriate minimum lot area, frontage, setbacks and other requirements which are currently specified in the special RM1-2 Zone provisions and will be added to the zone provisions of the parent RM1 Zone.