

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-63

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;

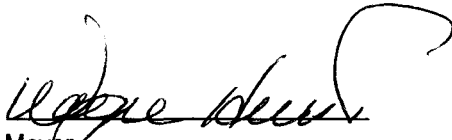
AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

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 18 of By-law 1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown on Schedule "A" attached hereto and forming part of this By-law as "ZONE CHANGE FROM A TO h-R1" from "Agricultural (A) Zone" to "Holding Residential First Density (h-R1) Zone", as "ZONE CHANGE FROM A TO h-R2" from "Agricultural (A) Zone" to "Holding Residential Second Density (h-R2) Zone" and as "ZONE CHANGE FROM A TO h-CG" from "Agricultural (A) Zone" to "Holding Commercial General (h-CG) 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 27th day of June, 2005.



Mayor



Clerk

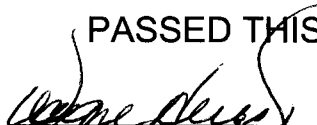
EXPLANATORY NOTE


The lands subject to this amendment to the Zoning By-law are located north of County Road 10 (Middle Sideroad) and west of County Road 11 (Walker Road), and are described as Part of Lot 7, Concession 8. The subject land has approximately 83 metres (272 feet) of frontage on Walker Road, and an area of 26.1 hectares (64.5 acres). This Zoning By-law amendment changes the zoning of the subject lands from the "Agricultural (A) Zone" to a "Holding Residential First Density (h-R1) Zone" to permit single detached dwellings on a portion of the lands, a "Holding Residential Second Density (h-R2) Zone" to permit single detached and semi-detached dwellings on a portion of the lands, and a "Holding Commercial General (h-CG) Zone" to permit small commercial uses on the easterly 1.5 hectares of land fronting on Walker Road. The purpose of the holding "h" zone is to require that a subdivision agreement is in place prior to development to ensure the adequate provision of municipal services and orderly development of the land. Application has been made for approval of a proposed draft plan of subdivision for these lands. The draft plan includes 71 lots for single detached dwellings, 10 lots for semi-detached dwellings (20 units), 2 blocks of land for commercial uses, a block of land for an existing woodlot and a block for storm water retention.

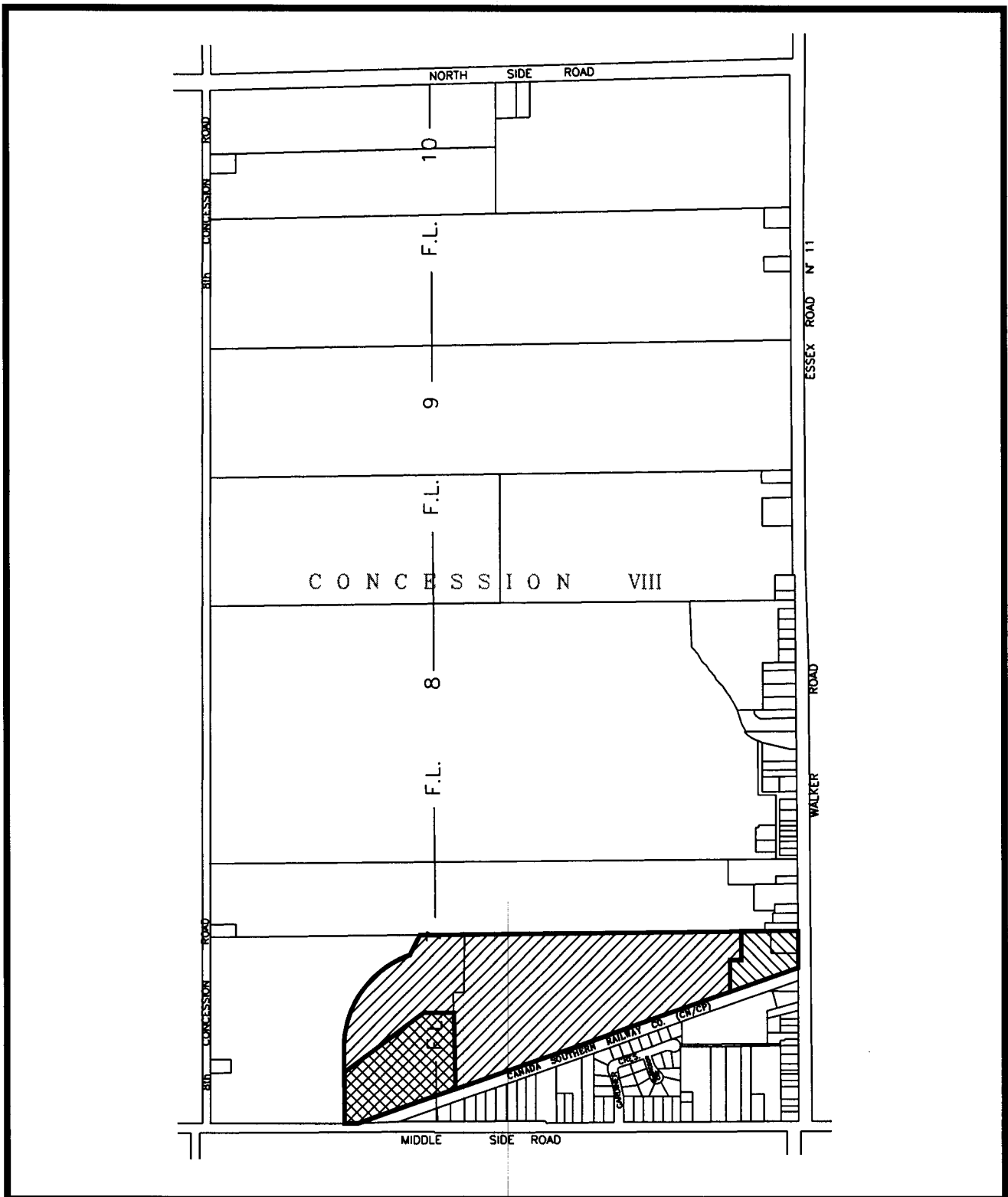
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2005-63
A BY-LAW TO AMEND BY-LAW No. 1999-52,

PASSED THIS 27th DAY OF JUNE, 2005

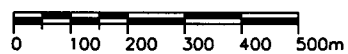

MAYOR

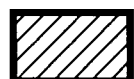



CLERK



KEY MAP No. 18

SCALE



-  ZONE CHANGE FROM A to h-R1
-  ZONE CHANGE FROM A to h-R2
-  ZONE CHANGE FROM A to h-CG