

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2005-76

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 19 of By-law 1999-52, as amended, is hereby further amended by changing the zoning of those lands shown on Schedule "A" attached hereto and forming part of this By-law as follows:
 - changing the zone symbol on those lands shown as "ZONE CHANGE FROM A TO h-R1A" on Schedule "A" hereto from "Agricultural (A) Zone" to "Holding Residential Type 1A (h-R1A) Zone";
 - changing the zone symbol on those lands shown as "ZONE CHANGE FROM A TO h-RM1" on Schedule "A" hereto from "Agricultural (A) Zone" to "Holding Residential Multiple 1 (h-RM1) Zone";
 - changing the zone symbol on those lands shown as "ZONE CHANGE FROM A TO I-3" on Schedule "A" hereto from "Agricultural (A) Zone" to "Special Provision Institutional (I-3) Zone"; and,
 - changing the zone symbol on those lands shown as "ZONE CHANGE FROM A TO I-4" on Schedule "A" hereto from "Agricultural (A) Zone" to "Special Provision Institutional (I-4) Zone".

2. Section 24 (4) of By-law 1999-52, as amended, is hereby further amended by adding the following:
 - "(c) I-3 (PARK)

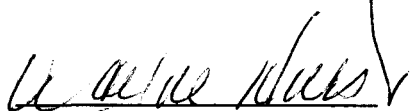
Notwithstanding any provisions of this By-Law to the contrary, within any area designated I-3 on Schedule "A" hereto the permitted uses shall be limited to:
 - (i) parks;
 - (ii) recreational facilities owned and operated by a public authority.

 - (d) I-4 (STORMWATER MANAGEMENT)


Notwithstanding any provisions of this By-Law to the contrary, within any area designated I-4 on Schedule "A" hereto the permitted uses shall be limited to:
 - (i) stormwater management pond."

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 12th day of September, 2005.



Mayor

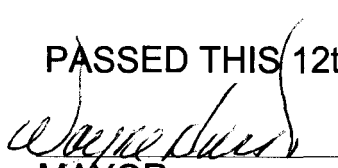


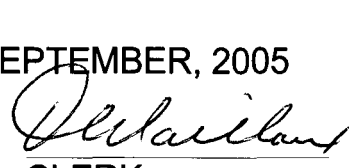
Clerk

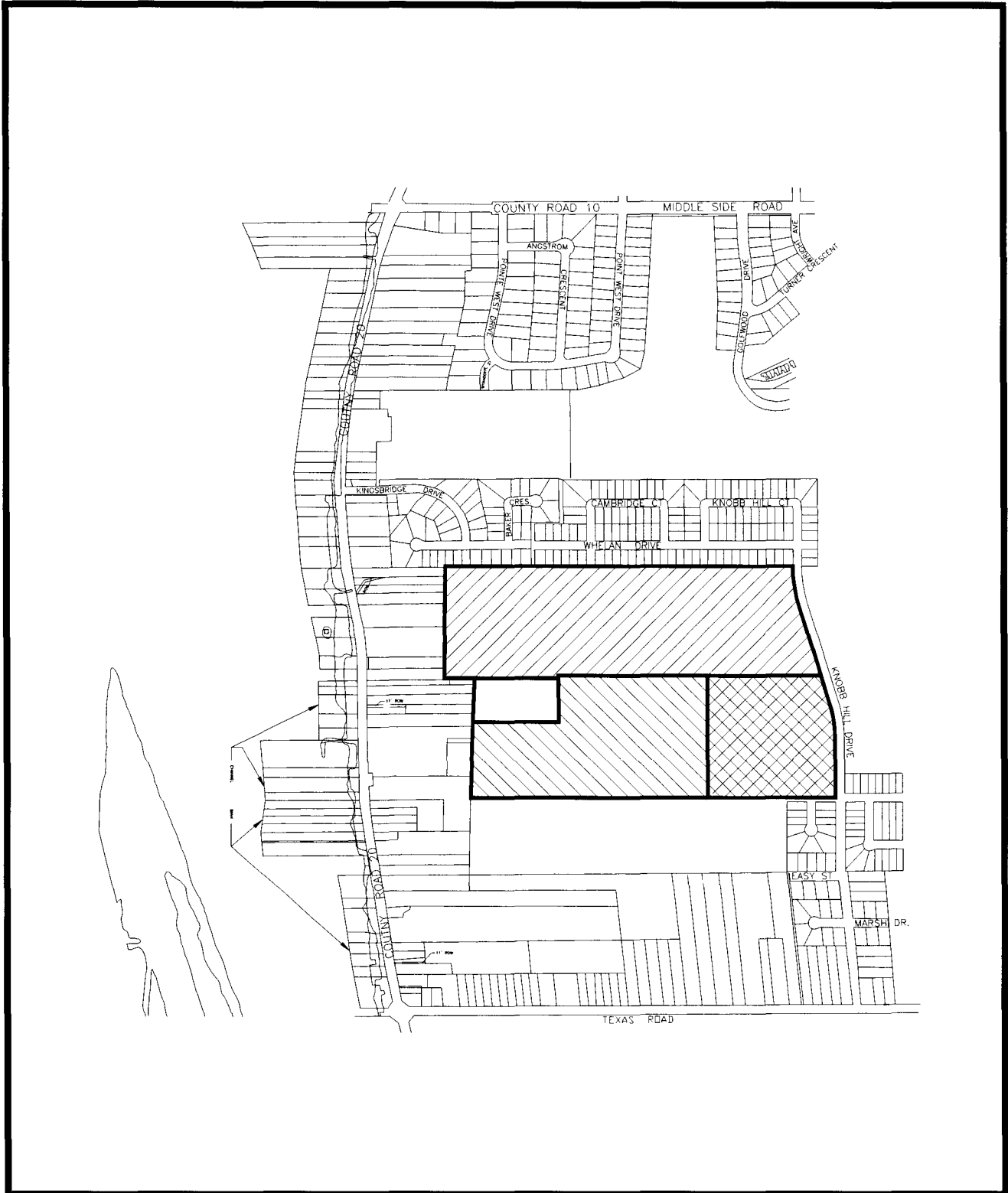
TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2005-76
A BY-LAW TO AMEND BY-LAW No. 1999-52,

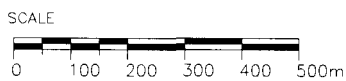
PASSED THIS 12th DAY OF SEPTEMBER, 2005






MAYOR


CLERK



KEY MAP No. 19



-  ZONE CHANGE FROM A to h-R1A
-  ZONE CHANGE FROM A to h-RM1
-  ZONE CHANGE FROM A to I-3
-  ZONE CHANGE FROM A to I-4

EXPLANATORY NOTE

The lands affected by the proposed amendment are located within the Kingsbridge Subdivision at the southwest corner of Whelan Drive and Knobb Hill Drive. The subject land has approximately 546 metres (1,791 feet) of frontage on Knobb Hill Drive, and an area of 44.1 hectares (109 acres). This amendment to Zoning By-law 1999-52 changes the zoning of the subject lands from the "Agricultural (A) Zone" to a "Holding Residential Type 1A (h-R1A) Zone" and "Holding Residential Multiple 1 (h-RM1) Zone" to permit single detached and street rowhouse dwellings, subject to a holding "h" zone requiring that a subdivision agreement is in place prior to development to ensure the adequate provision of municipal services and orderly development of the land. The proposed development for these lands also includes 8.1 hectares (20 acres) of parkland for a future public park and 2.6 hectares (6.5 acres) of land required for a stormwater management pond. This amendment to Zoning By-law 1999-52 changes the zoning of the lands proposed for the public park from "Agricultural (A) Zone" to "Special Provision Institutional (I-3) Zone" to limit permitted uses to a public park and recreation facilities, and changes the zoning of the lands required for the stormwater pond to "Special Provision Institutional (I-4) Zone" to limit the permitted uses to stormwater management.