

**CORPORATION OF THE TOWN OF AMHERSTBURG**

**BY-LAW NO. 2010-28**

**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 45 of By-law-1999-52, as amended, is hereby amended by changing the zone symbol on lands known municipally as Sandwich at Crownridge, Plan 12M252, Blocks 69 and 74 and Plan 12R10281, Part 1, 2, 3, Plan 12M311, Block 14 and as shown on Schedule 'A' attached hereto from 'Commercial Highway (CH)' to 'Special Provision 8 Holding-8 Commercial General (h-8 CG-8)'.
2. Section 15(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (h) as follows:

"(h) CG-8 (Sandwich at Crownridge)

(i) **The following special provisions shall apply to lands zoned (CG-8):**

Height (Maximum)	29 metres
Maximum residential density	50 units
Maximum hotel units	70 bedroom units

All other provisions under Subsection 15(3) Zone Regulations shall apply to lands zoned (CG-8)."

3. Subsection 4(6)(b) Holding (h) zones of By-law 1999-52, as amended, is hereby further amended by adding a new subsection 4(6)(b)(ix) as follows:

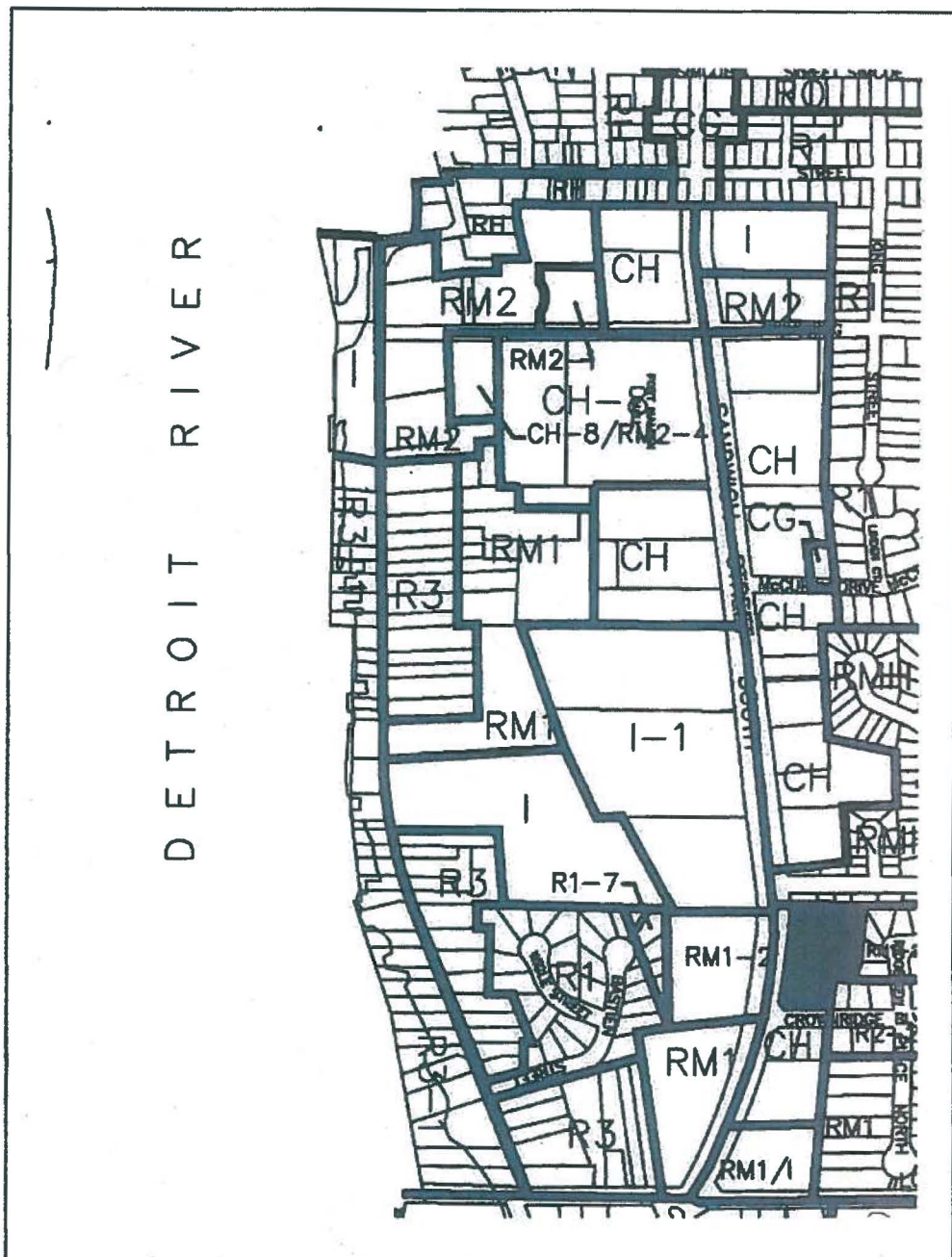
"(ix) h-8

Purpose: to have necessary studies completed; to ensure that development takes a form compatible with adjacent land uses; to ensure all provisions of the Planning Act, R.S.O. 1990, c.P. 13 Section 41 are satisfied and to ensure that a site plan agreement or condominium agreement is entered into prior to the removal of the Holding (h). The following studies are to be completed to Council's satisfaction:

- a) Stage 1 Archeological Study;
- b) Shadow Impact Study;
- c) Traffic Impact Study;
- d) Geo-technical Study;

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2010-28  
A BY-LAW TO AMEND BY-LAW No. 1999-52



Key Map No.45

Zone Change From CH to h-8 CG-8

*Wayne Hurst*  
MAYOR- Wayne Hurst

*Brenda Percy*  
CLERK- Brenda Percy

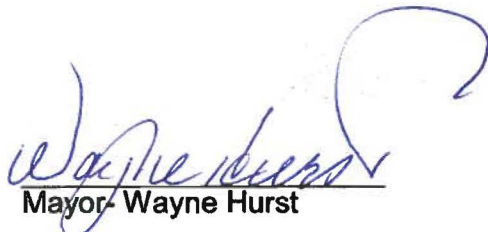
- e) Site Servicing and Storm Water Management report;
- f) Scoped Environmental Impact Statement;

The Holding (h) provision may be removed from the subject lands in phases or for the entire parcel once the above noted studies are completed, a condominium agreement is entered into or provisions under Section 41 of The Planning Act, R.S.O. 1990, c.P. 13 are satisfied and a site plan agreement is entered into between the developer and Council.

Permitted Interim uses: existing uses."

- 4. 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 8th day of March, 2010.

  
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Mayor- Wayne Hurst

  
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Clerk- Brenda Percy