

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2012-25

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:

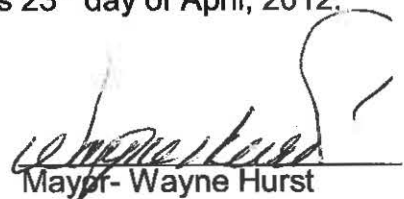
1. Schedule "A", Map 59 of By-law-1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from LI-6 to CN-10" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Light Industrial (LI-6) Zone" to "Special Provision Commercial Neighbourhood (CN-10) Zone".
2. Section 17(4) Commercial Neighbourhood Special Provisions is hereby amended by adding a new subsection (j) as follows:

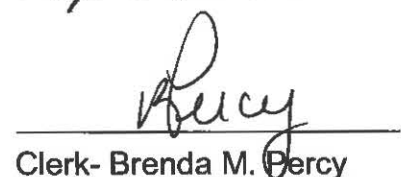
"(j) CN-10

Notwithstanding the provisions of this By-law to the contrary, within any area zoned CN-10 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Uses Permitted
 - i. Fitness Centre
 - ii. Any use permitted in the CN Zone.
 - (ii) Regulation
 - i. Commercial Gross Floor Area may exceed the 140 square meters per use restriction of Section 17(3)(j) for the fitness centre. All other regulations of the By-law apply.
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, c.P. 13.

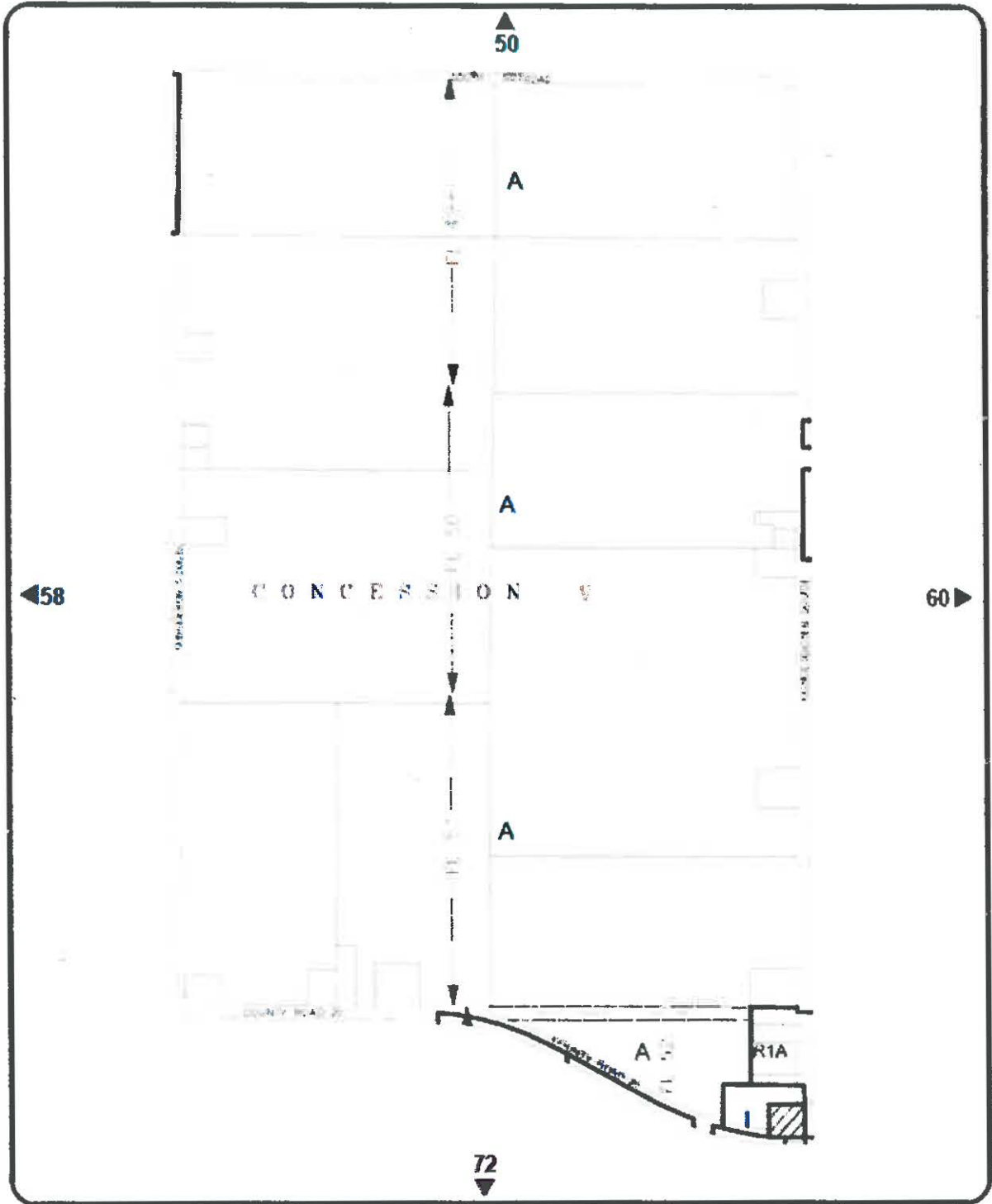
Read a first, second and third time and finally passed this 23rd day of April, 2012.


Mayor- Wayne Hurst


Clerk- Brenda M. Percy

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2012-25
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 59

 LI-6 to CN-10

ZONING BY-LAW NO. 1999-52


MAYOR- Wayne Hurst


CLERK- Brenda M. Percy