

CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2012-79

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 a site plan control agreement will need to be in place before the holding provisions of the amending by-law will be lifted;

AND WHEREAS By-law 1999-52 requires site specific zoning in order to permit parking in the front yard of the Commercial General Zone;

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 55 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown on Schedule "A" attached hereto and forming part of this Bylaw as "Zone Change from RM2-5, h-RM2-5 and RE-2 to h-CG-9 and RM2-5/h-CG-9" from "Special Provision Residential Multiple Second Density (RM2-5), holding Special Provision Residential Multiple Second Density (h-RM2-5) and Special Provision Recreation (RE-2) Zone" to "holding Special Provision Commercial General (h-CG-9) Zone" and "Special Provision Residential Multiple Density/holding Special Provision Commercial General (RM2-5/h-CG-9) Zone".

2. Section 15 (4) Special Provisions of the Town of Amherstburg Zoning By-law 1999-52 is hereby amended by adding a new clause (i) after clause (h) as follows:

- (i) CG-9 (SPECIAL PROVISION- FRONT YARD DEPTH/ PARKING)

The following special provisions shall apply to lands zoned (CG-9):

Notwithstanding Section 15(3)(c), the front yard depth within the CG-9 zone shall be a minimum of 14m and a maximum front yard depth of 34m.

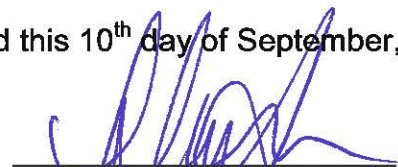
Notwithstanding Section 3(21)(g) parking may be provided in the front yard in the CG-9 zone.

All other provisions under Section 3 and Section 15, as amended from time to time shall 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.

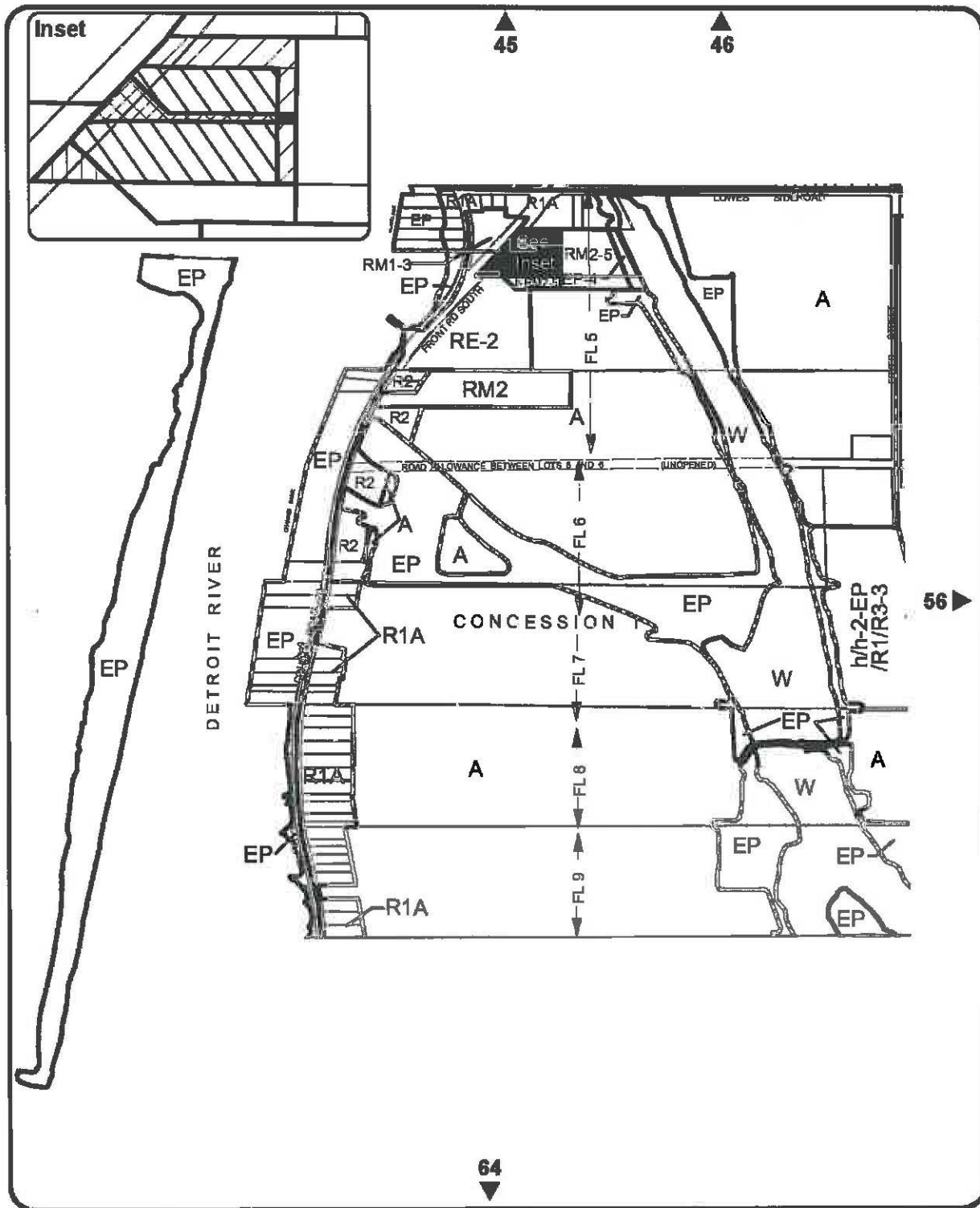
Read a first, second and third time and finally passed this 10th day of September, 2012.


Deputy Mayor – Ron Sutherland


Deputy Clerk- Paula Parker

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2012-79
 A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 55
 ZONING BY-LAW NO. 1999-52

- RM2-5 to h-CG-9
- h-RM2-5 to h-CG-9
- h-RM2-5 to h-CG-9/RM2-5
- RE-2 to h-CG-9
- RM-2-5 to h-CG-9/RM2-5

Deputy Mayor- Ron Sutherland

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