

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2014-79**

**By-law to amend Zoning By-law No. 1999-52
238 Dalhousie St, Amherstburg**

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 Council of the Corporation of the Town of Amherstburg enacts as follows:

1. Schedule "A", Map 37 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from CG-4 to CG-10" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial General (CG-4) Zone" to "Special Provision Commercial General (CG-10) Zone".
2. That Section 15(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (j) as follows:

"(j) CG-10

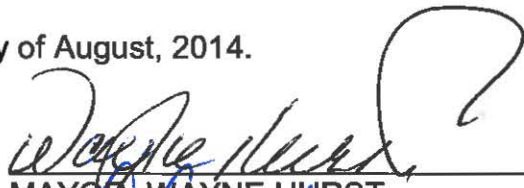
Notwithstanding any other provisions of this by-law to the contrary, within any area zoned CG-10 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Uses Permitted
 - (a) Any use permitted in the CG zone;
 - (b) A maximum of 17 dwelling units including dwelling units on the first floor.
- (ii) Notwithstanding the parking requirements of Section 3(21)(a), (b) or (c), the parking requirements for any area zoned CG-10 on Schedule "A" for residential units shall be 0.33 per unit and there shall be no parking requirements for non-residential land uses. All other parking regulations shall apply.
- (iii) The minimum height shall be 7 metres and the maximum height shall be 18 metres.
- (iv) Other Provisions
 - (a) Rear Yard Depth (minimum) northwest corner 1.8 m
 southwest corner 3.2 m"

3. All other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Commercial General Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.

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 this 11th day of August, 2014.


MAYOR- WAYNE HURST


CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

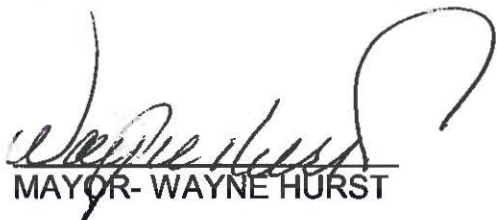
SCHEDULE "A" TO BY-LAW No. 2014-79
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 37

ZONING BY-LAW NO. 1999-52

 CG-4 to CG-10


MAYOR-WAYNE HURST


CLERK-PAULA PARKER