

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2015-63**

**By-law to amend Zoning By-law No. 1999-52
274-286 Dalhousie Street, 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-11" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial General (CG-4) Zone" to "Special Provision General Commercial (CG-11) Zone".
2. THAT Section 15(4) of By-law 1999-52, as amended, is hereby amended by addition a new subsection (k) as follows;

"(k) CG-11 (274-286 Dalhousie Street)

Notwithstanding any other provisions of this by-law to the contrary, within any area zoned CG-11 on Schedule "A" hereto, the requirements of Subsection 15 of this By-law shall apply with the exception of the following special provisions:

(i) Parking Provision

Notwithstanding the parking requirements of Section 3(21), the parking requirements for any area zoned CG-11 on Schedule "A" for the 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. (By-law No.2002-51)

(ii) Height of Building

The minimum building height shall be 7 metres and the maximum height shall be 18 metres.

(iii) Rear yard for commercial uses

0m minimum rear yard is permitted for commercial uses.

(iv) Residential Units

The location of residential units is restricted to above the commercial units. Entrances and stairways for the residential units are permitted to be located on the ground floor of the structure. The residential units may have road frontage associated with the units."

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.

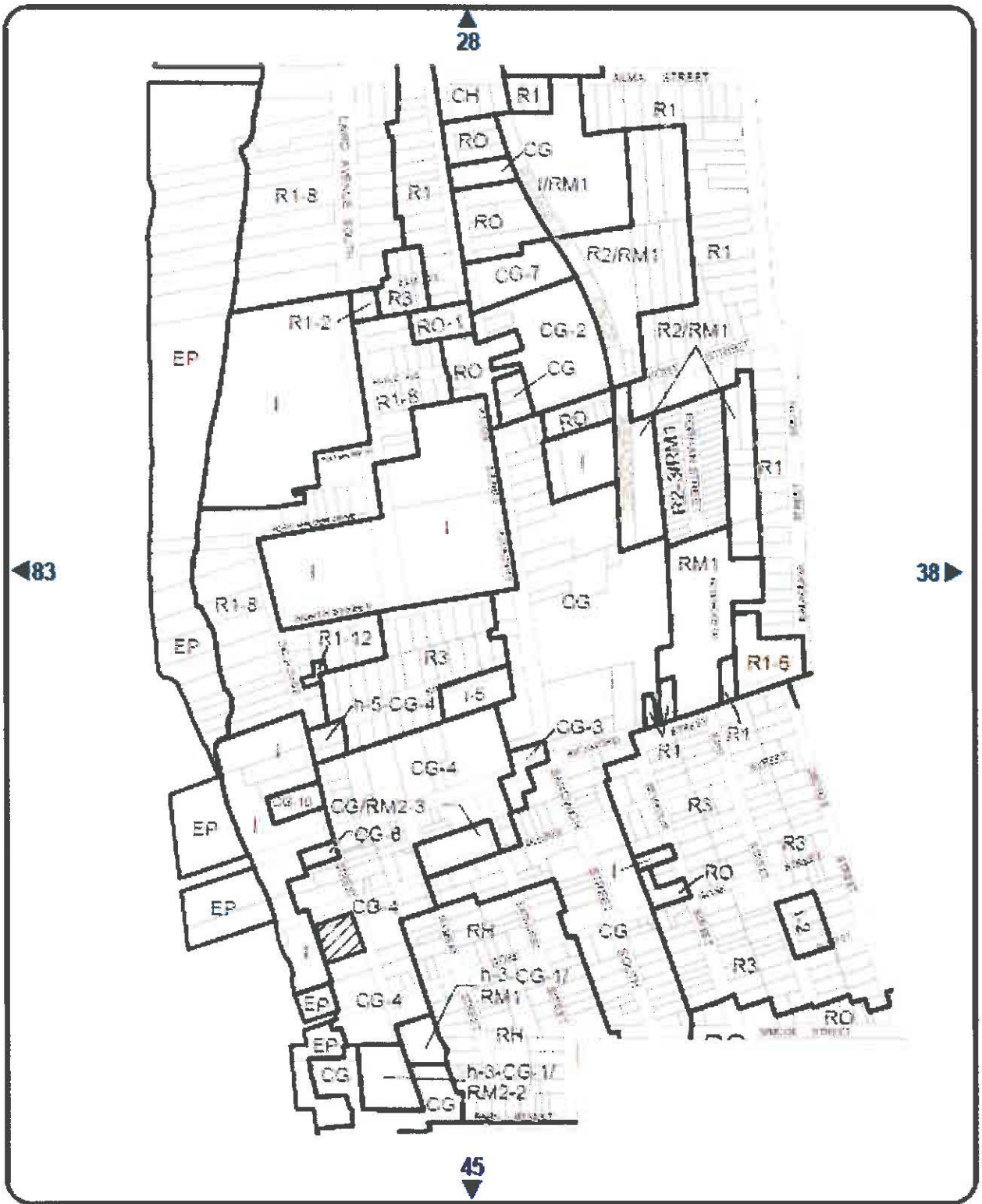
Read a first, second and third time and finally passed this 25th day of May, 2015.


MAYOR ALDO DICARLO



CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2015-63
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 37
ZONING BY-LAW NO. 1999-52

CG-4 to CG-11 


MAYOR- ALDO DICARLO


CLERK- PAULA PARKER