

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2018-44**

**By-law to amend Zoning By-law No. 1999-52  
83 Sandwich Street South, Amherstburg**

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**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-2 and RO to CG-12" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial General (CG-2) Zone" and "Residential Office (RO) Zone" to "Special Provision Commercial General (CG-12) Zone".
2. THAT Section 15(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (l) as follows;

"(l) CG-12 (83 Sandwich Street South)

Notwithstanding any other provisions of this By-law to the contrary including Section 3(23), within any area zoned CG-12 on Schedule "A" hereto, the zone requirements of Section 15 of the By-law shall apply with the exception of the following:

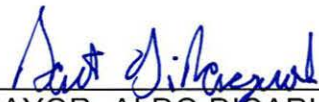

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|--------|--|----------------------|
| (i)    | Frontage on Sandwich Street  | 30 m contiguous      |
| (ii)   | Front Yard Depth (Minimum)   | 6 m from the street  |
| (iii)  | Interior Side Yard Width (Minimum)   | 6 m                  |
| (iv)   | Exterior Side Yard Depth (Minimum)   | 3 m from Fort Street |
| (v)    | Rear Yard Depth (Minimum)  | 7 m                  |
| (vi)   | Minimum Widths for Landscaped Planting Strips  |                      |
|        | Abutting Sandwich Street   | 6 m                  |
|        | Abutting Fort Street   | 3 m                  |
|        | Abutting East Boundary   | 0 m                  |
|        | Abutting Existing Residential Interior Side Yards  | 3 m                  |
|        | Abutting all other boundaries  | 3 m                  |
| (vii)  | Loading Spaces Required  | 1                    |
| (viii) | Notwithstanding Section 3(21)(c) the minimum number of parking spaces required shall be 211. |                      |

- (ix) Location of Parking  
Access and limited front yard parking shall be permitted on Lot 14 and Part Lot 15, subject to the required landscaped planting strips as provided for in Subsection (vi). No access will be permitted from Part Lot 12.
- (x) An outdoor patio associated with a restaurant shall be permitted on lands adjoining a residential zone class with a maximum gross area of 44 sq m. All other provisions in Section 3(20) shall apply.
- (xi) Lot Area 1.5 hectares"

3. THAT 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.

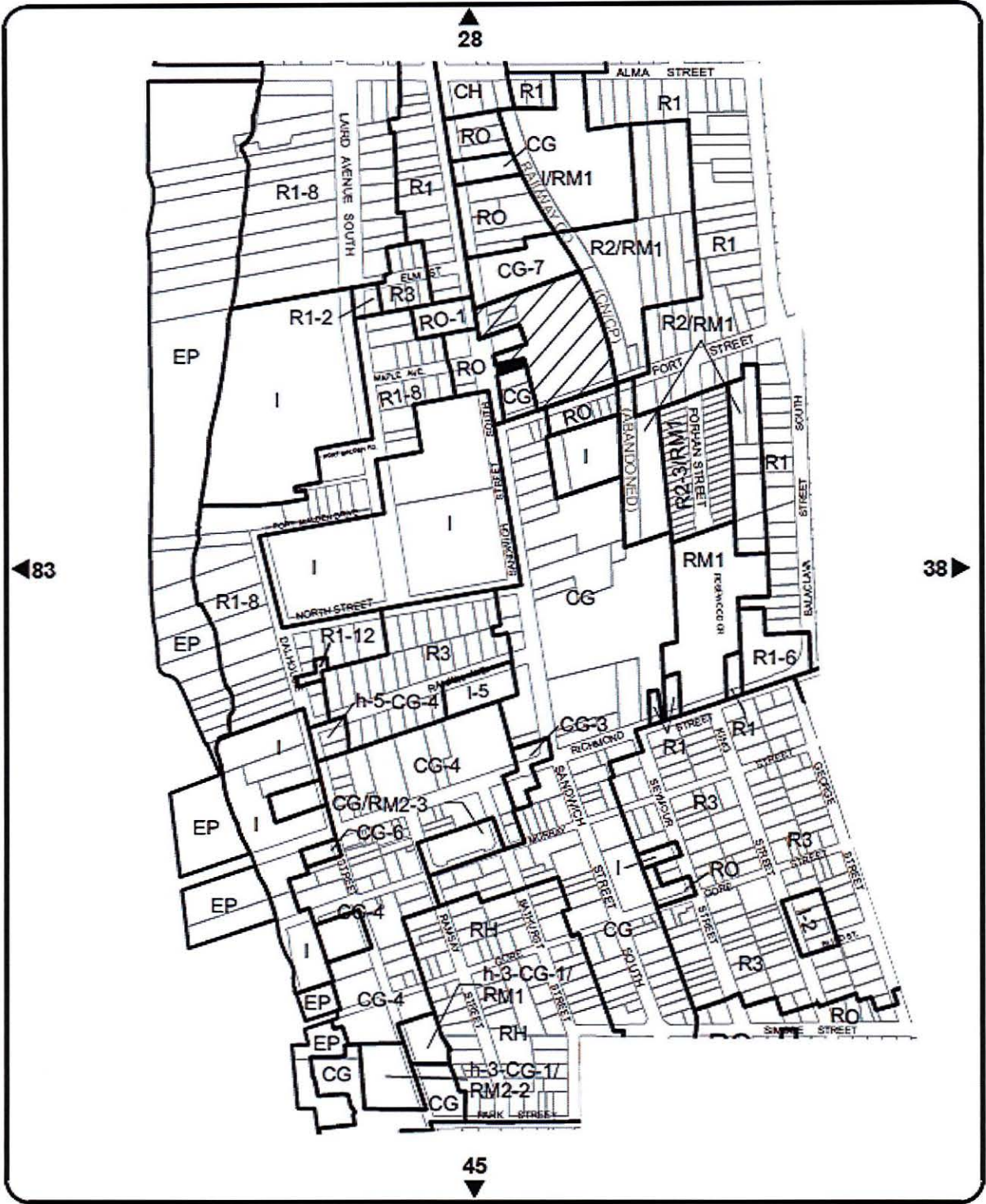
THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this 14<sup>th</sup> day of May, 2018.



  
MAYOR - ALDO DICARLO  
DEPUTY MAJOR - BART DEPASQUALE  
  
CLERK - PAULA PARKER  
DEPUTY CLERK - TAMMY FOWKES.

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2018-44  
 A BY-LAW TO AMEND BY-LAW No. 1999-52



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

CG-2 to CG-12   
 RO to CG-12 

*Aldo DiCarlo*  
~~MAYOR ALDO DICARLO~~  
 DEPUTY - BART DEPASQUALE  
 MAYOR

*Paula Parker*  
~~CLERK PAULA PARKER~~  
 DEPUTY CLERK - JAMMY FOWKES.