

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2018-62**

**By-law to amend Zoning By-law No. 1999-52
433 Sandwich Street South, 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 45 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from CH to CH-14" on Schedule "A" attached hereto and forming part of this By-law from "Commercial Highway (CH) Zone" to "Special Provision Commercial Highway (CH-14) Zone".
2. THAT Section 16(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (n) as follows;

"(n) CH-14 (433 Sandwich Street South)

Notwithstanding any other provisions of this By-law to the contrary including Section 3(23), within any area zoned CH-14 on Schedule "A" hereto, the zone requirements of Section 16 of the By-law shall apply with the exception of the following:

- | | | |
|------|--|-------|
| (i) | Interior Side Yard Width (Minimum)
provided that where the interior side lot line abuts a Residential Zone, the minimum interior side yard/ rear yard width shall be 7 m. | 0.2 m |
| (ii) | Height Maximum | 7.5 m |
| | (i) within the front (west) 25 m of the Zone- 3 storeys to a maximum of 14 m | |
| | (ii) within the rear (east) 50 m of the Zone- 2 storeys to a maximum of 12 m" | |
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.

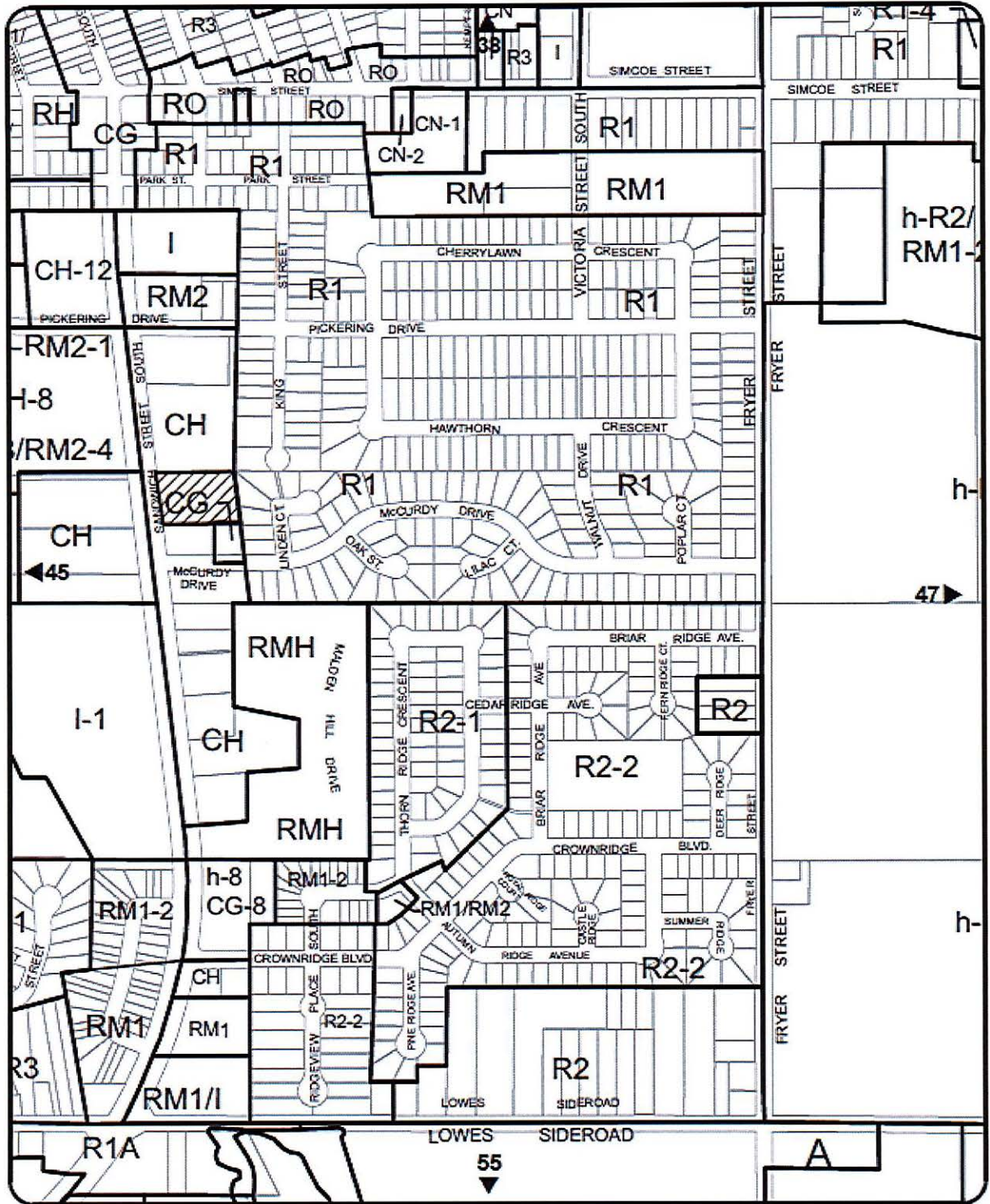
Read a first, second and third time and finally passed this 25th day of June, 2018.


MAYOR ALDO DICARLO
Deputy Mayor - Scott D. Pasquale

CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2018-62
 A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
 MAP 46
 ZONING BY-LAW NO. 1999-52

 CH to CH-14

Bart Di Pasquale

 MAYOR - ALDO DICARLO
 Deputy Mayor - *Bart Di Pasquale*

Paula Parker

 CLERK - PAULA PARKER