

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2018-75**

**By-law to amend Zoning By-law No. 1999-52  
465 Texas Road, 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 29 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from R1A to R1A-9" on Schedule "A" attached hereto and forming part of this By-law from "Residential Type 1A (R1A) Zone" to "Special Provision Residential Type 1A (R1A) Zone".
2. THAT Section 3(1)(b) of By-law 1999-52, as amended, not apply to the subject property.
3. THAT Section 3(1)(c) of By-law 1999-52, as amended, not apply to the subject property.
4. THAT Section 6(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (i) as follows;

“(i) R1A-9 (465 Texas Road)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned R1A-9 on Schedule "A" hereto, the zone requirements of Section 6 of the By-law shall apply with the exception of the following:

- |      |   |         |
|------|---|---------|
| (i)  | Maximum Lot Coverage for Accessory Structures                               | 16.2%   |
| (ii) | Maximum Height for Accessory Structures<br>Measured to the Peak of the Roof | 7.52 m” |
5. 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.

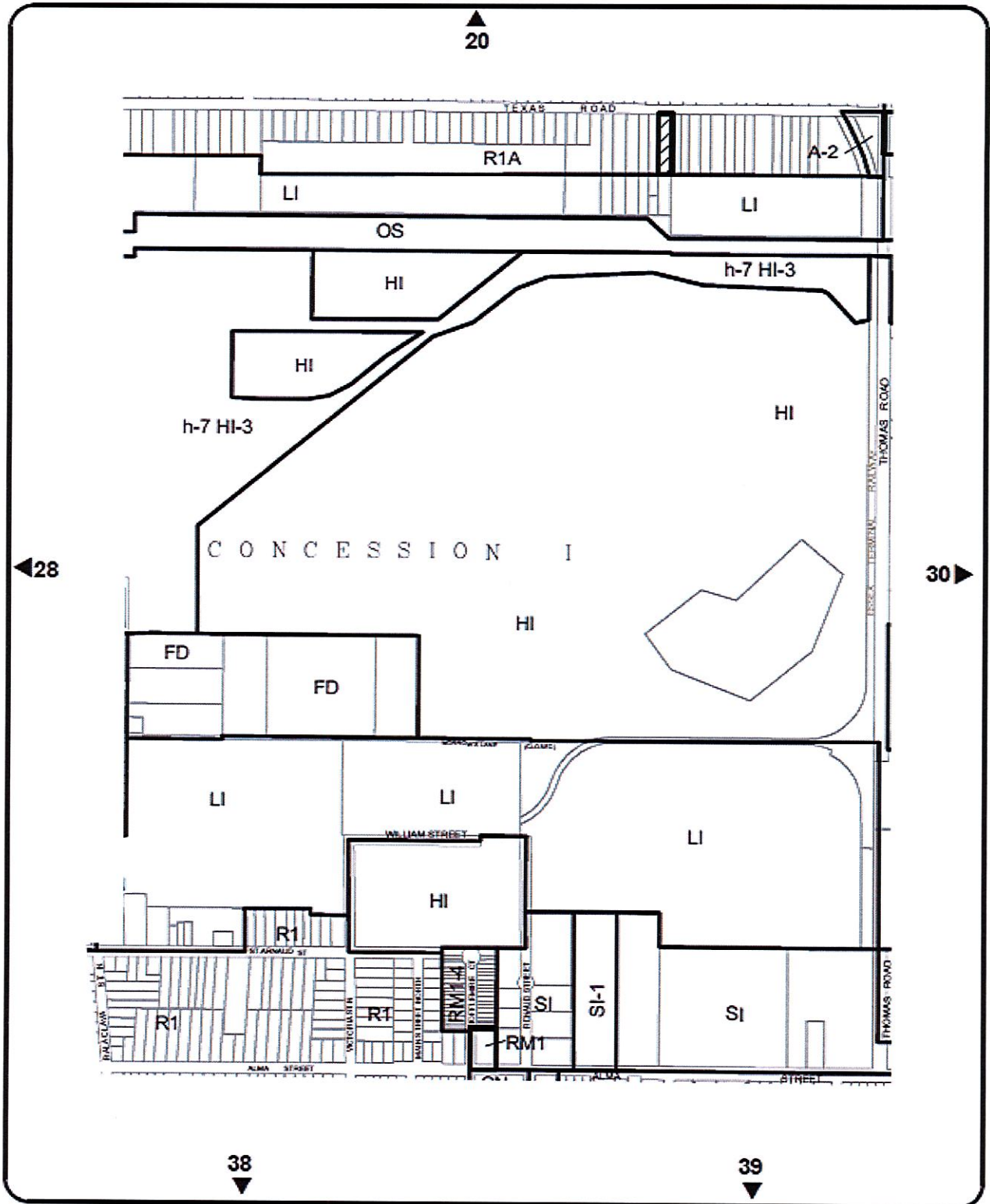
Read a first, second and third time and finally passed this 23<sup>rd</sup> day of July, 2018.

  
\_\_\_\_\_  
MAYOR- ALDO DICARLO

  
\_\_\_\_\_  
CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2018-75  
A BY-LAW TO AMEND BY-LAW No. 1999-52




SCHEDULE 'A'

MAP 29

ZONING BY-LAW NO. 1999-52

R1A to R1A-9



  
MAYOR- ALDO DICARLO

  
CLERK- PAULA PARKER