

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2020-064**

**By-law to amend Zoning By-law No. 1999-52
W/S Victoria 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:

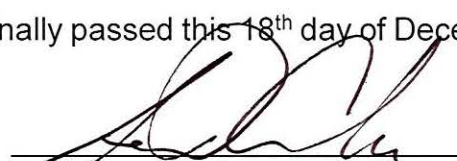
1. Schedule "A", Map 46 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from R1 to R1-15" on Schedule "A" attached hereto and forming part of this By-law from "Residential First Density (R1) Zone" to "Special Provision Residential First Density (R1-15) Zone".
2. "Section 5(4)(n) R1-15 (W/S Victoria Street South)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned R1-15 on Schedule 'A' hereto, the zone requirements of Section 5 of this By-law shall apply with the exception of the following:

- (i) R1-15 Permitted Uses
 1. Semi-detached dwelling;
 2. Any use permitted in the R1 Zone.
- (ii) R1-15 Zone Requirements
 1. Lot Area (minimum)
 - i. Semi-detached dwelling 850 m²
 - Semi-detached dwelling unit 420 m²
 2. Lot Frontage (minimum)
 - i. Semi-detached dwelling 26 m
 - Semi-detached dwelling unit 12 m
 3. Lot Coverage for Semi-detached dwelling (maximum) 40%
 4. Dwelling Unit Area (minimum)
 - i. Semi-detached unit 65 m²

2. THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13.

Read a first, second and third time and finally passed this 18th day of December, 2020.



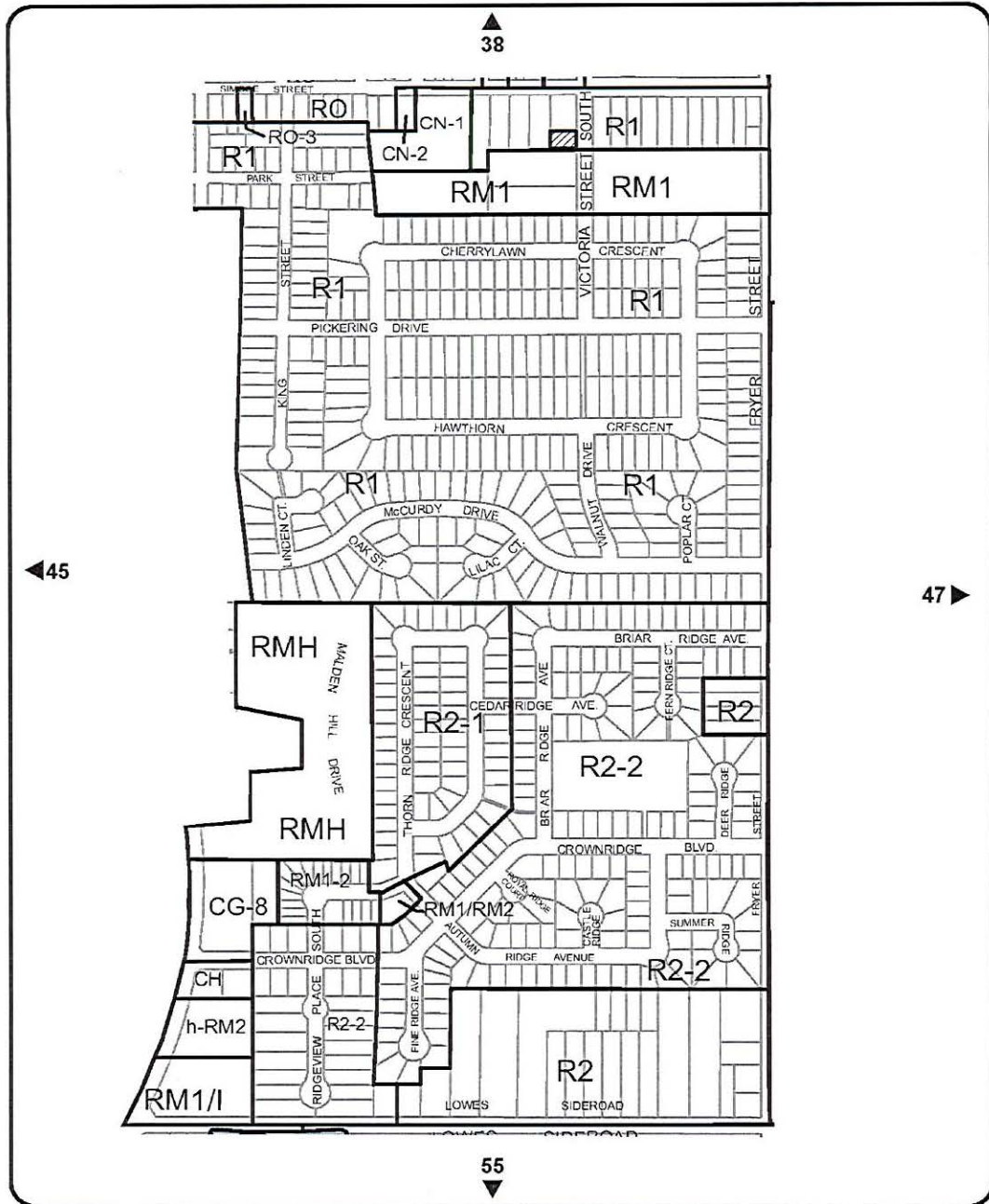
MAYOR- ALDO DICARLO




CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2020-064
A BY-LAW TO AMEND BY-LAW No. 1999-52



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

R1 to R1-15 


MAYOR- ALDO DICARLO


CLERK PAULA PARKER