

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2022-075**

**By-law to amend Zoning By-law No. 1999-52  
S/S Wolfe Street (Part 2, 12R28876) 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 38 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from I to RM2-10" on Schedule "A" attached hereto and forming part of this By-law from "Institutional (I) Zone" to "Special Provision Residential Multiple Second Density (RM2-10) Zone".
2. THAT Section 3(3)(d)(iii) of By-law 1999-52, as amended, being the General Provisions Dwelling Unit Area (Minima) for other dwelling units, does not apply to those lands shown on Schedule "A".
3. THAT Section 3(23)(g) of By-law 1999-52, as amended, being the General Provisions Parking Regulations for yards where parking is permitted for a multiple residential dwelling, does not apply to those lands shown on Schedule "A".
4. THAT Section 3(23)(j)(i) of By-law 1999-52, as amended, being the General Provisions Special Parking Provisions for Residential Zones, does not apply to those lands shown on Schedule "A".
5. THAT Section 11(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (g) as follows;

"(i) RM2-10 (Part 2, 12R28876, 247 Brock Street)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-10 on Schedule "A" hereto, the zone requirements of Section 11 of the By-law shall apply with the addition of the following special provisions:

(i) Uses Permitted:

- (a) multiple dwelling;
- (b) home occupation;
- (c) accessory uses.

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| (ii) Front Yard Depth (Minimum)          | 2.5 m |
| (iii) Interior Side Yard Width (Minimum) | 2.5 m |
| (iv) Rear Yard Depth (Minimum)           | 2.5 m |
| (v) Landscaped Open Space (Minimum)      | 21 %  |

- (vi) Dwelling Unit Area (Minimum) 0 m<sup>2</sup>
- (vii) Height (Maximum) 16.7 m
- (viii) Privacy Yards (Minimum) 0 m
- (ix) Building Separation (Minimum) 0 m
- (x) Accessory uses and structures will be in accordance with the provisions of Section 3 hereof;
- (xi) Required Parking Spaces (Minimum) 1.25 spaces/unit
- (xii) Special Parking Provisions for (RM2-10) Residential Zones:
  - a) all parking spaces shall be located in a garage, or carport or in a side yard, rear yard, or exterior side yard but shall not be located within the required front yard or on a driveway in the front yard;
  - b) all parking spaces located in an exterior side yard shall have a 2.5 m setback to any street line;
  - c) all parking spaces shall have a 1 m setback to any interior side lot line or rear lot line;
  - d) notwithstanding c) above, parking spaces may have a 0 m setback for a mutual, shared lot line with Part 1 on Plan 12R28876."

- 6. THAT all other regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Residential Multiple Second Density (RM2) Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.
- 7. 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.

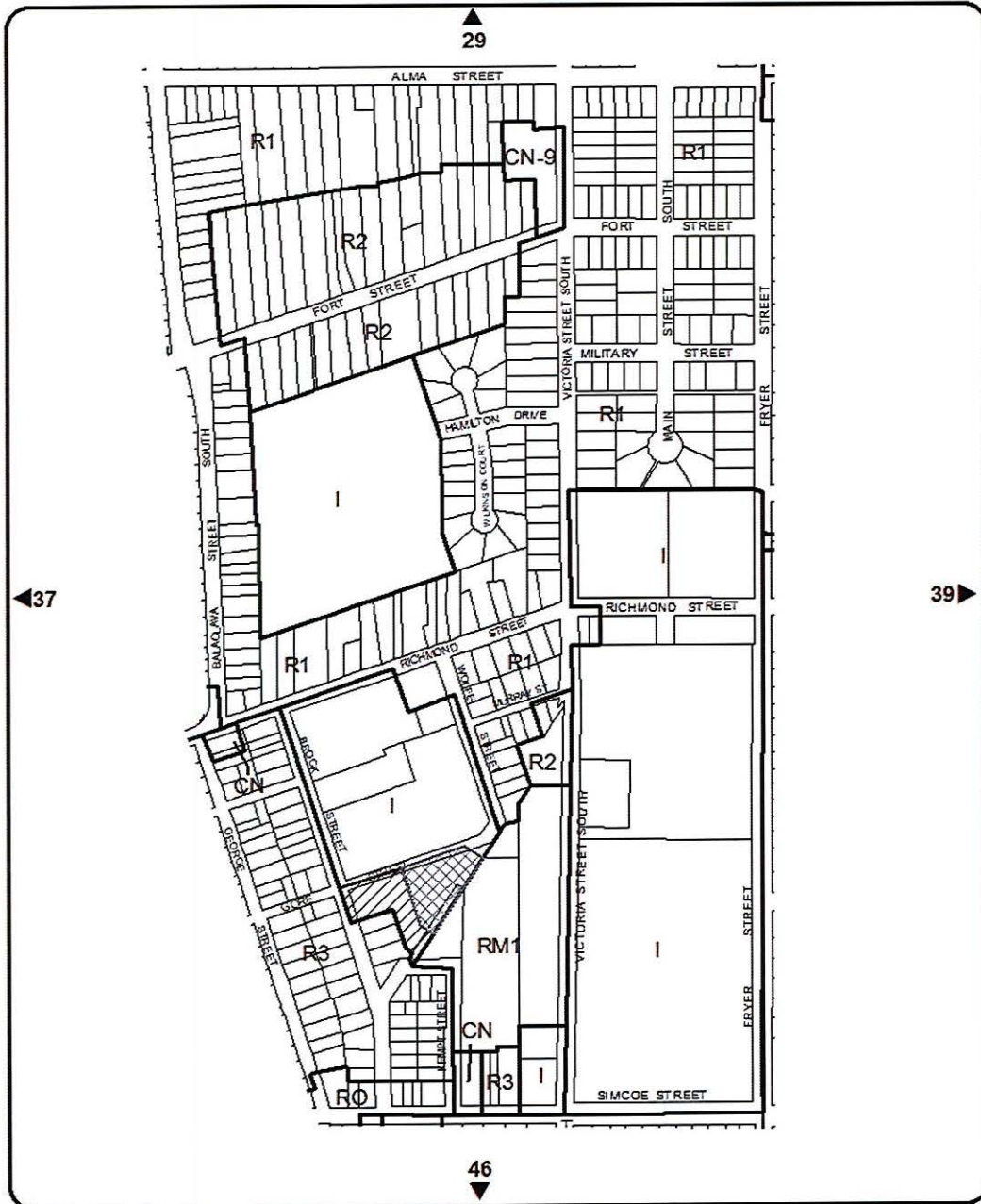
Read a first, second and third time and finally passed this 27<sup>th</sup> day of June, 2022.

  
MAYOR- ALDO DICARLO

  
CLERK- VALERIE CRITCHLEY

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2022-075  
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'  
MAP 38  
ZONING BY-LAW NO. 1999-52

I to RM2-8 

I to RM2-10 

  
MAYOR- ALDO DICARLO

  
CLERK- VALERIE CRITCHLEY