

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2022-088**

**By-law to amend Zoning By-law No. 1999-52  
365 Sandwich St S (Con 1, Part Lot 3), 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 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-13 and h-CH-13/h-RM2-7" to "CH-13/RM2-7" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial Highway and holding Special Provision Commercial Highway/holding Special Provision Residential Multiple Second Density (CH-13 and h-CH-13/h-RM2-7) Zone" to "Special Provision Commercial Highway/Special Provision Residential Multiple Second Density (CH-13/RM2) Zone".
2. THAT Section 11(4)(f) of By-law 1999-52, as amended, is hereby deleted and replaced as follows;

"(h) RM2-7 (365 Sandwich Street South)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-7 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.
- (ii) Lot Frontage (Minimum) 10 m
- (iii) Interior Side Yard Width (Minimum) 6 m
- (iv) Rear Yard Depth (Minimum) 6 m
- (v) Landscaped Open Space (Minimum) 27%
- (vi) Dwelling Unit Area (Minimum)
  - i. Dwelling unit containing one bedroom 45 m<sup>2</sup>
  - ii. Dwelling unit containing two bedrooms 60 m<sup>2</sup>
- (vii) Height (Maximum) 21 m
- (viii) Privacy Yards (Minimum) 4.6 m
- (ix) Building Separation (Minimum) 4.6 m"

3. 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.
4. 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, c.P. 13.

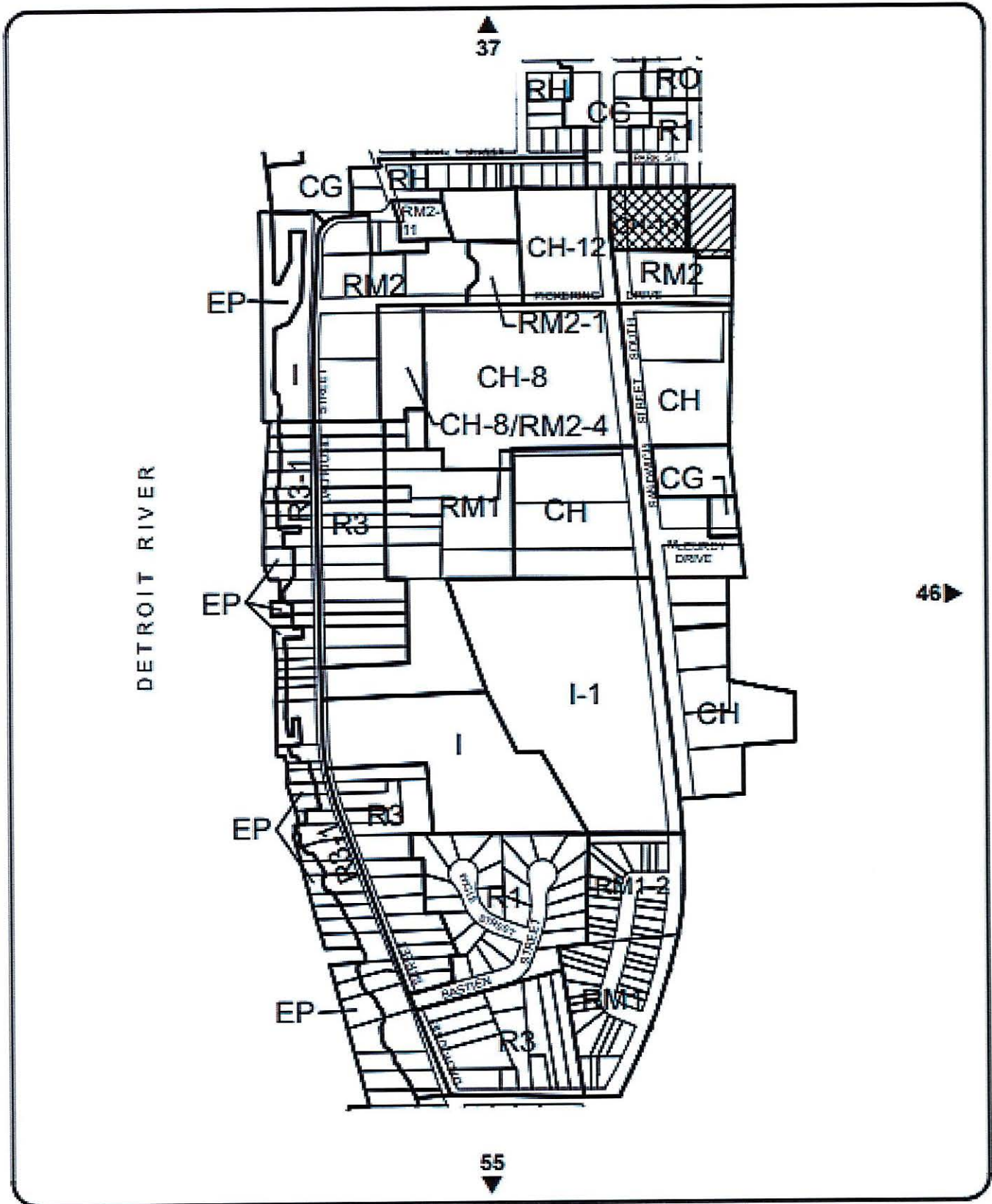
Read a first, second and third time and finally passed this 25<sup>th</sup> day of October, 2022.

  
MAYOR- ALDO DICARLO

  
CLERK- VALERIE CRITCHLEY

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2022-088  
 A BY-LAW TO AMEND BY-LAW No. 1999-52



**SCHEDULE 'A'**  
**MAP 45**  
 ZONING BY-LAW NO. 1999-52

h-CH-13/h-RM2-7 to CH-13/RM2-7   
 CH-13 to CH-13/RM2-7 