

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2022-090**

**By-law to amend Zoning By-law No. 1999-52
359 Dalhousie Street, 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 RH to RM2-11" on Schedule "A" attached hereto and forming part of this By-law from "Residential Heritage (RH) Zone" to "Special Provision Residential Multiple Second Density (RM2-11) Zone".
2. THAT Section 11(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (j) as follows;

"(j) RM2-11 (359 Dalhousie Street)

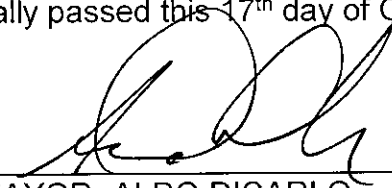
Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-11 on Schedule "A" hereto, the zone requirements of Section 11 of the By-law shall apply with the addition of the following special provisions:

- (i) Uses Permitted
 - (a) multiple dwelling;
 - (b) home occupation;
 - (c) accessory uses;
- (ii) Interior Side Yard Width (Minimum) 5.1 m
- (iii) Landscaped Open Space (Minimum) 25%
- (iv) Accessory Parking Structure Lot Coverage (Maximum) 280 m²
- (v) Accessory uses, parking, home occupation, etc. and accessory structures in addition to (iv) above will be in accordance with the provisions of Section 3 hereof."

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 Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13.

Read a first, second and third time and finally passed this 17th day of October, 2022.



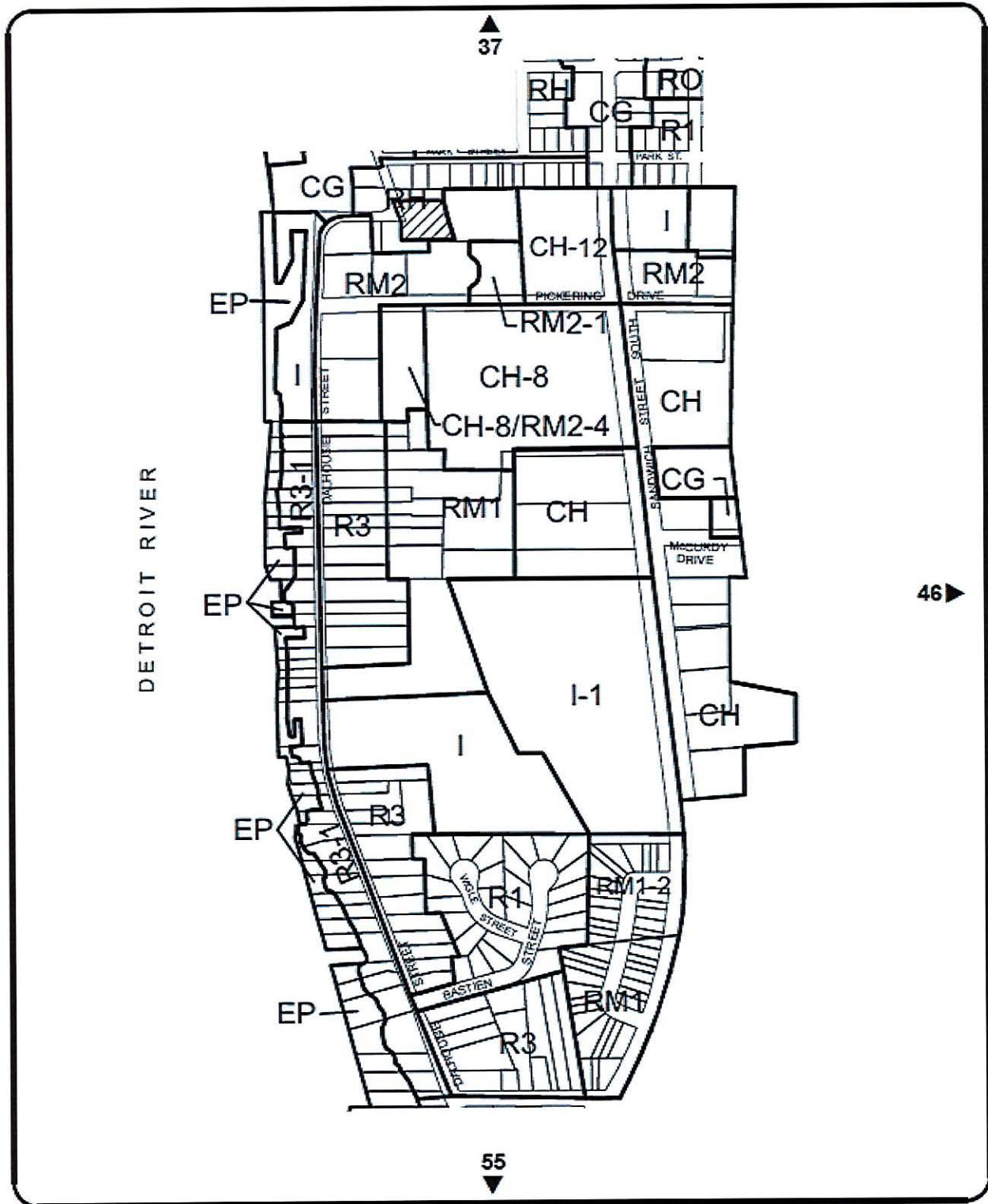
MAYOR- ALDO DICARLO



CLERK- VALERIE CRITCHLEY

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2022-090
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 45

ZONING BY-LAW NO. 1999-52

RH to RM2-11 