

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2022-022**

**By-law to Amend Zoning By-law No. 1999-52
225 & 255 Sandwich Street North, 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 28 of By-law 1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown as "Zone Change from CG-5 to CG-15" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial General (CG-5) Zone" to "Special Provision Commercial General (CG-15) Zone".
2. THAT Section 15 of By-law 1999-52, as amended, is hereby further amended by adding a new subsection (o) to read as follows;

"(o) CG-15 (225,255 Sandwich Street North- Riverview Apartments)

Notwithstanding any other provisions of this By-law to the contrary, within any area zoned CG-15 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Uses Permitted
 - (a) An Apartment Building, containing a maximum of 114 dwelling units on each lot
 - (b) accessory uses.

- (ii) Lot Frontage (Minimum) 90 metres (contiguous on Sandwich St N)

- (iii) Front Yard Depth (Minimum) 19.5 metres

- (iv) Rear Yard Depth (Minimum) 49 meters

- (v) Interior Side Yard (Minimum Main Bldg) 14 meters

- (vi) Exterior Side Yard (Minimum Main Bldg) 13 meters

- (vii) Setback Accessory Structures 3 meter minimum to any interior, exterior, or rear lot line. In no case permitted in front yard.

- (viii) Height (Maximum Main Bldg) 18 metres

- (ix) Height (Maximum Accessory Structure) 4.5 metres

- (x) Required Parking Spaces (Minimum) 1.25 space/dwelling unit

- (xi) Lot Area (Minimum) 11,000 square meters

(xii) Minimum Width for Landscaped Planting Strips	Abutting Sandwich St 19 meters Abutting Brunner Ave 3 meters Abutting all other lot lines 1 m
(xiii) Lot Coverage (Maximum for main Building and accessory structures)	25%
(xiv) Minimum Landscaped Open Space	30 %
(xv) Loading space	2 minimum per lot

3. THAT all other regulations for the use of land conforms to the general provision 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.

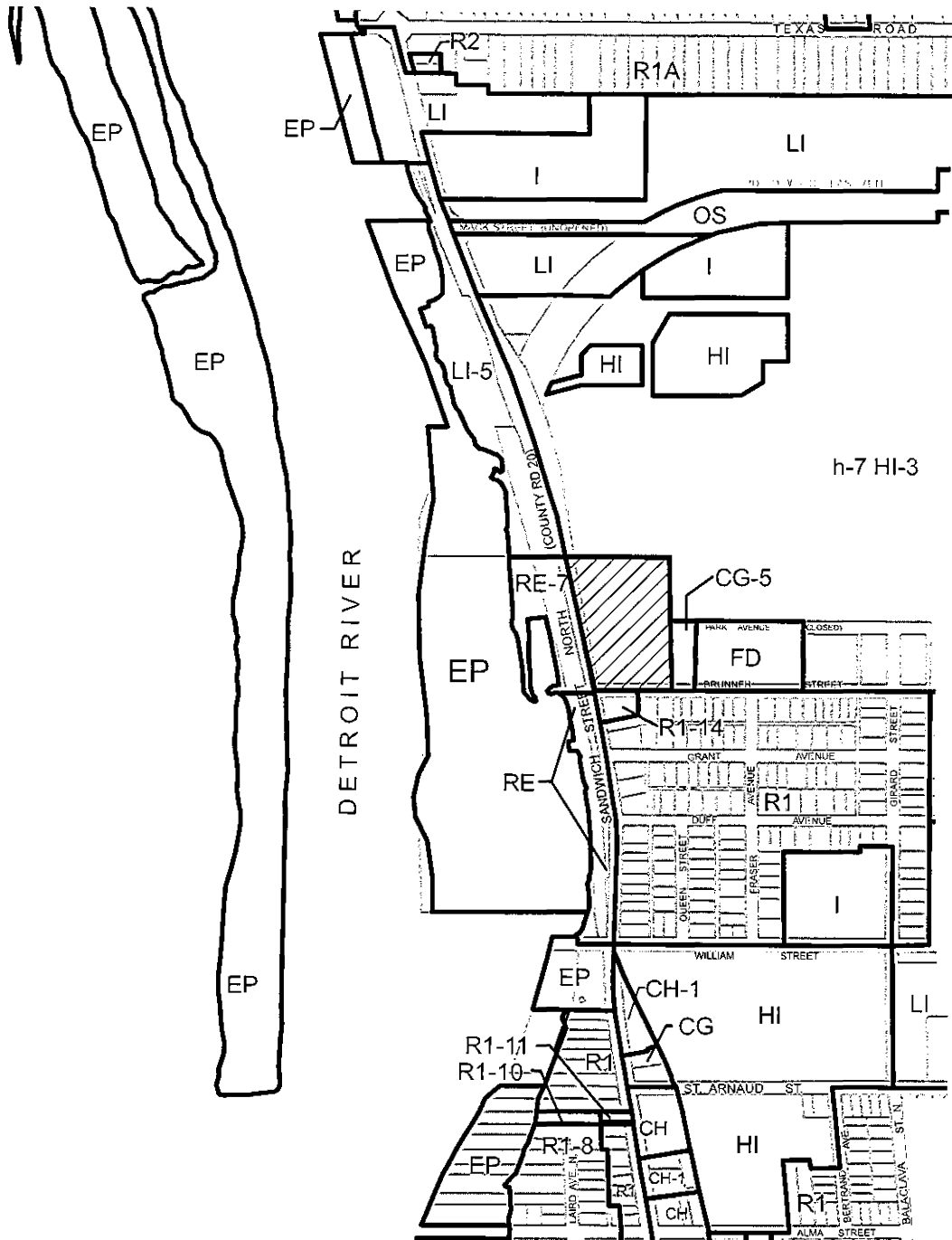
Read a first, second and third time and finally passed this 9th day of May, 2022.



 MAYOR- ALDO DICARLO



 CLERK- VALERIE CRITCHLEY



SCHEDULE 'A'
MAP 28

ZONING BY-LAW NO. 1999-52

CG-5 to CG-15 