

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2024-008**

**By-law to amend Zoning By-law No. 1999-52
25 Renaud 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 29 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from SI and SI-1 to SI-3" on Schedule "A" attached hereto and forming part of this By-law from "Special Industrial (SI) Zone" and "Special Provision Special Industrial (SI-1) Zone" to "Special Provision Special Industrial (SI-3) Zone".
2. THAT Section 3(27)(iii) of By-law 1999-52, as amended, being the General Provision for the maximum number of shipping containers on any property, does not apply to those lands shown on Schedule "A".
3. THAT Section 3(23)(k)(i) of By-law 1999-52, as amended, being the General Provision for Surface Drainage of Parking Areas and Driveway surfacing materials in a Special Industrial Zone, does not apply to part of those lands shown on Schedule "A" described as Part 2, 12R-29534.
4. THAT Section 21(4) of By-law 1999-52, as amended, is hereby amended by adding a new subsection (c) as follows;

"(c) SI-3 (25 Renaud Street)

Notwithstanding any other provisions of this By-law to the contrary within any area zoned SI-3 on Schedule "A" hereto, the zone requirements for Section 21 of the By-law shall apply with the addition of the follow special provisions;

(i) Shipping Containers

The maximum number of shipping containers on any property zoned SI-3 shall be limited to fifty (50) unless the shipping containers are used in transportation of goods and materials in which case no maximum shall apply.

(ii) Surface and Drainage of Parking Areas and Driveways

Parking areas and driveways located on Part 2, 12R-29534 shall be provided and maintained with a stable surface treated so as to prevent the raising of dust or loose particles, using surfacing materials as any asphalt, concrete or other hard-surfaced material, crushed stone or gravel.

Section 3(23)(k)(i) of this By-law applies to the remainder of the lands shown on Schedule "A" described as Part 1, 12R-29534.

5. 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 26th day of February, 2024.



MAYOR MICHAEL PRUE
DEPUTY MAYOR CHRIS GIBB



CLERK- KEVIN FOX

