CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2022-057

By-law to amend Zoning By-law No. 1999-52
247 Brock 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 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 RM2-8" on Schedule "A" attached hereto and forming part of this By-law from "Institutional (I) Zone" to "Special Provision Residential Multiple Second Density (RM2-8) 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;

    "(g)   RM2-8 (247 Brock Street)

    Notwithstanding any other provisions of this By-law to the contrary, within any area zoned RM2-8 on Schedule "A" hereto, the zone requirements of Section 11 of the By-law shall apply with the addition of the following special provisions:
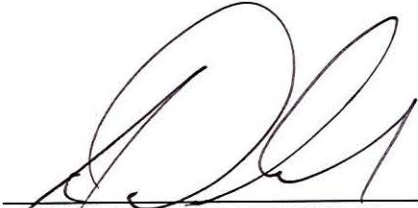
    (i)   Uses Permitted:

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

(ii)	Exterior Side Yard Width (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)	25 %

(vi)	Dwelling Unit Area (Minimum)		$0\ m^2$
(vii)	Height (Maximum)		$16.7\ m$
(viii)	Privacy Yards (Minimum)		$0\ m$
(ix)	Building Separation (Minimum)		$0\ m$
(x)	Accessory Parking Structure Lot Coverage (Maximum)		$290\ m^2$
(i)	Accessory uses and structures in addition to (x) above will be in accordance with the provisions of Section 3 hereof;		
(ii)	Required Parking Spaces (Minimum)		1.25 spaces/unit
(iii)	Special Parking Provisions for (RM2-8) 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."

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 on the date of approval of the Official Plan Amendment by the approval authority in accordance with Sections 26 & 34 of the Planning Act, R.S.O. 1990, c.P. 13.

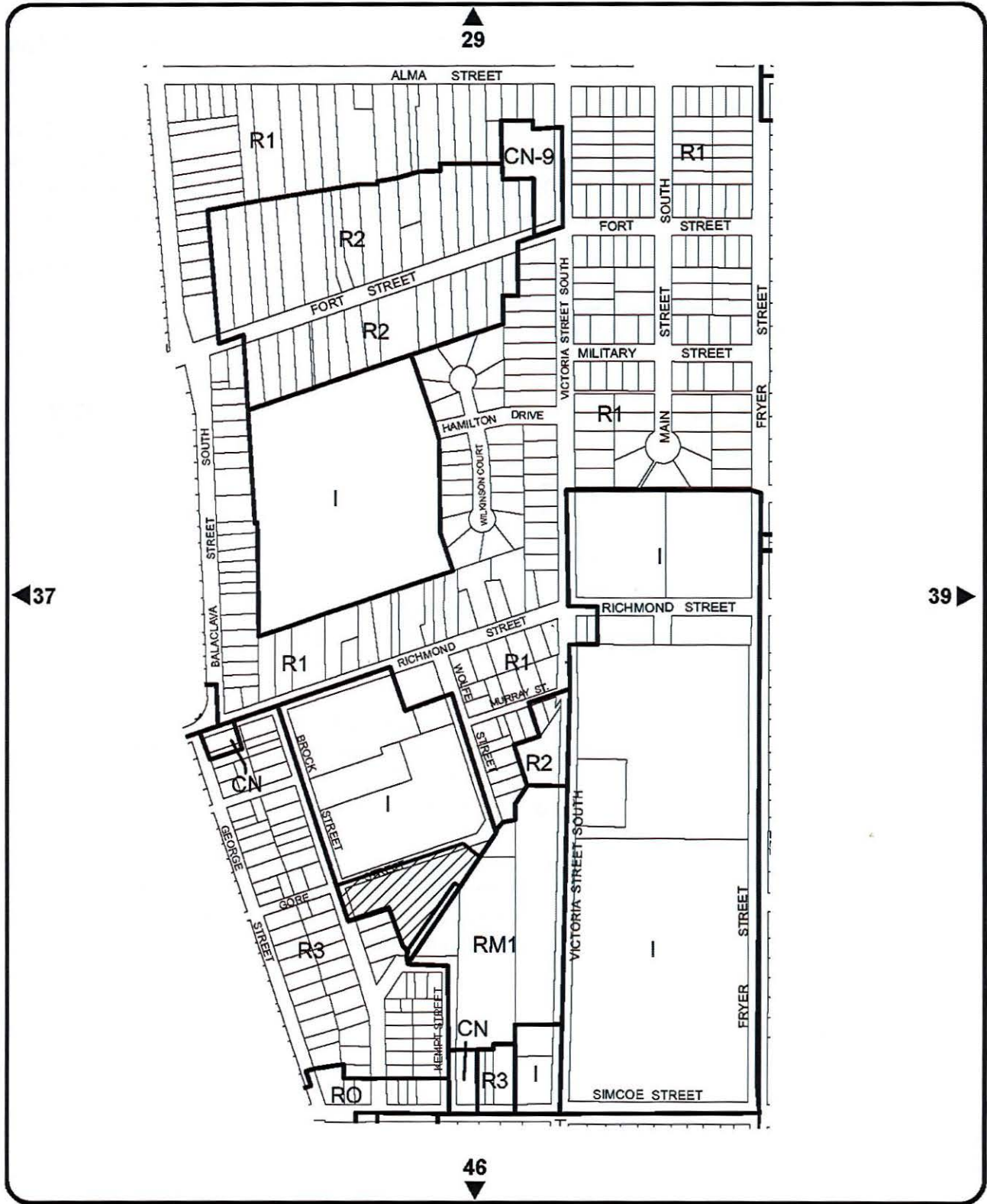Read a first, second and third time and finally passed this 13th day of June, 2022.

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MAYOR- ALDO DICARLO

_____
CLERK- VALERIE CRITCHLEY

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2022-057
A BY-LAW TO AMEND BY-LAW No. 1999-52

29

ALMA STREET

R1

CN-9

R1

R2

FORT STREET SOUTH

STREET

FRYER STREET

R2

FORT STREET

VICTORIA STREET SOUTH

MILITARY STREET

STREET

37

HAMILTON DRIVE

WILKINSON COURT

R1

MAIN

39

SOUTH STREET

I

I

BALACLAVA STREET

RICHMOND STREET

R1

RICHMOND STREET

R1

WOLFE STREET

MURRAY ST.

R2

I

BROCK STREET

I

CN

VICTORIA STREET SOUTH

FRYER STREET

GEORGE STREET

GORE STREET

R3

RM1

I

KEMPT STREET

CN

SIMCOE STREET

R3

I

RO

46

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

I to RM2-8

MAYOR- ALDO DICARLO   CLERK- VALERIE CRITCHLEY