

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2016-09**

**By-law to amend Zoning By-law No. 1999-52
1238 Front Road 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 10 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from CN-7 to R2-4" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Commercial Neighbourhood (CN-7) Zone" to "Special Provision Residential Second Density (R2-4) Zone".
2. Section 8(4) Special Provisions of the Town of Amherstburg Zoning By-law 1999-52 is hereby amended by adding a new clause (d) after clause (c) as follows:

“(d) R2-4

Notwithstanding any other provisions of this by-law to the contrary, within any area zoned R2-4 on Schedule "A" hereto, the requirements of Section 8 of this By-law shall apply with the exception of the following special provisions:

(i) Uses Permitted

- 1- Any use permitted in a R2 Zone.
- 2- A small engine repair shop as a home occupation, where the home occupation and the dwelling unit together have a maximum gross building area based upon existing conditions over two floors of 400 sq m. This shall be in accordance with Subsection 3(9) of this By-law.
- 3- The fourplex dwelling unit as existing and the single detached dwelling unit.”

3. Section 3- General Provisions of the Town of Amherstburg Zoning By-law 1999-52 is hereby amended by adding a new clause Section 3(9)(ix) after clause Section 3(9)(viii) as follows:

“(ix) A small engine repair as identified in Section 8(4)(d)(i)(2).”

4. All other appropriate regulations for the use of land and the character, location and use of buildings and structures conforms to the regulations of the Residential Second Density Zone, as applicable and all other general provisions or regulations of By-law 1999-52, as amended from time to time.

5. 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.

Read a first, second and third time and finally passed this 25th day of January, 2016.



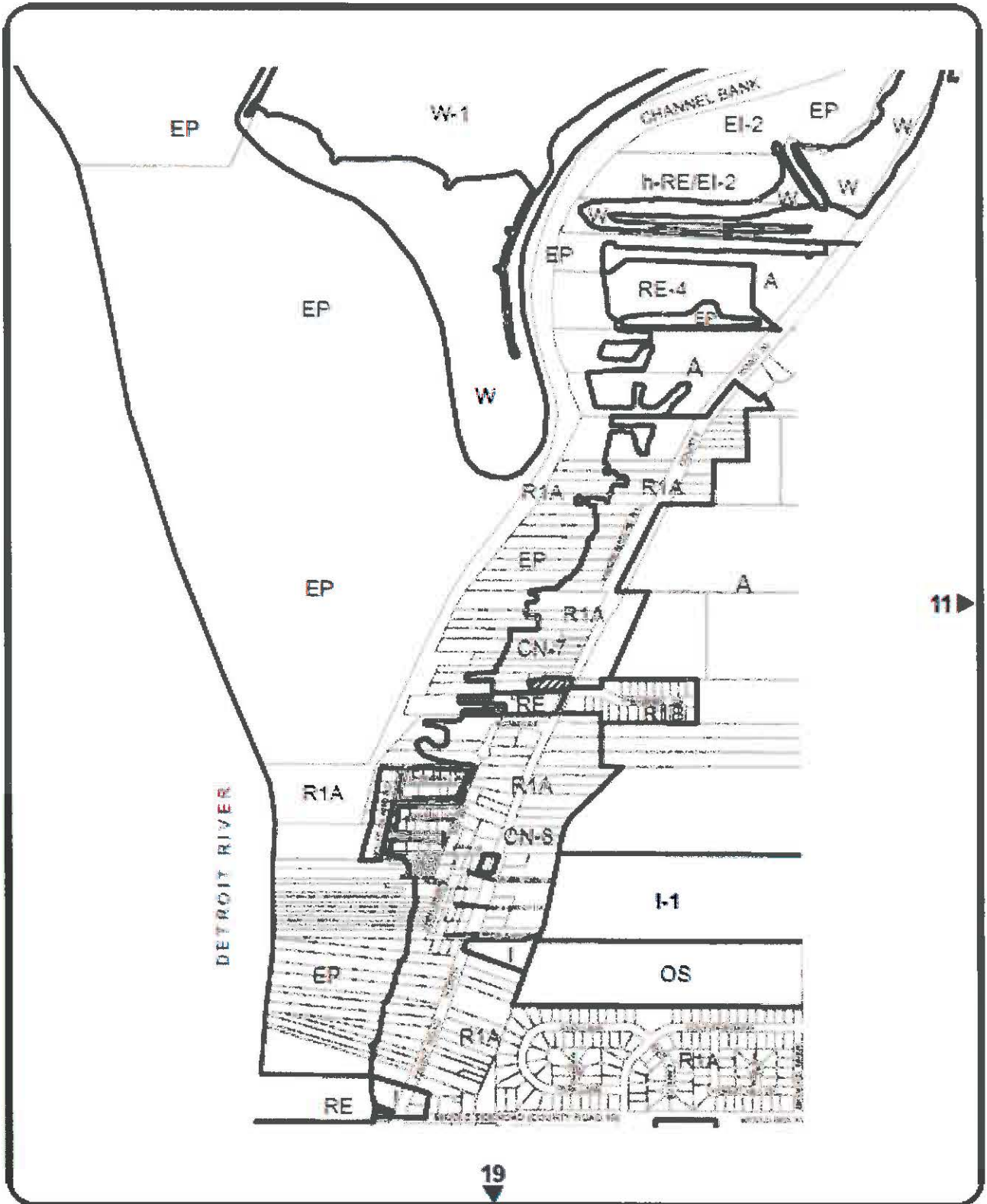
MAYOR- ALDO DICARLO



CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2016-09
A BY-LAW TO AMEND BY-LAW No. 1999-52



SCHEDULE 'A'
MAP 10

ZONING BY-LAW NO. 1999-52

CN-7 to R2-4 


MAYOR- ALDO DICARLO


CLERK- PAULA PARKER