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BILL

NO. 104

1986

BY-LAW NO. 8600

**A BY-LAW TO ZONE CERTAIN LANDS WITHIN THE LIMITS
OF THE CORPORATION OF THE CITY OF WINDSOR**

Passed the 31st day of March 1986

WHEREAS Section 34 of the Planning Act, 1983 provides that councils of local municipalities may pass zoning by-laws for the following purposes:

For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway;

For prohibiting the erection of any class or classes of buildings or structures on land that is subject to flooding or on land with steep slopes, or that is rocky, low-lying, marshy or unstable;

For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within the municipality or within any defined highway or part of a highway, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy;

For regulating the minimum elevation of doors, windows or other openings in buildings or structures or in any class or classes of buildings or structures to be erected or located within the municipality or within any defined area or areas of the municipality; and

For requiring the owners or occupants of buildings or other structures to be erected or used for a purpose named in the by-law to provide and maintain loading or parking facilities on land that is not part of a highway;

AND WHEREAS Section 35 of The Planning Act, 1983 provides that councils of local municipalities may incorporate holding provisions in a zoning by-law passed under Section 34 of The Planning Act, 1983;

AND WHEREAS Section 36 of The Planning Act, 1983 provides that councils of local municipalities may authorize increases in the height and density of development in return for the provision of certain facilities, services or matters as set out in a zoning by-law passed under Section 34 of The Planning Act, 1983;

AND WHEREAS Section 38 of The Planning Act, 1983 provides that councils of local municipalities may authorize the temporary use of land, buildings or structures in a zoning by-law passed under Section 34 of The Planning Act, 1983;

AND WHEREAS Section 66 of The Planning Act, 1983 provides that every person or corporation who contravenes the provisions of this by-law is guilty of an offence and on conviction is liable to the payment of fines;

AND WHEREAS it is deemed expedient to enact a new zoning by-law under the provisions of The Planning Act, 1983;

NOW THEREFORE the Municipal Council of The Corporation of the City of Windsor enacts as follows: