



The Municipal Corporation of the Town of Fort Erie

By-law No. 81-2016

**Being a By-law to Amend Zoning By-law No. 129-90
South Side of Lakeshore Road, East of Albert Street
Harold Hyde - Agent
INI Corp. (Valerie Beattie) - Owner**

350309-0395

Whereas an application was received from Harold Hyde (Agent) on behalf of INI Corp. (Valerie Beattie) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands shown as Parts 5, 6 and 7, Reference Plan 59R-15640 on the South Side of Lakeshore Road, East of Albert Street, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on March 2, 2015, and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to Report No. CDS-27-2016 approved at the Council-in-Committee meeting of March 7, 2016;

Now therefore the Council of the Town of Fort Erie enacts as follows:

1. **That** Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Appendix "1" from "Waterfront Residential (WR) Zone" to "Waterfront Residential Holding WR-564(H) Zone".
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 16— Waterfront Residential (WR) Zone" Subsection – "Exceptions to the Waterfront Residential (WR) Zone" the following exception:

"WR-564 (81-2016) South Side of Lakeshore Road, East of Albert Street

These lands are zoned "Waterfront Residential WR-564 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Waterfront Residential (WR) Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-564 Zone" on the attached Appendix "1" and shall be subject to the following provisions:

- i) Minimum front yard – 10 metres
- ii) Minimum westerly interior side yard – 2 metres
- iii) Minimum easterly interior side yard – 15 metres
- iv) Minimum rear yard
 - a. 3 metres from the easterly corner of the building
 - b. 38 metres from the westerly corner of building
- v) Notwithstanding the requirements of Subsection 6.47 Yard Setbacks for Lots Abutting Lake Erie, the minimum setback of the single detached dwelling from the 1-in-100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be not less than 3 metres.”

all of which defines the development footprint shown on Appendix “1”.

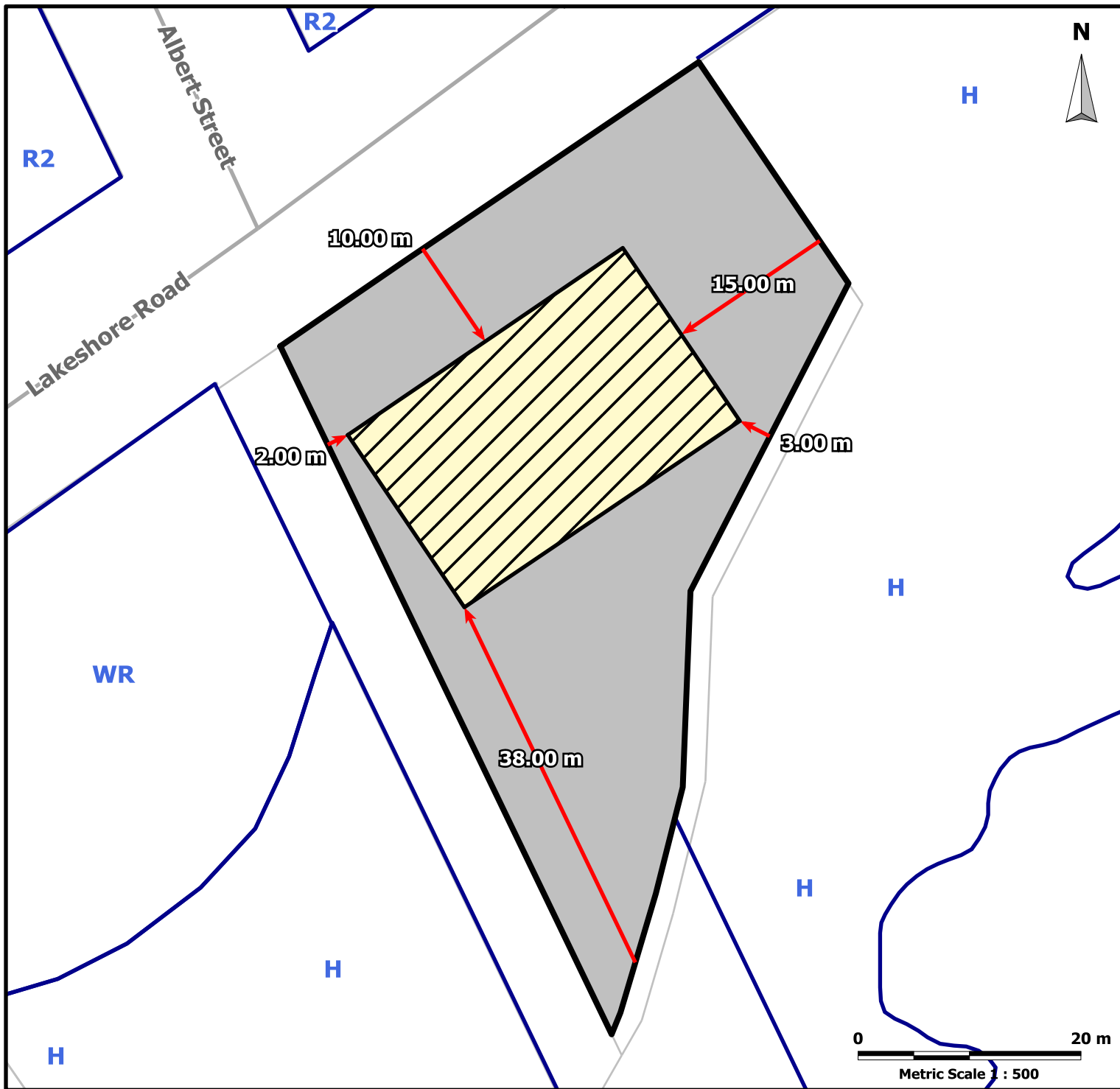
3. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18th day of July, 2016.

Mayor

Clerk

I, Laura Bubanko , the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. 81-2016 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20



By-law No. 81-2016

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90

PASSED THIS 18th DAY OF JULY, 2016



Subject Lands - 0 Lakeshore Road



Part 1 - Change from Waterfront Residential WR Zone to Waterfront Residential Holding WR-564(H) Zone



Development Footprint within Part 1