



The Municipal Corporation of the Town of Fort Erie

By-law No. 105-2016

**Being a By-law to Amend Zoning By-law No. 129-90
0 Loomis Crescent
Broderick and Partners - Agent
1931082 Ontario Inc. (Frank Dicosimo) - Owner**

350309-0408

Whereas an application was received from Broderick and Partners (Agent) on behalf of 1931082 Ontario Inc. (Frank Dicosimo) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands described as Lots 101, 102 and Part of Lot 103, Plan 370, Town of Fort Erie, Regional Municipality of Niagara, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on June 13, 2016, and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to Report No. PDS-62-2016 considered at the Council-in-Committee meeting of September 6, 2016 and subsequently authorized and approved by Council;

Now therefore the Municipal Council of The Corporation 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 "Residential 2 (R2) Zone" to "Residential 2 (R2-557) Zone" (Part 1) and "Residential 2 (R2-558) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 11- Residential 2 (R2) Zone" Subsection – "Exceptions to the Residential 2 (R2) Zone" the following exceptions:

"R2-557 (105-2016) NS Loomis Crescent, West of Shannon Road North

These lands are zoned "Residential 2 (R2-557) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2 (R2) Zone" by this by-law shall apply to those lands zoned "Residential 2 (R2-557) Zone" on the attached Appendix "1" and shall be subject to the following provisions:

- i) Minimum lot frontage – 11.4 metres
- ii) Minimum lot area – 306 square metres
- iii) Minimum front yard setback – 3.9 metres to porch and 6.0 metres to front face of dwelling
- iv) Minimum rear yard setback – 5.83 metres

- v) Maximum lot coverage – 35%”

and

“R2-558 (105-2016) Northwest Corner of Loomis Crescent and Shannon Road North

These lands are zoned “Residential 2 (R2-558) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-558) Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- vi) Minimum lot frontage – 11.6 metres
- vii) Minimum lot area – 279 square metres
- viii) Minimum front yard setback – 3.9 metres to porch and 6.0 metres to front face of dwelling
- ix) Minimum rear yard setback – 4.5 metres”

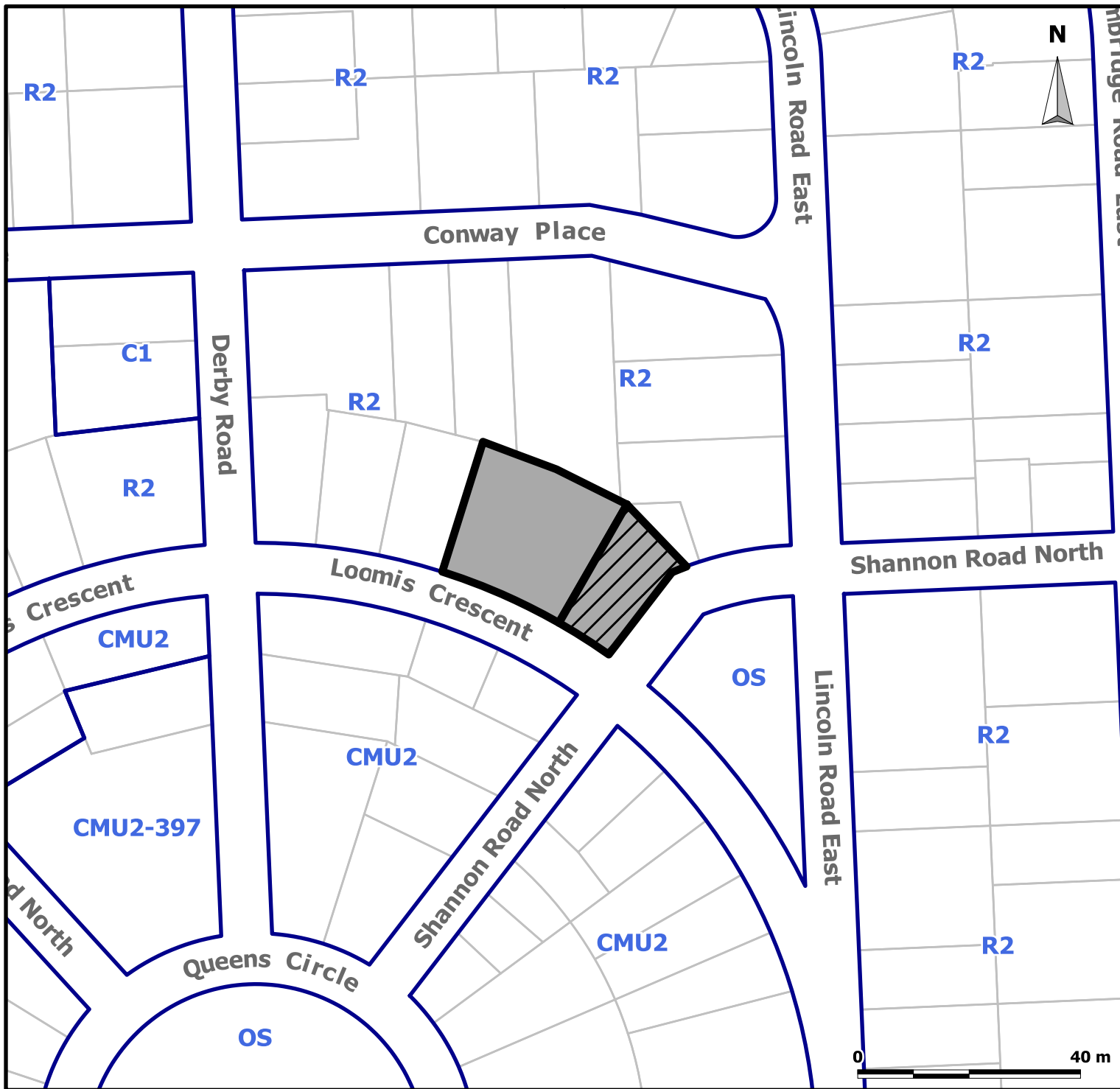
3. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 12th day of September, 2016.

Mayor

Clerk

I, Laura Bubanko, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 105-2016 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____



By-law No. 105-2016

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

PASSED THIS 12th DAY OF SEPTEMBER, 2016



Subject Lands - 0 Loomis Crescent



Part 1 - Change from Residential 2 R2 Zone to Residential 2 R2-557 Zone



Part 2 - Change from Residential 2 R2 Zone to Residential 2 R2-558 Zone