



The Municipal Corporation of the Town of Fort Erie

By-law No. 13-2018

**Being a By-law to Amend Zoning By-law No. 129-90
Brydgeview Townhouse Development
Jay McGuffin, MBPC - Agent
1639875 Ontario Ltd. (Frank Qui) – Owner**

350309-0443

Whereas an application was received from Jay McGuffin (Agent) on behalf of Frank Qui (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Part of Robert Stanton Lot fronting onto Garrison Road West of School Lot and Part of Lot 31, Plan 993, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on December 4, 2017, and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to the recommendations of Report No. PDS-90-2017 considered at the Council-in-Committee meeting of December 4, 2017 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 Multiple 2 (RM2-61(H))" to "Residential Multiple 1 (RM1-593) Zone" (Part 1) and "Residential Multiple 1 (RM1-594) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 14– Residential Multiple 1(RM1) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exceptions:

"RM1-593 (13-2018) Brydgeview Townhouse Development – Phase 1 (Part 1)

These lands are zoned "Residential Multiple 1 (RM1-593) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-593) Zone" shown as Part 1 on the attached Appendix "1" and shall be subject to the following provisions:

- a) Maximum Density – 38 units/hectare

RM1-594 (13-2018) Brydgeview Townhouse Development – Phase 2 (Part 2)

These lands are zoned “Residential Multiple 1 (RM1-594) Zone” (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 RM1 (RM1-594) Zone” shown as Part 1 on the attached Appendix “1” and shall be subject to the following provisions:

- a) Minimum lot area – 178 sq m
- b) Minimum interior side yard – 0 m
- c) Minimum planting strip adjacent to R2 Zone – 1.5 m”

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.

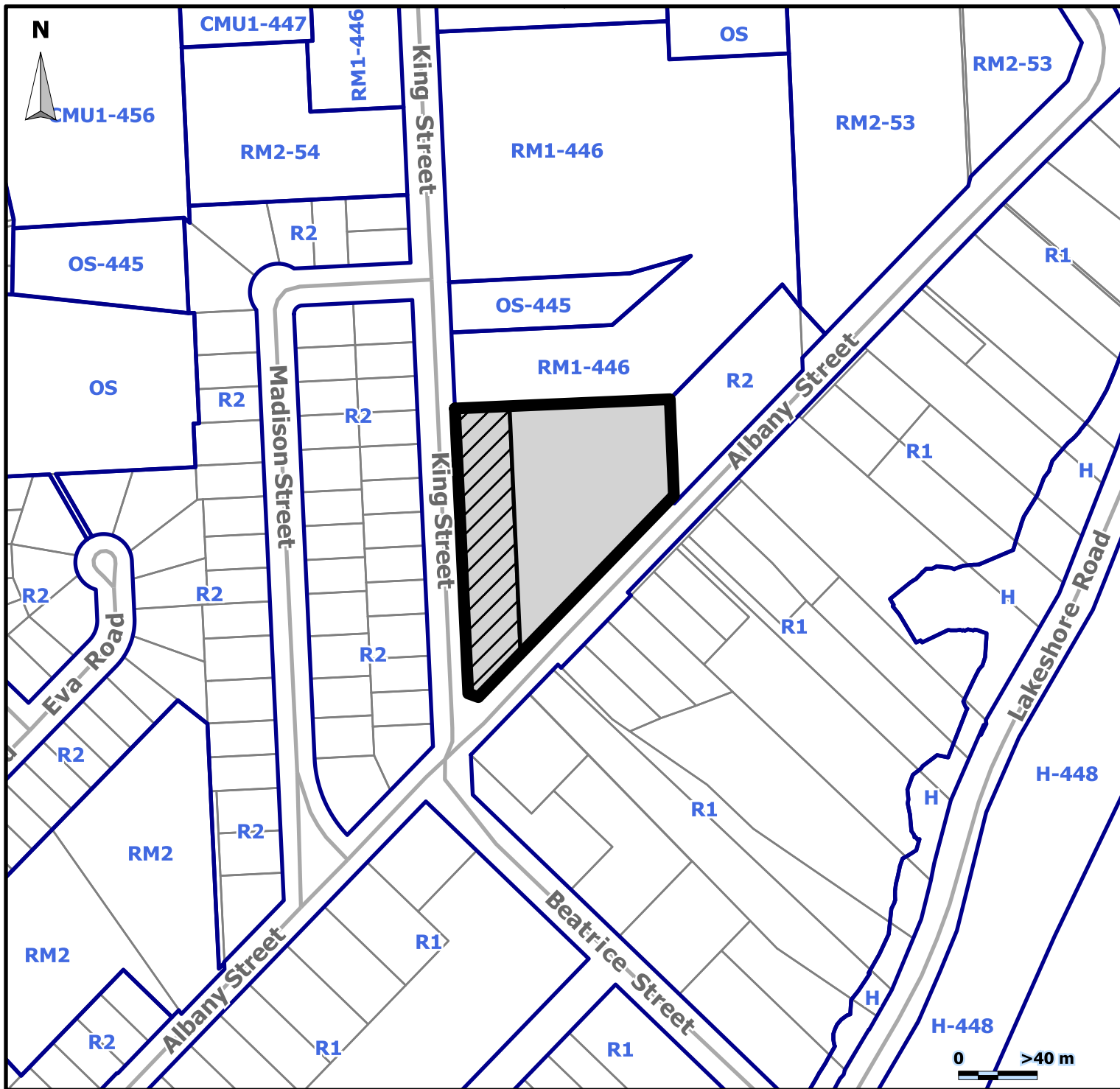
Read a first, second and third time and finally passed this 22nd day of January, 2018.

Mayor

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 13-2018 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20


Appendix "1" to By-Law No. 13-2018




By-law No. 13-2018

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 22nd DAY OF JANUARY, 2018

 Subject Lands - Brydgetview Subdivision

 Part 1 - Change from Residential Multiple 2 RM2-62(H) Zone to Residential Multiple 1 RM1-593 Zone

 Part 2 - Change from Residential Multiple 2 RM2-62(H) Zone to Residential Multiple 1
RM1-594 Zone