



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 35-2018

---

### Being a By-law to Amend Zoning By-law No. 129-90 Spears Garden Phase 2 - 1230 Pettit Road Jennifer Vida, Upper Canada Consultants - Agent Yiliming Real Estate International Ltd. – Owner

---

350308-104

**Whereas** an application was received from Jennifer Vida (Agent) on behalf of Yiliming Real Estate International Ltd. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Part of Lot 2, Concession 4, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on October 2, 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-16-2018 considered at the Council-in-Committee meeting of February 20, 2018 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 1 (R1)" to "Residential 2A (R2A-616) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 12– Residential 2A (R2A) Zone" Subsection – "Exceptions to the Residential 2A (R2A) Zone" the following exception:

#### **"R2A-616 (35-2018) Spears Garden Phase 2**

These lands are zoned "Residential 2A(R2A-616) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2A (R2A) Zone" by this by-law shall apply to those lands zoned "Residential 2A (R2A-616) Zone" shown as Part 1 on the attached Appendix "1" and shall be subject to the following provisions:

a) Minimum rear yard setback – 7.5 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 26<sup>th</sup> day of February, 2018.**

---

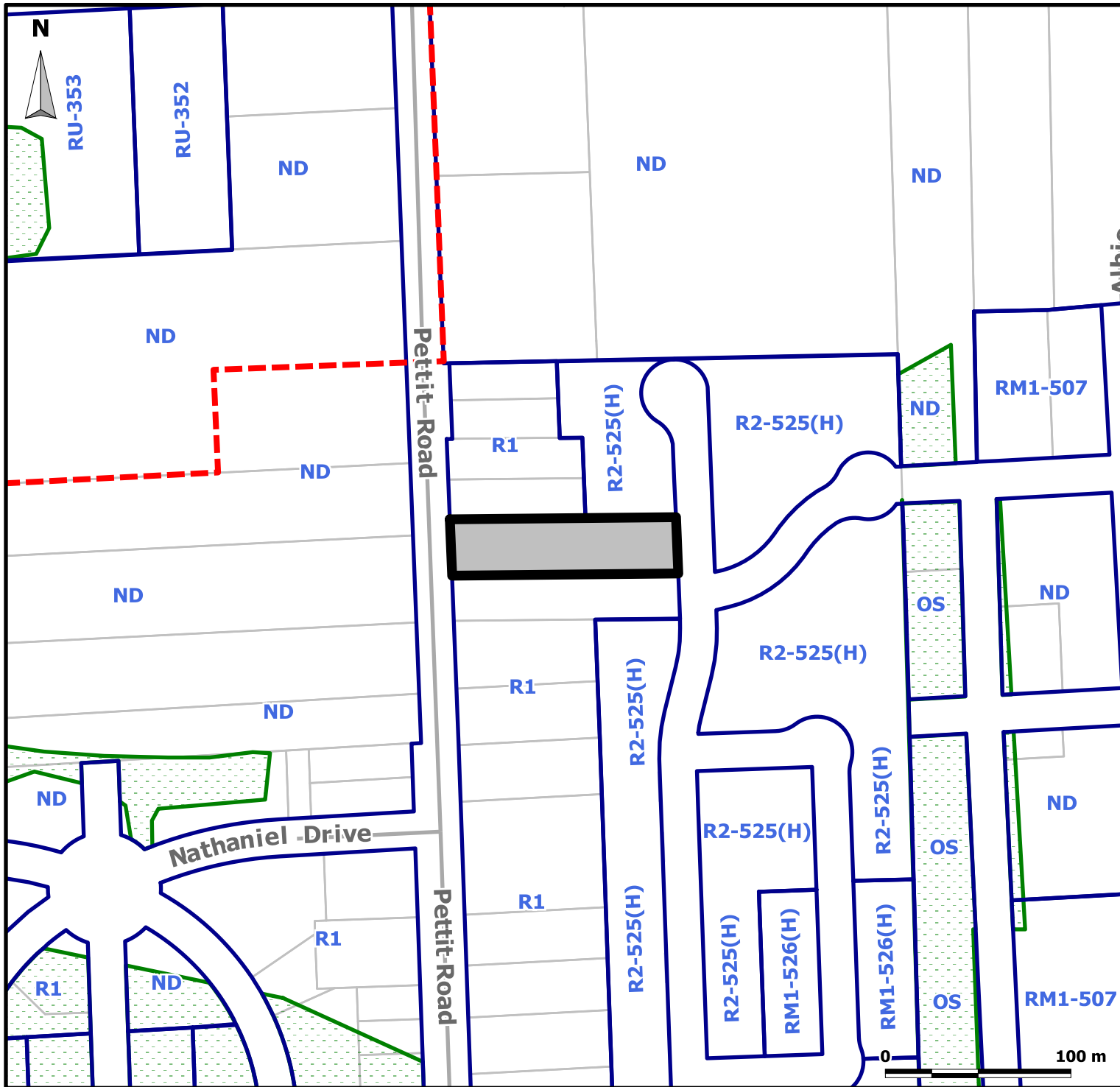
Mayor

---

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. 35-2018 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. 35-2018



By-law No. 35-2018

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 26th DAY OF FEBRUARY, 2018

-  Subject Lands - 1230 Pettit Road (Spears Garden Phase 2)
-  Part 1 - Change from Residential 1 R1 Zone to Residential 2A R2A-616 Zone