



The Municipal Corporation of the Town of Fort Erie

By-law No. 89-2018

Being a By-law to Amend Zoning By-law No. 129-90 396 Ridgeway Road William Cutler – Owner

350309-0463

Whereas an application was received from William cutler (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Lots 3 and 4, plan 416, 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 11, 2018, 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-33-2018 considered and approved at the Council-in-Committee meeting of June 11, 2018;

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 "Core Mixed Used 2 (CMU2) Zone" and "Residential 2B (R2B) Zone to "Core Mixed Use 2 (CMU2-626) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 26B– Core Mixed Use 2 (CMU2) Zone" Subsection – "Exceptions to the Core Mixed Use 2 (CMU2) Zone" the following exception:

"CMU2-626 (89-2018) East Side of Ridgeway Road, North of Graeber Avenue

These lands are zoned "Core Mixed Use 2 (CMU2-626) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2 (CMU2-626) Zone" on the attached Appendix "1" shall be subject to the following special provision:

- a) Notwithstanding the “Regulations for Dwelling Units” in Section 26B.4, the regulations of Section 12B.3 shall apply to single detached dwelling units located on a separate lot”

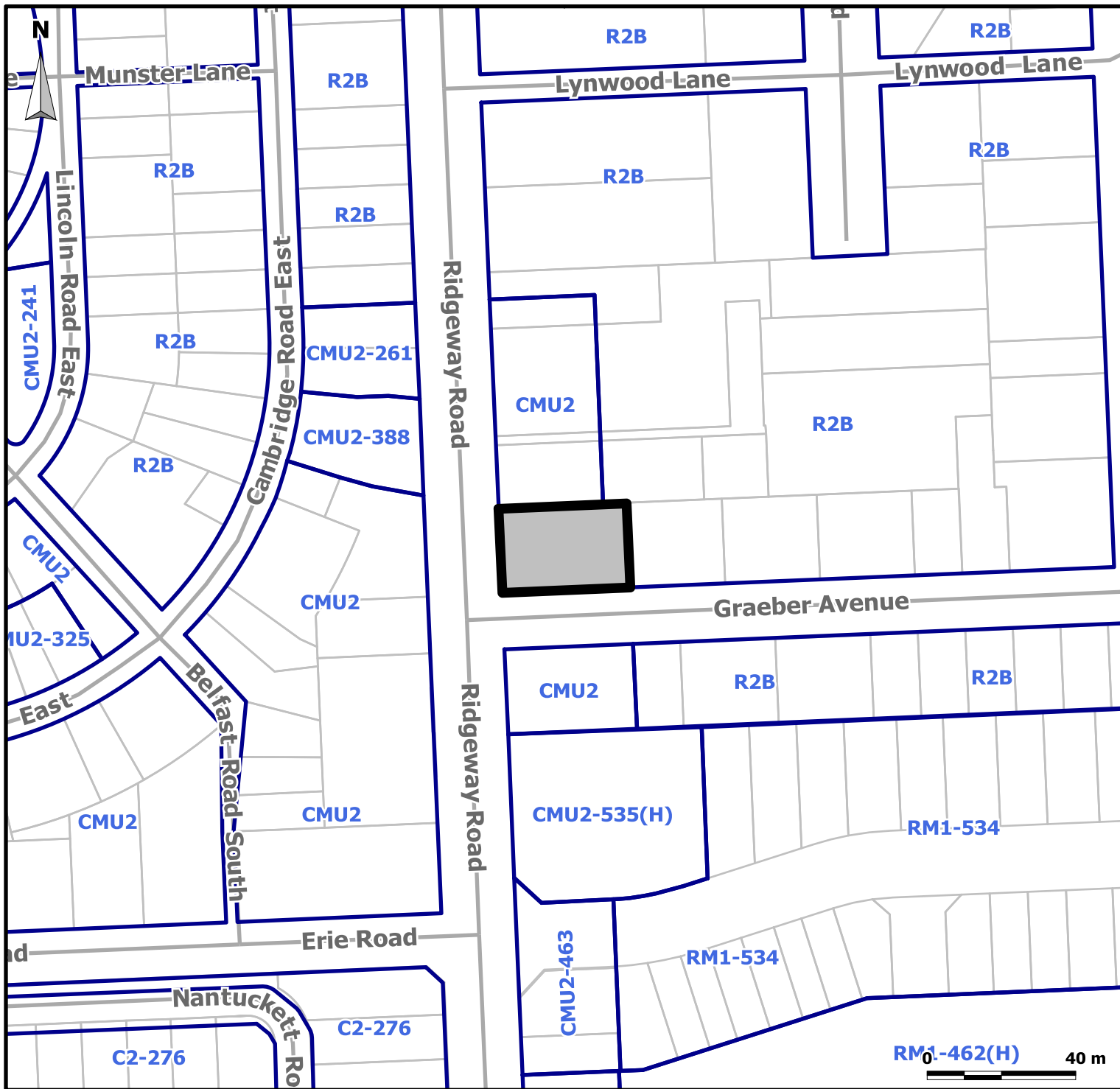
- 3. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 16th day of July, 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. 89-2018 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____



By-law No. 89-2018

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 16th DAY OF JULY, 2018**

-  Subject Lands - 396 Ridgeway Road
-  Part 1 - Change from Core Mixed Use 2 CMU2 Zone and Residential 2B R2B Zone to Core Mixed Use CMU2-626 Zone