



The Municipal Corporation of the Town of Fort Erie

By-law No. 93-2019

Being a By-law to Amend Zoning By-law No. 129-90 63 Belfast Road South Integra Inc. (Mike Stepien) – Owner

350309-0486

Whereas an application was received from Mike Stepien of Integra Inc. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 63 Belfast Road South, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on May 13, 2019, 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-30-2019 considered and approved at the Council-in-Committee meeting of May 13, 2019;

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" to "Core Mixed Use 2 (CMU2-636) 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:

"CMU2-636 (93-2019) 63 Belfast Road South

These lands are zoned "Core Mixed Use 2 (CMU2-636) 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 (CMU2-636) Zone" and shall be subject to the following provisions:

- a) Notwithstanding the “Regulations for Dwelling Units” in Section 26B.4, all of the regulations of Section 12B.3 shall apply to single detached dwelling units located on a separate lot, except the following regulations:
 - i. Maximum lot coverage (2 storey dwelling) – 46%
 - ii. Minimum interior side yard setback – 1.2 m
 - iii. Maximum height – 2 storeys, 7.6 m
- b) Notwithstanding the “Regulations Covered or Uncovered Porches, Balconies, Decks and Patios” in Section 6.40, the minimum front yard setback to a covered porch less than 1.5 m above grade shall be 2.0 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.

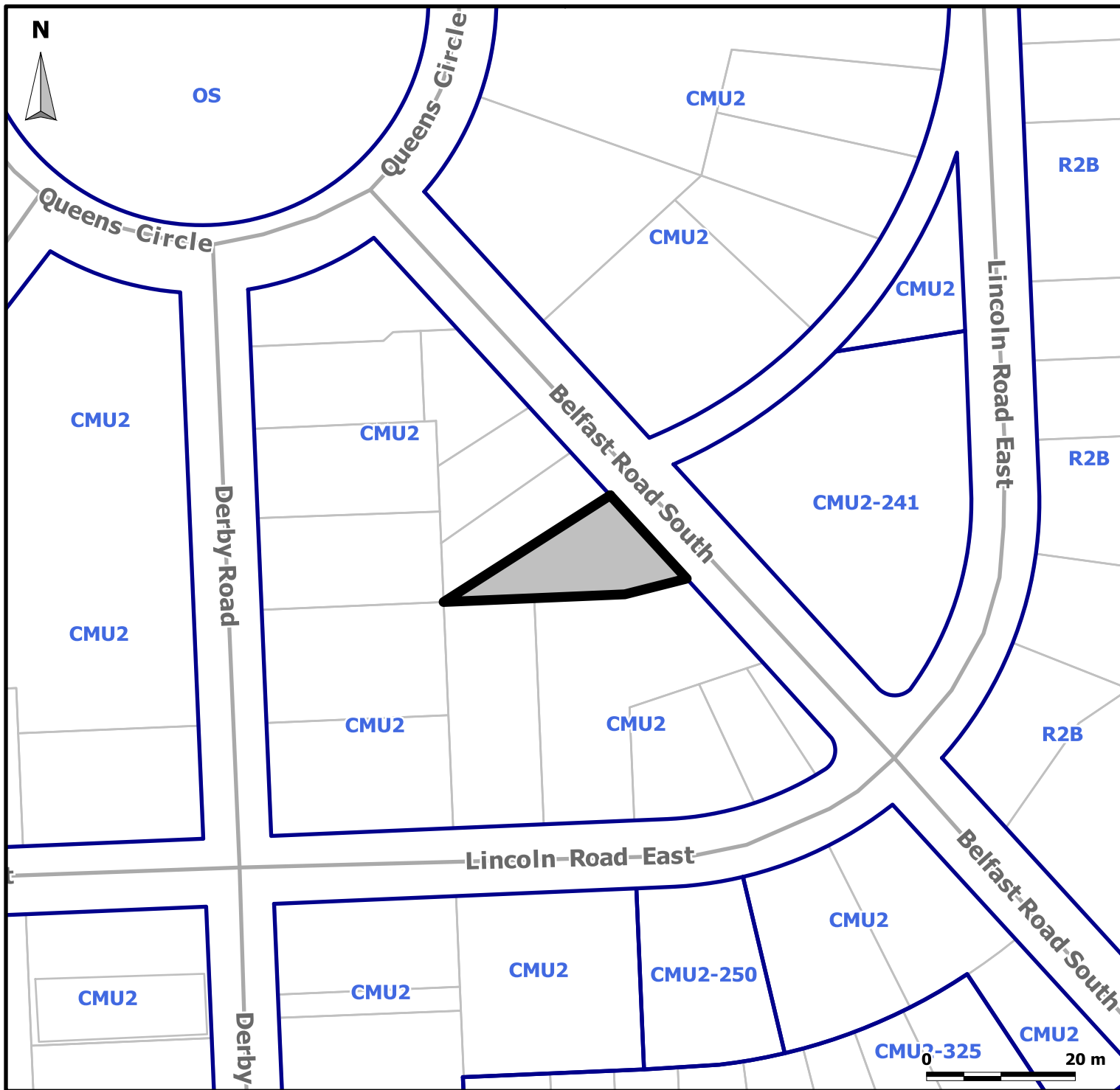
Read a first, second and third time and finally passed this 17th day of June, 2019.

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. 93-2019 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20


APPENDIX "1"



By-law No. 93-2019

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

PASSED THIS 17th DAY OF JUNE, 2019

 Subject Lands - 63 Belfast Road South

 Part 1 - Change from Core Mixed Use CMU2 Zone to Core Mixed Use CMU2-636 Zone