



# **The Municipal Corporation of the Town of Fort Erie**

## **By-law No. 5-2020**

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### **Being a By-law to Amend Zoning By-law No. 129-90, as Amended – Removal of Holding Provision Lulongping Gardens Phase 1 (Yiliming International Real Estates Ltd. – Longping Lu)**

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350309-0383

**Whereas** the Municipal Council of The Corporation of the Town of Fort Erie passed By-law No. 72-2015 on the 11<sup>th</sup> day of May, 2015, rezoning certain lands within the Lulongping Gardens Phase 1 (formerly Spears Garden) subdivision generally located north of Regional Road 3 (Garrison Road), east of Pettit Road to "Residential 2 Holding (R2-525H) Zone" and "Residential Multiple 1 Holding (RM1-526H) Zone" with a Holding provision preventing the development of the lands until Council approved a Subdivision Agreement for the lands; and

**Whereas** the Municipal Council of The Corporation of the Town of Fort Erie passed By-law No. 122-2018 on the 24<sup>th</sup> day of September, 2018, approving a subdivision agreement between The Corporation of the Town of Fort Erie and Yiliming International Real Estates Ltd. for Lulongping Gardens Phase 1; and

**Whereas** Upper Canada Consultants, the agent for the owner, requested the holding provision be removed in a letter dated January 3, 2020;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** Schedule "A" of By-law 129-90 as amended is further amended by changing the zoning on the lands shown on the attached Appendix "1" from "Residential 2 Holding (R2-525H) Zone" and "Residential Multiple 1 Holding (RM1-526H)" to "Residential 2 (R2-525) Zone" and "Residential Multiple 1 (RM1-526) Zone".

2. **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 20<sup>th</sup> day of January, 2020.**

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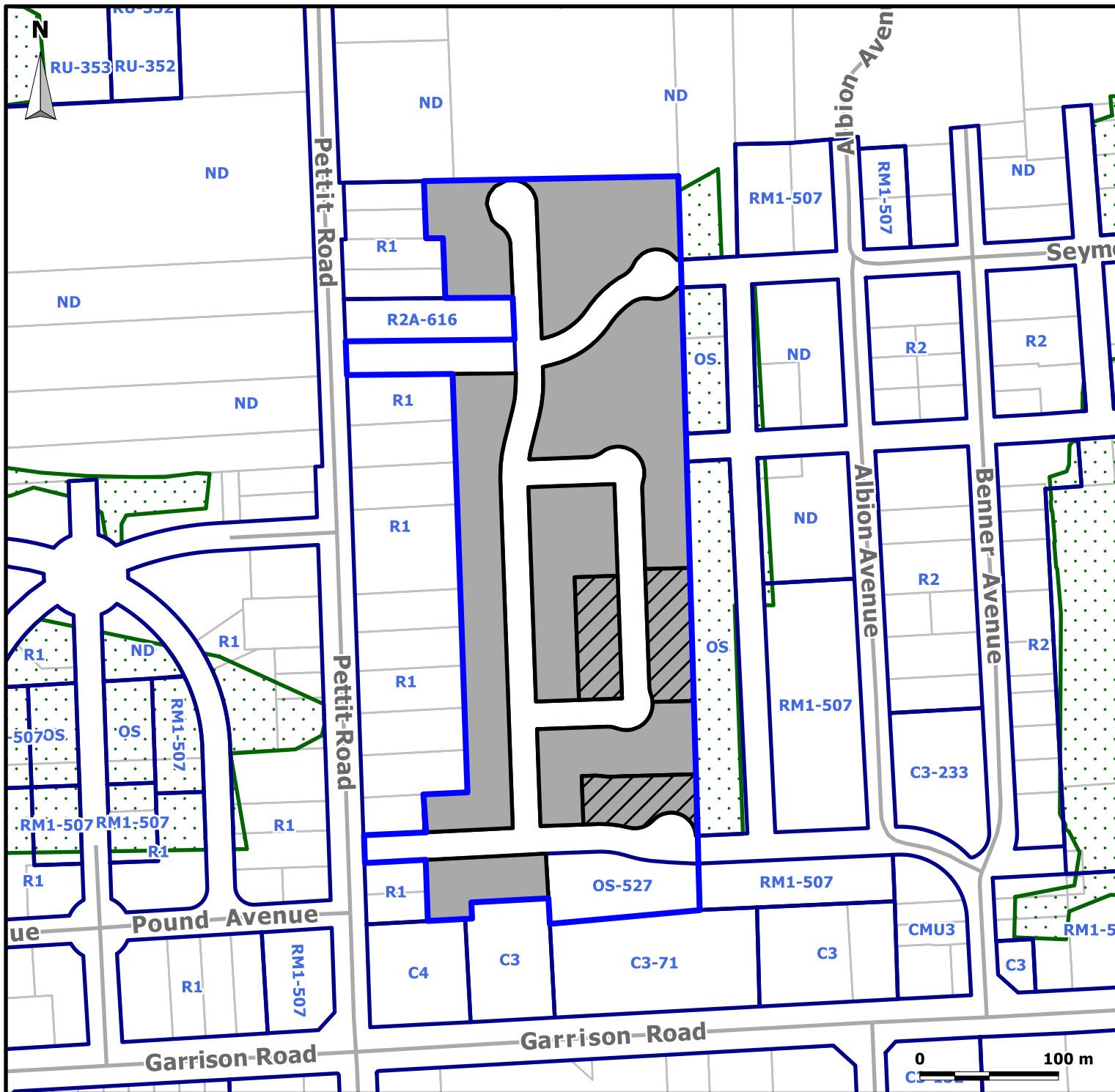
Mayor

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Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 5-2020 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_.

# APPENDIX "1"



By-law No. 5-2020

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 20th DAY OF JANUARY, 2020

- Subject Area - Lulongping Gardens Phase 1 Subdivision
- Part 1 - Change from Residential 2 R2-525(H) Zone to Residential 2 R2-525 Zone
- Part 2 - Change from Residential Multiple 1 RM1-526(H) Zone to Residential Multiple 1 RM1-526 Zone