



The Municipal Corporation of the Town of Fort Erie

By-law No. 36-2020

**Being a By-law to Amend Zoning By-law No. 129-90
Peace Bridge Village Phase 2 Subdivision
Ashton Homes (Western) Ltd. (Aldo Vercillo), Parklane Home Builders Ltd.
(Debbie Hill) and Delta Bingo Inc. (Duncan Cameron) - Owners
Upper Canada Consultants (William Heikoop) - Agent**

350309-0452

Whereas an application was received from William Heikoop of Upper Canada Consultants on behalf of Ashton Homes (Western) Ltd. (Aldo Vercillo), Parklane Home Builders Ltd. (Debbie Hill) and Delta Bingo Inc. (Duncan Cameron) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Peace Bridge Village Phase 2 Subdivision, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on November 12, 2019, and

Whereas at the Council-in-Committee meeting held March 9, 2020, Council approved Report No. PDS-15-2020, subject to the inclusion of additional conditions, 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-15-2020, as amended, considered and approved at the Council-in-Committee meeting held on March 9, 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 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 "Highway Commercial Holding (C3(H)) Zone", "Highway Commercial (C3-55) Zone" and "Neighbourhood Development (ND) Zone" to "Residential Multiple 1 (RM1-647) Zone" (Part 1, Part 2 & Part 6) and "Residential 2A (R2A-648) Zone" (Part 3, Part 4 & Part 5).
- 2. That** By-law No. 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple 1 (RM1) Zone" Subsection – "Residential Multiple 1 (RM1) Zone" the following exceptions:

"RM1-647 (36-2020) Peace Bridge Village Phase 2 Subdivision (Part 1, Part 2 & Part 6)

These lands are zoned "Residential Multiple 1 (RM1-647) Zone", 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 (RM1-647) Zone", subject to the following provisions:

- a) Minimum lot area for exterior street townhouse dwellings – 250.00 sq.m
- b) Maximum lot coverage for street townhouse corner lots – 50%”

“R2A-648 (36-2020) Peace Bridge Village Phase 2 Subdivision (Part 3, Part 4 & Part 5)

These lands are zoned “Residential 2A (R2A-648) 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-648) Zone”, subject to the following provisions:

- a) Minimum lot area – 360.00 sq.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.”

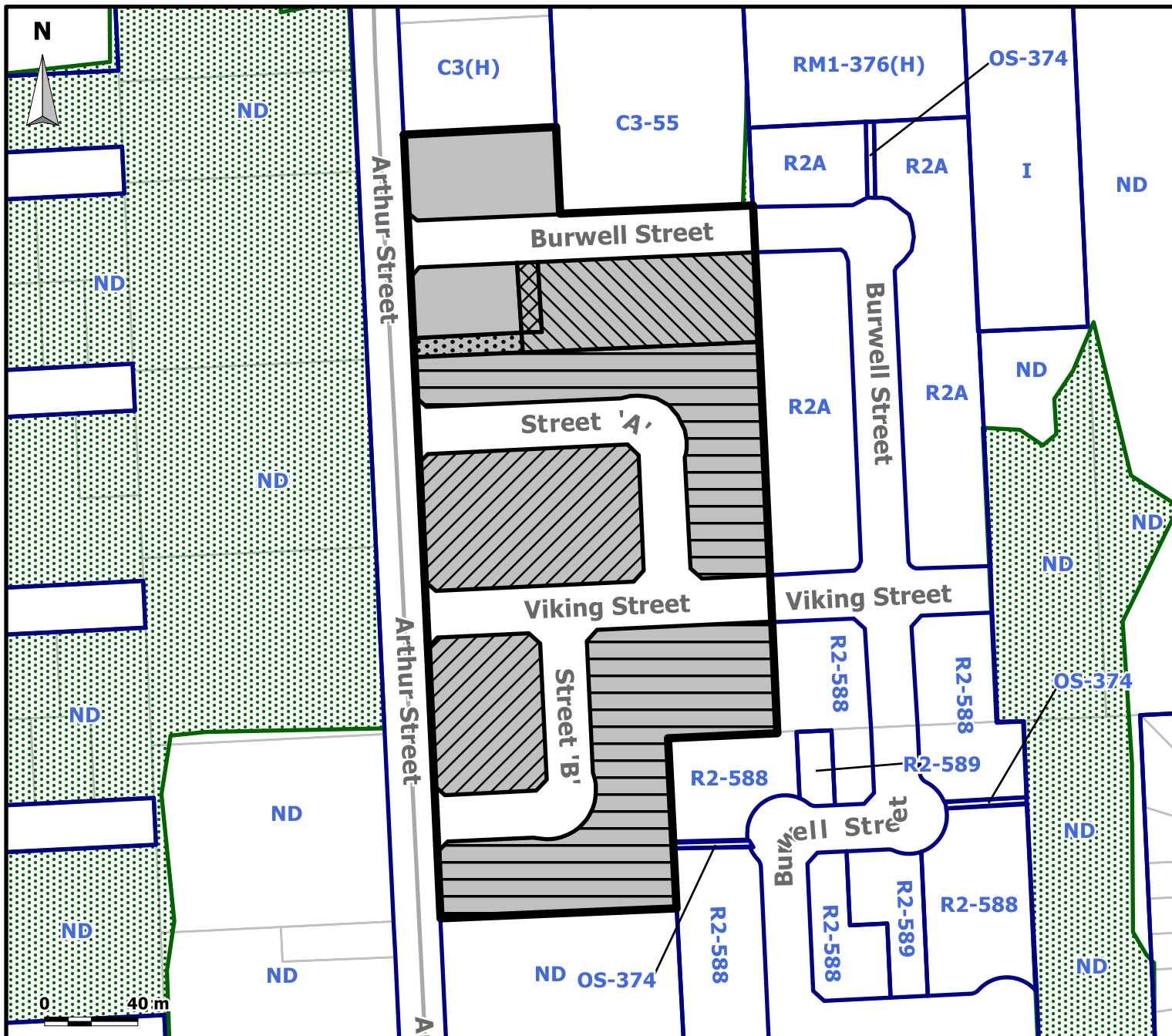
Read a first, second and third time and finally passed this 23rd day of March, 2020.

Mayor

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. 36-2020 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20


APPENDIX "1"









By-law No. 36-2020

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

PASSED THIS 23rd DAY OF MARCH, 2020

 Subject Lands - 0 Royal York Road (Block A, Plan 447)

-  Part 1 - Change from Highway Commercial Holding (C3(H)) Zone to Residential Multiple 1 (RM1-647) Zone
-  Part 2 - Change from Highway Commercial (C3-55) Zone to Residential Multiple 1 (RM1-647) Zone
-  Part 3 - Change from Highway Commercial (C3-55) Zone to Residential 2A (R2A-648) Zone
-  Part 4 - Change from Highway Commercial Holding (C3(H)) Zone to Residential 2A (R2A-648) Zone
-  Part 5 - Change from Neighbourhood Development (ND) Zone to Residential 2A (R2A-648) Zone
-  Part 6 - Change from Neighbourhood Development (ND) Zone to Residential Multiple 1 (RM1-647) Zone