



The Municipal Corporation of the Town of Fort Erie

By-law No. 97-2021

Being a By-law to Amend Zoning By-law No. 129-90 129 Cook Avenue

Michael Sullivan (LandPro Planning Solutions Inc.) – Agent
Bob Cosby – Applicant
Peggy Boles – Owner

350309-0519

Whereas an application was received from Michael Sullivan, (Agent) for Bob Cosby (Applicant) and Peggy Boles (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 129 Cook Avenue, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on July 12, 2021, 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-73-2021 considered and approved at the Council-in-Committee meeting held on August 9, 2021;

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) Zone", to "Residential R1 (R1-668) Zone" (Part 1) and "Residential R1 (R1-669) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 10– Residential (R1) Zone" Subsection – "Exceptions to the Residential (R1) Zone" the following exceptions:

"R1-668 (97-2021) 129 Cook Avenue (Part 1)

These lands are zoned "Residential R1 (R1-668) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential (R1) Zone" by this by-law shall apply to those lands zoned "Residential R1 (R1-668) Zone" subject to the following special regulations:

- a) Minimum Lot Frontage - 15 m
- b) Minimum Lot Area - 571 sq.m

R1-669 (97-2021) 129 Cook Avenue (Part 2)

These lands are zoned "Residential R1 (R1-669) Zone" (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential (R1) Zone" by this by-law shall apply to those lands zoned "Residential R1 (R1-669) Zone" shown as Part 2 on the attached Appendix "1" and shall be subject to the following special regulation:

a) Minimum Lot Frontage - 17 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.

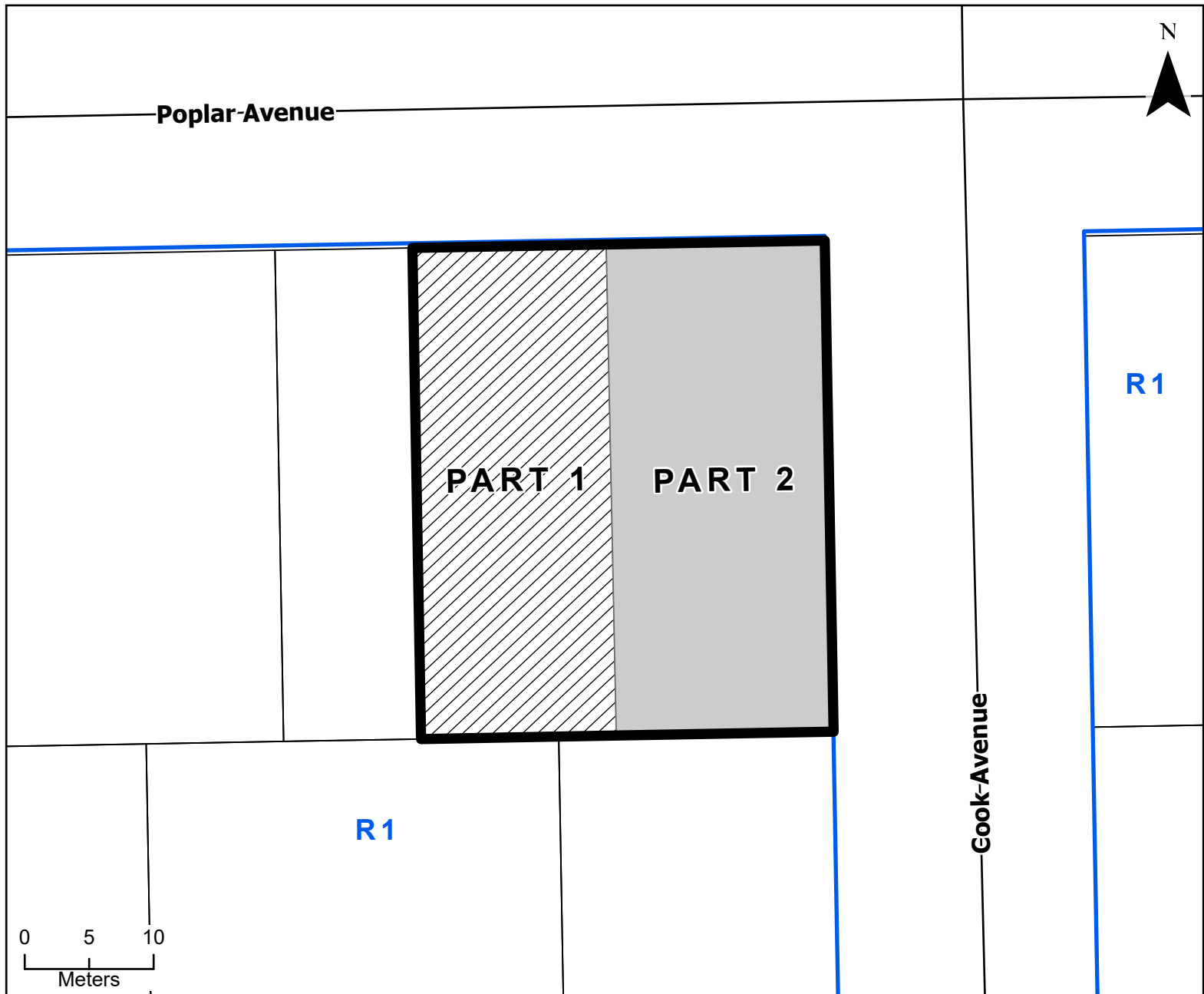
Read a first, second and third time and finally passed this 23rd day of August, 2021.

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. 97-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____

APPENDIX "1"

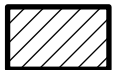


By-law No. 97-2021

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 23rd DAY OF AUGUST, 2021**



Subject Lands - 129 Cook Avenue



Part 1 - Change from Residential 1 R1 Zone to Residential 1 R1-668 Zone



Part 2 - Change from Residential 1 R1 Zone to Residential 1 R1-669 Zone