



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 26-2023

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### Being a By-law to Amend Zoning By-law No. 129-90, as amended 97 Gorham Road Bomofive Inc. (Ross Boncore and Kam Mofid) - Owner

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**Whereas** an application was received from Greg Hyde of Urban Environments on behalf of Ross Boncore and Kam Mofid of Bomofive Inc. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 97 Gorham Road; 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 9<sup>th</sup>, 2022; 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-04-2023 considered and approved, as amended, at the Regular Council meeting held on January 23<sup>rd</sup>, 2023;

**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 known municipally as 97 Gorham Road as shown on the attached Appendix "1" from "Residential Multiple 1 (RM1-508) Zone" to "Residential Multiple 2 (RM2-767) Zone".
2. **That** By-law No. 129-90, as amended, is further amended by adding to "Section 15 – Residential Multiple 2 (RM2) Zone" Subsection – "Exceptions to the Residential Multiple 2 (RM2) Zone" the following exceptions:

#### **"RM2-767 (26-2023) 97 Gorham Road**

These lands are zoned "Residential Multiple 2 (RM2-767) Zone" and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned "Residential Multiple 2 (RM2) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 2 (RM2-767) Zone" subject to the following special provisions:

- a) Minimum Lot Area - 89.83 sq m per dwelling unit
- b) Prohibited Uses  
Short Term Rental is prohibited. For the purpose of this provision, "Short Term Rental" means "all or part of a dwelling unit, subject to licencing by the Town, to provide sleeping

accommodation for any period of thirty (30) calendar days at a time or less in exchange for payment, but does not include any type of institutional dwelling, hotels, or other similar uses”

- c) That notwithstanding the Parking Area Regulations in Subsection 6.20 (A) for Apartment Dwellings, the Minimum Parking Requirement shall be 1.25 parking spaces per dwelling unit.”

3. **That** the Clerk of the Town is authorized to affect 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 27th day of February, 2023.**

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Mayor

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Clerk




I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 26-2023 of the said Town. Given under my hand and the seal of the said Corporation, this                      day of                      , 20

# APPENDIX "1"



**By-law No. 26-2023**

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 27TH DAY OF FEBRUARY, 2023**

-  Subject Lands - 97 Gorham Road
-  Change from Residential Multiple 1 (RM1-508) Zone to Residential Multiple 2 (RM2-767) Zone
-  Zoning Boundary

