

The Municipal Corporation of the Town of Fort Erie

By-law No. 90-2023

Being a By-law to Amend Zoning By-law No. 129-90, as amended 525 Lake Avenue Daniel John Read - Owner

Whereas an application was received from Doug Giles of A.J. Clarke & Associates Ltd. on behalf of Daniel John Read (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 525 Lake 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 March 20th, 2023; 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-32-2023 considered and approved at the Council-in-Committee meeting held on April 17th, 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 525 Lake Avenue as shown on the attached Schedule "A" from "Residential 2B (R2B) Zone" to "Residential 3 (R3-778) Zone".
2. **That** By-law No.129-90, as amended, is further amended by adding to "Section 13 – Residential 3 (R3) Zone" Subsection – "Exceptions to the Residential 3 (R3) Zone" the following exception:

"R3-778 (90-2023) 525 Lake Avenue

These lands are zoned "Residential 3 (R3-778) Zone" and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned "Residential 3 (R3) Zone" by this by-law shall apply to those lands zoned "Residential 3 (R3-778) Zone" subject to the following special provisions:

- a) Minimum Unit Frontage - 9.20 m
- b) Minimum Lot Area - 241.00 sq m
- c) Maximum Lot Coverage - 35.50%
- d) Minimum Interior Side Yard - 1.57 m
- e) Maximum Building Height - 3 storeys, 9.50 m
- f) That notwithstanding the Parking Area Regulations in Subsection 6.20 (A) for Residential Uses (other than listed herein) in Section 6 - General Provisions the Minimum Parking Requirement shall be 2.00 parking spaces per dwelling unit to be

provided in the front yard.”

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.

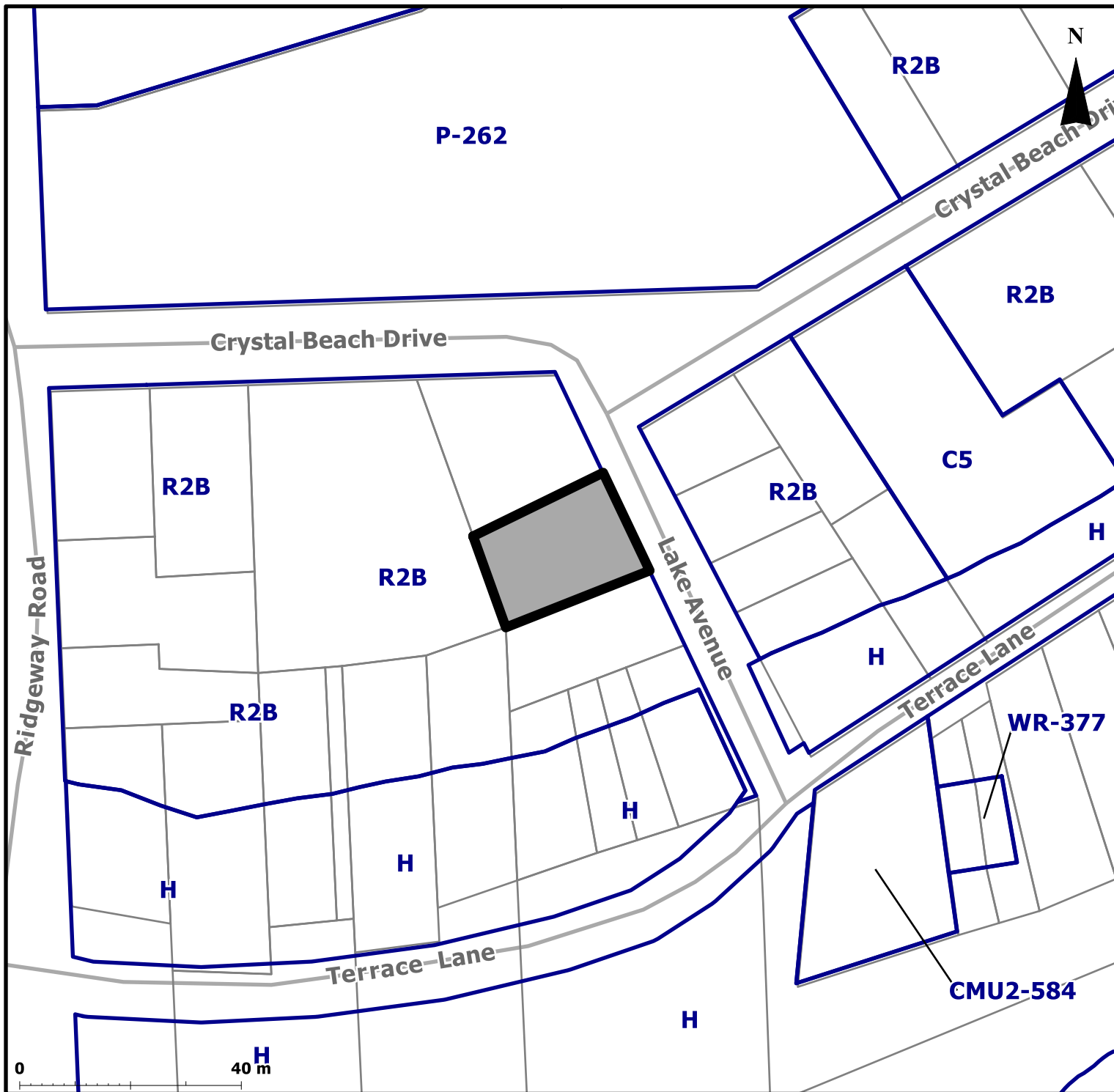
Read a first, second and third time and finally passed this 29th day of May, 2023.

Mayor

Deputy Clerk

I, _____, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 90-2023 of the said Town. Given under my hand and the seal of the said Corporation, this _____ day of _____, 20____

SCHEDULE "A"



By-law No. 90-2023

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

PASSED THIS 29th DAY OF MAY, 2023



Subject Lands - 525 Lake Avenue



Change from Residential 2B (R2B) Zone to Residential 3 (R3-778) Zone