

**SECTION 32 – PUBLIC (P) ZONE**

**32.1** Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section apply in all Public (P) Zones.

**32.2 PERMITTED USES**

- (a) Public uses and operations carried on by, or on behalf of the Town of Fort Erie, Regional Municipality of Niagara, Province of Ontario, Government of Canada or agency thereof, and specifically including the Peace Bridge Authority and The Niagara Parks Commission, and, without limiting the generality of the foregoing shall include public libraries, post offices, police stations, public hospitals, water treatment plants, sewage treatment plants, works and yards, weigh-scales and fruit and vegetable inspection stations.
- (b) Uses, buildings and structures accessory to any use permitted in clause (a) of this Subsection.

**32.3 REGULATIONS**

|                                  |  |
|----------------------------------|--|
| Minimum Lot Frontage             | 30m  |
| Minimum Lot Area                 | 1400 sq.m.   |
| Maximum Lot Coverage             | 50 percent   |
| Minimum Yard Requirements        | No building or structure shall be used or erected within 5 metres of any lot line, or within 7.5 metres of any street line, or within 7.5 metres of the boundary of any Residential Zone   |
| Minimum Parking Requirements     | <ul style="list-style-type: none"> <li>i) Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate the employees, of, and the visitors to, the public use or uses on such lot</li> <li>ii) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line which does not abut a street, or within 3 metres of any street line or boundary of any Residential Zone</li> </ul> |
| Minimum Landscaping Requirements | A landscaping area in the form of a planting strip having a minimum width of 2 metres  |

**SECTION 32 – P ZONE**  
**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**  
**OFFICE CONSOLIDATION**

**32.2**

|  |   |
|--|---|
|  | shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone |
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**32.4 SUPPLEMENTARY REGULATIONS FOR WATER POLLUTION CONTROL PLANTS**

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|--|---|
| Minimum Lot Frontage                               | 30m   |
| Minimum Lot Area                                   | 1400 sq.m.  |
| Maximum Lot Coverage                               | 50 percent  |
| Minimum Front Yard Setback                         | 15m   |
| Minimum Side Yard Setback                          | 7.5m  |
| Minimum side yard setback abutting a public street | 8 m   |
| Minimum rear yard setback                          | 10m   |
| Minimum setbacks for parking and storage areas     | 8 m abutting a street line  |
| Minimum Landscaping Requirements                   | A landscaping area in the form of a planting strip having a minimum width of 7.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone |

**EXCEPTIONS TO THE PUBLIC (P) ZONE**

**P-145 (229-1995) 1 Municipal Centre Drive**

These lands are zoned "Public P-145 Zone" and all of the provisions that relate to lands zoned "Public P Zone" by this by-law shall apply to those lands zoned "Public P-145 Zone" on Schedule A except that in addition to the permitted uses set out in Subsection 32.2 (a), these lands may also be used to conduct lottery events licensed by the Town of Fort Erie and the Province of Ontario.

**P-262 (129-1990) Ridgeway Road, east side @ Crystal Beach Drive**

Notwithstanding the provisions of the Public (P) Zone, the use of the lands indicated as P-262 on Schedule A shall be limited to a water pollution control plant and the following special regulations shall apply:

- (a) Minimum front yard setback shall not be less than 15 metres from the street line.
- (b) Minimum side yard setback shall not be less than 7.5 metres from the side lot line.
- (c) Minimum side yard setback abutting a public street shall not be less than 8 metres from the property line.
- (d) Minimum rear yard setback shall not be less than 18 metres from the rear lot line.
- (e) Minimum setbacks for parking and storage areas abutting a street line shall not be less than 8 metres from the street line.