



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 57-2017

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**Being a By-law to Amend Zoning By-law No. 129-90  
3303 Dominion Road  
Alan Heywood - Agent  
Frank Renda and Marcello Petrella - Applicants  
Roy Berry – Owner**

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350309-0435

**Whereas** an application was received from Alan Heywood (Agent) on behalf of Marcello Petrella/Frank Renda (Applicants) and Roy Berry (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Lots 1246, 1247, 1248 and 1249, Registered Plan 437 and Part of Lot 20, Concession 1, Lake Erie, Town of Fort Erie, Regional Municipality of Niagara, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on April 18, 2017, 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-39-2017 considered at the Council-in-Committee meeting of May 15, 2017 and subsequently authorized and approved by Council;

**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 "Neighbourhood Development (ND-582) Zone" (Part 1) and "Neighbourhood Development (ND-583) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 17– Neighbourhood Development (ND) Zone" Subsection – "Exceptions to Neighbourhood Development (ND) Zone" the following exceptions:

**"ND-582 (57-2017) 3303 Dominion Road**

These lands are zoned "Neighbourhood Development ND (ND-582) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Neighbourhood Development (ND) Zone" by this by-law shall apply to those lands zoned "Neighbourhood Development (ND-582) Zone" shown as Part 1 on the attached Appendix "1" and shall be subject to the following provision:

- a) Minimum lot area - 4087 sq m.

**ND-583 (57-2017) 3303 Dominion Road**

These lands are zoned "Neighbourhood Development ND (ND-583) Zone" (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Neighbourhood Development (ND) Zone" by this by-law shall apply to those lands zoned "Neighbourhood Development (ND-583) Zone" shown as Part 2 on the attached Appendix "1" and shall be subject to the following provision:

- a) Minimum lot area - 3827 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 23<sup>rd</sup> day of May, 2017.**

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Mayor

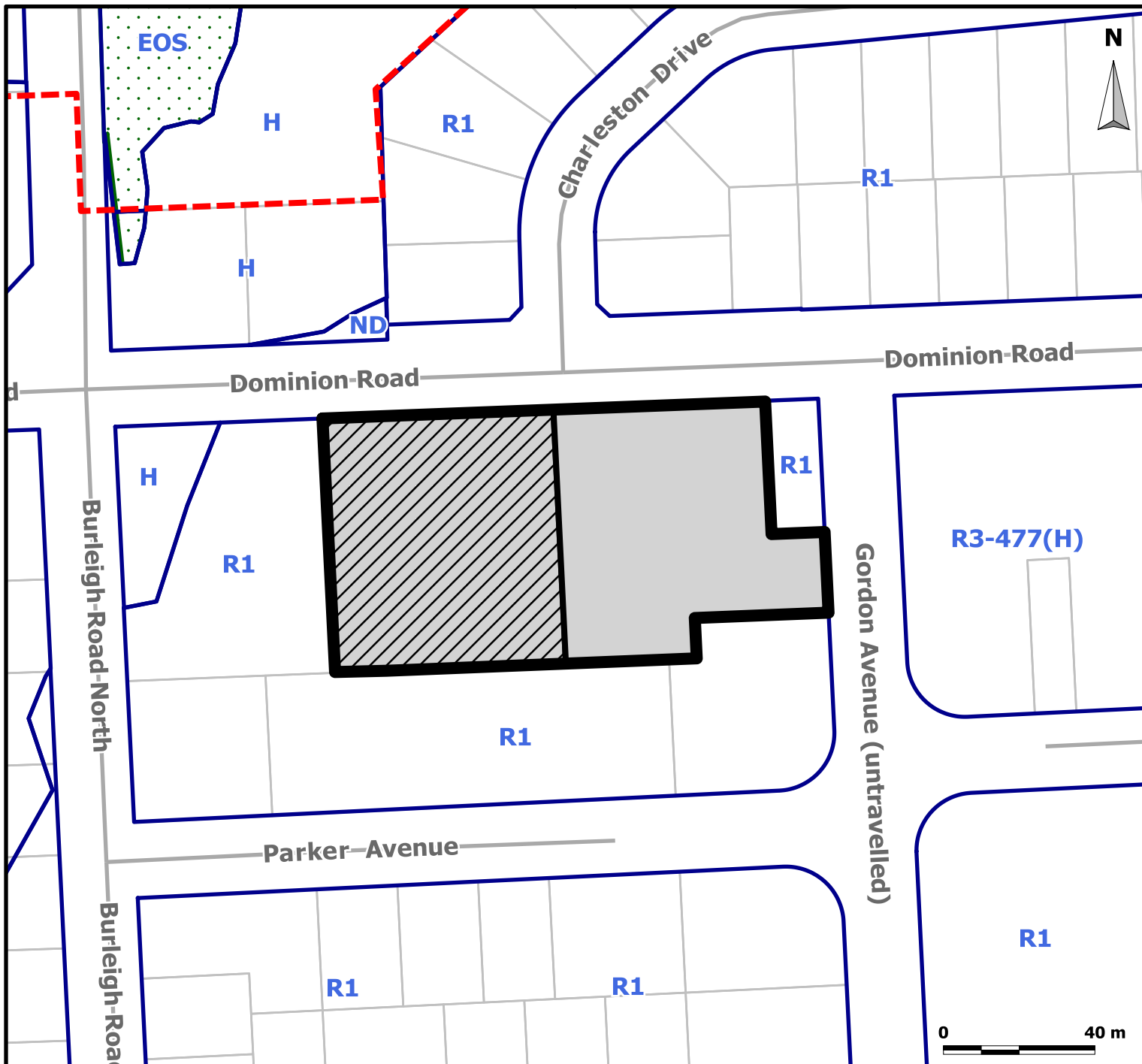
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Clerk

I, Laura Bubanko, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 57-2017 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_\_\_

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# APPENDIX "1" TO BY-LAW NO. 57-2017



## By-law No. 57-2017

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

PASSED THIS 23rd DAY OF MAY, 2017

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|--|---|---|--|
|  | Subject Lands - 3303 Dominion Road  |  | Environmental Conservation (EC) Overlay Zone |
|  | Part 1 - Change from Residential 1 (R1) Zone to Neighbourhood Development (ND-582) Zone |  | Urban Area Boundary                          |
|  | Part 2 - Change from Residential 1 (R1) Zone to Neighbourhood Development (ND-583) Zone |  | Zone Boundary                                |