



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 120-2017

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**Being a By-law to Amend Zoning By-law No. 129-90  
397 Garrison Road & 0 Louisa Street (Peace Bridge Subdivision)  
Jeff Jansen, Jansen Consulting - Agent  
Ashton Homes (Western) Limited (Aldo Vercillo) – Owner**

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350309-0447

**Whereas** an application was received from Jeff Jansen, Jansen Consulting (Agent) on behalf of Ashton Homes (Western) Limited (Aldo Vercillo) (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Lots 8 to 10, Part Lots O and P Plan 990-992, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on September 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-70-2017 considered and amended at the Council-in-Committee meeting of October 16, 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 2 (R2(H)) Zone" to "Residential 2 (R2-588(H)) Zone" (Part 1) and "Residential 2 (R2-589(H)) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 11– Residential 2 (R2) Zone" Subsection – "Exceptions to Residential 2 (R2) Zone" the following exceptions:

**"R2-588(H) (120-2017) 397 Garrison Road & 0 Louisa Street, Peace Bridge Subdivision**

These lands are zoned "Residential 2 (R2-588(H)) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2 (R2) Zone" by this by-law shall apply to those lands zoned "Residential 2 (R2-588(H)) Zone" shown as Part 1 on the attached Appendix "1" and shall be subject to the following provisions:

- a) Maximum Lot Coverage – 45% (one storey dwellings)

**“R2-589 (H) (120-2017) 397 Garrison Road & 0 Louisa Street, Peace Bridge  
Subdivision**

These lands are zoned “Residential 2 (R2-589(H)) Zone” (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-589(H)) Zone” shown as Part 2 on the attached Appendix “1” and shall be subject to the following provisions:

a) Maximum Lot Coverage – 45% (one storey dwellings)

b) Minimum Lot Area – 465 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.

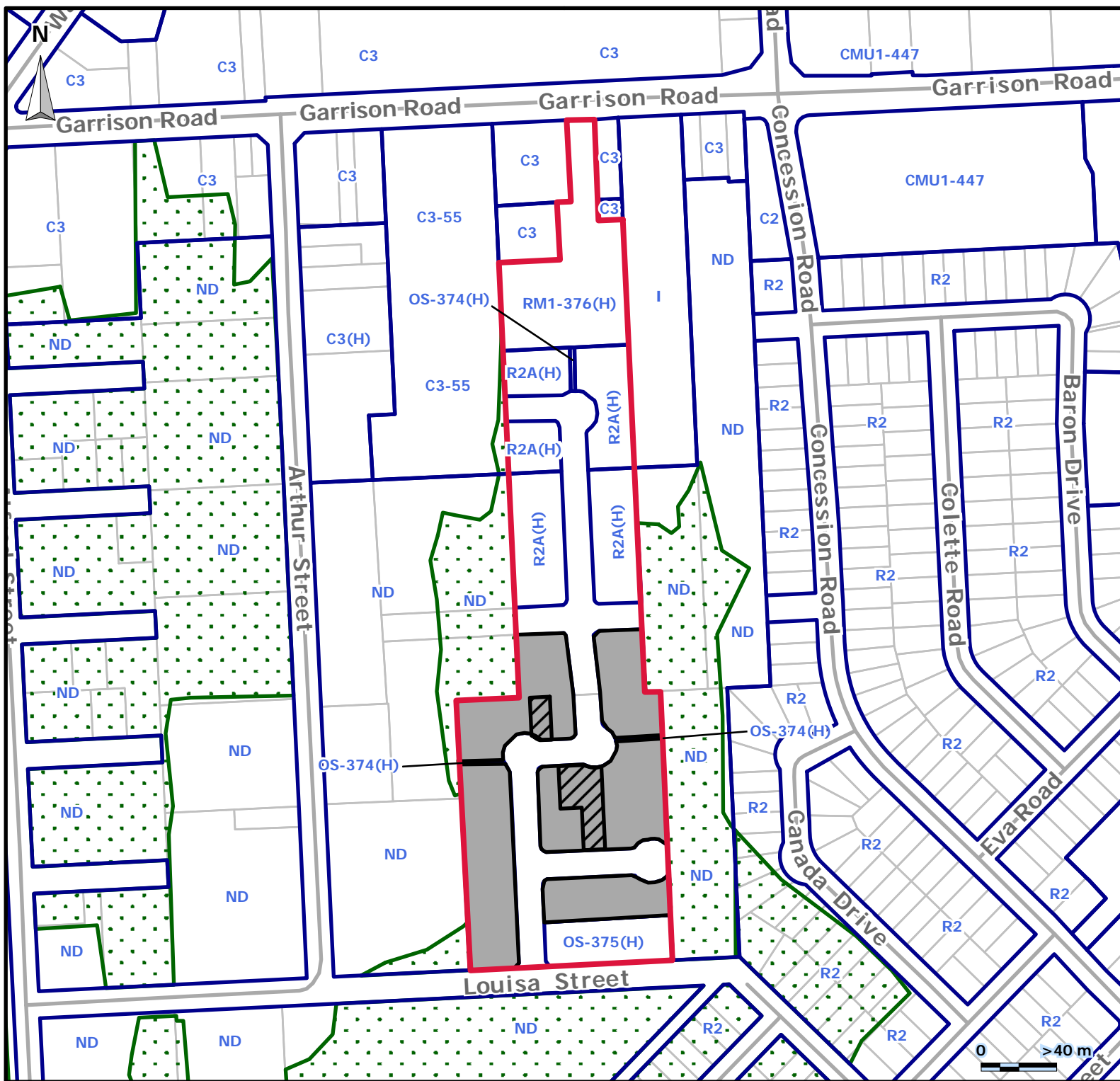
**Read a first, second and third time and finally passed this 23rd day of October, 2017.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Interim Clerk


I, \_\_\_\_\_ Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 120-2017 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_\_\_


# Appendix "1" to By-law 120-2017





## By-law No. 120-2017

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 23rd DAY OF OCTOBER, 2017**

 Part 1 - Change from Residential 2 R2(H)  
Zone to Residential 2 R2-588(H) Zone

 Part 2 - Change from Residential 2 R2(H)  
Zone to Residential 2 R2-589(H) Zone

 Subject Lands - Peace Bridge Subdivision

 Zone Boundary

 EC Overlay Zone