



The Municipal Corporation of the Town of Fort Erie

By-law No. 95-2018

Being a By-law to Authorize the Entry into a Spatial Separation Agreement – 283 Ridge Road North (Sleek Developments Inc. – Peter Coutu.)

Whereas the owner of 283 Ridge Road North wishes to construct a two (2) storey building with commercial uses on the main floor and residential use on the second floor; and

Whereas the proposed building design incorporates a number of window openings in the southern exposing building face, which require a limiting distance to a point beyond the property line to satisfy the spatial separation requirements of the Ontario Building Code (the “Code”); and

Whereas the Code will permit the limiting distance or setback to be taken to a point beyond a property line provided that an agreement is entered into between the municipality and the property owner; and

Whereas Report No. PDS-49-2018 was considered and approved at the Regular Meeting of Council held on July 16, 2018, to authorize the entry into Spatial Separation Agreement with Sleek Developments Inc. to permit the windows in the southern exposing building face of a proposed two (2) storey building at 283 Ridge Road North to comply with the limiting distance requirements of the Code; and

Whereas it is deemed desirable to enter into a Spatial Separation Agreement with Sleek Developments Inc. to meet the requirements of the Code;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the entry into a Spatial Separation Agreement with Sleek Developments Inc. to meet the requirements of the Ontario Building Code with respect to the required limiting distance, in a form satisfactory to the Town Solicitor, is authorized and approved.
2. **That** the Mayor and Clerk are authorized to execute the Spatial Separation Agreement, and to affix the corporate seal thereto.
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 16th day of July, 2018.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. 95-2018 of the said Town. Given under my hand and the seal of the said Corporation, this _____ day of _____, 20____
