



The Municipal Corporation of the Town of Fort Erie

By-law No. 94-2019

Being a By-law to Amend Zoning By-law No. 129-90 Part of Lots 8 and 9, Lots on the North Side of Louisa Street, Plan 990-992

**William Heikoop, Upper Canada Consultants - Agent
Ashton Homes (Western) Ltd. – Owners**

350309-0488

Whereas an application was received from William Heikoop, Upper Canada Consultants (Agent) on behalf of Ashton Homes (Western) Ltd. (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Part of Lots 8 and 9, Lots on the North Side of Louisa Street, 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 May 13, 2019, 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-29-2019 considered at the Council-in-Committee meeting of May 13, 2019 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 "Open Space (OS-375) Zone" to "Residential 2 (R2-635) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 11– Residential 2 (R2) Zone" Subsection – "Exceptions to the Residential 2 (R2) Zone" the following exception:

"R2-635 (94-2019) North Side of Louisa Street, East of Arthur Street

These lands are zoned "Residential 2 (R2-635) Zone" 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 (R2-635) Zone" and shall be subject to the following provisions:

- a) Minimum Lot Area – 498 Sq m
- b) Maximum coverage – 45%”

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.

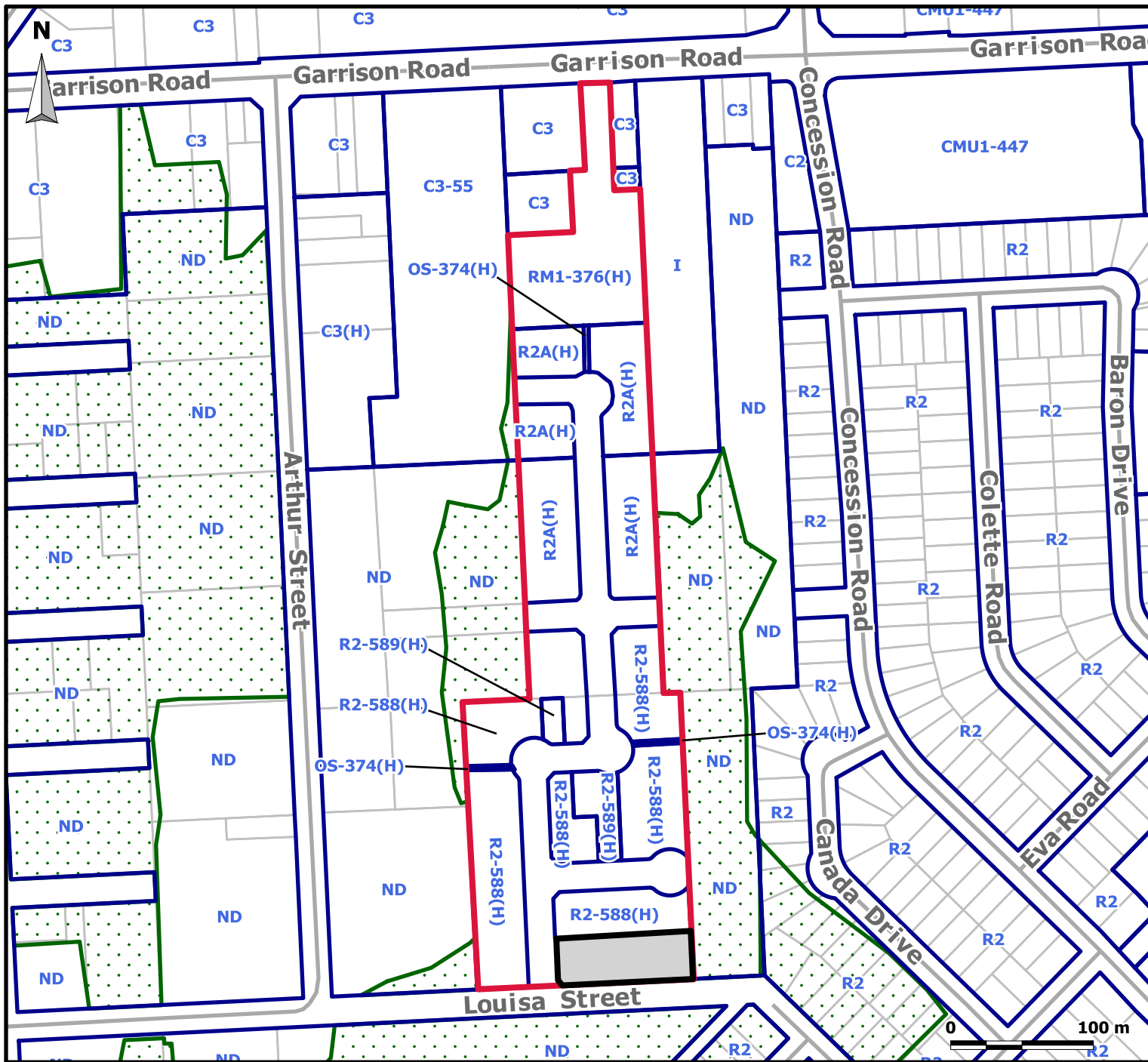
Read a first, second and third time and finally passed this 17th day of June, 2019.

Mayor

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No.94-2019 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____


APPENDIX "1"



By-law No. 94-2019

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

PASSED THIS 17th DAY OF JUNE, 2019

 Part 1 - Change from Open Space OS-375 Zone to Residential 2 R2-635 Zone

 Subject Lands - Peace Bridge Subdivision

 Zone Boundary

 EC Overlay Zone