



The Municipal Corporation of the Town of Fort Erie

By-law No. 141-2019

Being a By-law to Amend Zoning By-law No. 129-90

0 Dominion Road, 3291
Dominion Road and 3233
Parker Avenue
(Susan Smyth) - Agent
(1788773 Ontario Inc.) –
Owner

350309-0480

Whereas an application was received from Susan Smyth (Agent) on behalf of 1788773 Ontario Inc. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 0 Dominion Road, 3291 Dominion Road and 3233 Parker Avenue, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on June 10, 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-47-2019 considered and approved at the Council-in-Committee meeting of August 12, 2019;

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 "Neighbourhood Development (ND-583) Zone", "Residential 1 (R1) Zone" and "Residential 3 Holding (R3-477(H)) Zone" to "Residential 3 (R3-645) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Residential 3 (R3) Zone" Subsection – "Exceptions to the Residential 3 (R3) Zone" the following exception:

"R3-645 (141-2019) South Ridge Meadows Subdivision

These lands are zoned "Residential 3 (R3-645) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned by this by-law shall apply to those lands zoned "Residential 3 (R3-645) Zone" and shall be subject to the following provisions:

- a) Notwithstanding the “Regulations for Semi-Detached Dwellings” in Section 13.4, all of the regulations of Section 13.4 shall apply to semi-detached dwellings, except the following regulations:
 - i. Minimum interior side yard setback – 1.2 m except on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3 m.
 - ii. Minimum exterior side yard setback – 2.5 m except on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3 m.
- b) Notwithstanding the “Regulations for Dwellings” in Section 12.3, all of the regulations of Section 12.3 shall apply to single detached dwellings, except the following regulations:
 - i. Minimum lot frontage – 10.75 m
- c) Notwithstanding the “Regulations Covered or Uncovered Porches, Balconies, Decks and Patios” in Section 6.40, the minimum front yard setback to a covered or uncovered porch less than 1.5 m above grade shall be 2.0 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.

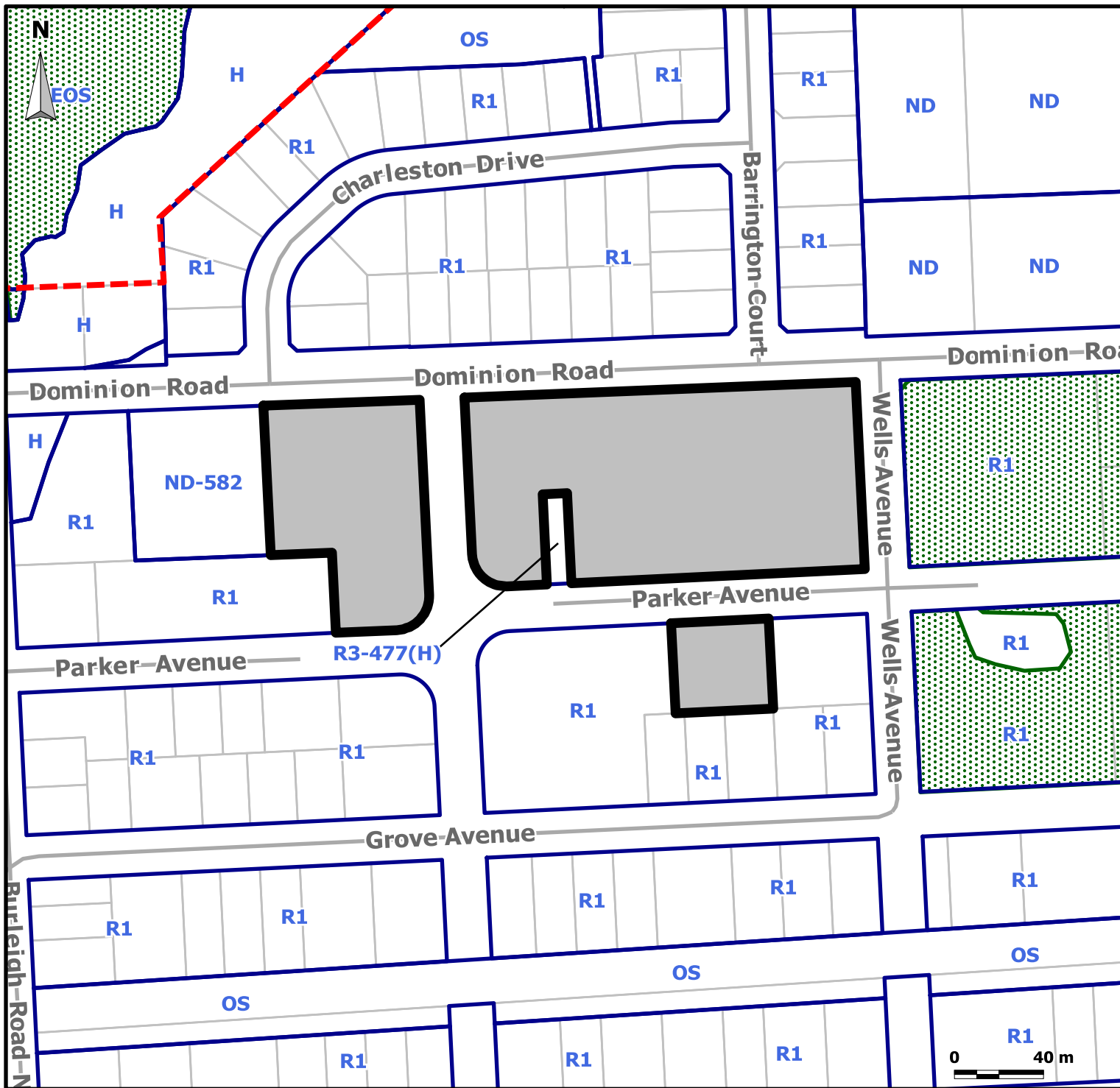
Read a first, second and third time and finally passed this 21st day of October, 2019.

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. 141-2019 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____

APPENDIX "1"



By-law No. 141-2019

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 21st DAY OF OCTOBER, 2019**

-  Subject Lands - Proposed South Ridge Meadows Subdivision
-  Part 1 - Change from Neighbourhood Development (ND-583) Zone, Residential 1 (R1) Zone and Residential 3 Holding (R3-477(H)) Zone to Residential 3 (R3-645) Zone