

## The Municipal Corporation of the Town of Fort Erie

By-law No. 14-2020

## Being a By-law to Amend Zoning By-law No. 129-90 745 Crescent Road Regional Municipality of Niagara – Owner

350309-0499

**Whereas** an application was received from Pam Salvatore on behalf of the Regional Municipality of Niagara to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 745 Crescent Road, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on November 17, 2019, and

Whereas Council considered and approved recommendations contained in Report No. PDS-71-2019 on December 2, 2019 and included a provision to permit a 3-storey apartment dwelling with up to 18 units in addition to the uses permitted in the Residential Multiple 1 (RM1) Zone and to require that a second Public Meeting be held and that residents living within 800 ft of the subject property be notified of the Public Meeting, and

**Whereas** a second Public Meeting was held on January 13, 2020 and residents living within 800 ft of the subject property were notified by sending them a notice of the meeting through regular mail on December 19, 2020, 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-71-2019, as amended, and approved at the Council-in-Committee meeting of December 2, 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 "Public (P) Zone" to "Residential Multiple 1 (RM1-646) Zone".
- **2. THAT** By-law No.129-90 as amended, is further amended by adding to "Section 14–Residential Multiple 1 (RM1) Zone" Subsection "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exception:

## "RM1-646 (14-2020) 745 Crescent Road

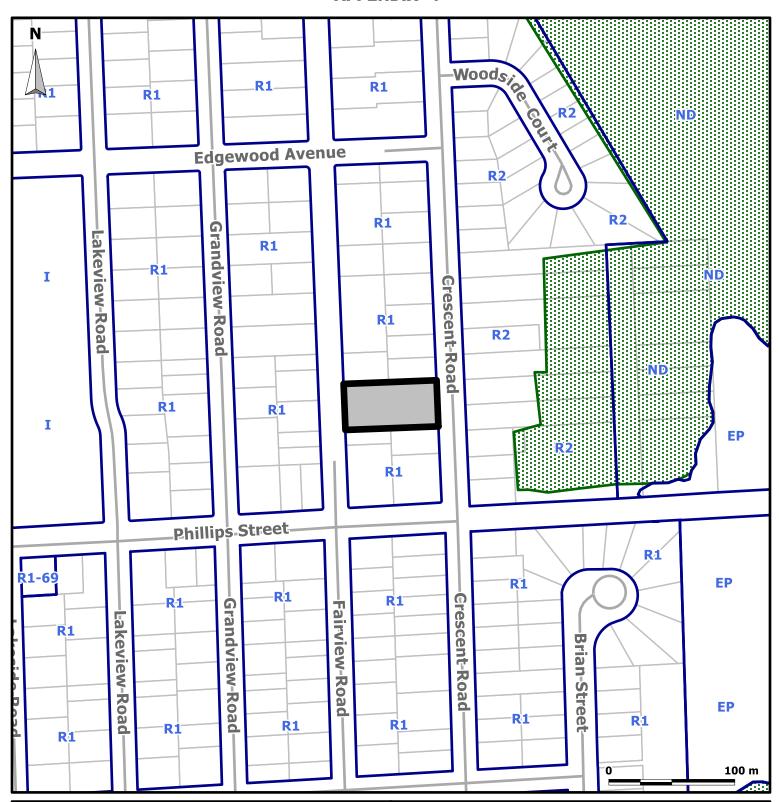
These lands are zoned "Residential Multiple 1 (RM1-664) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 Zone (RM1-646 Zone)" shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands may also be used as an apartment dwelling.
- b) The provisions of Section 15.3 "Regulations for Apartment Dwellings and Assisted Living House" shall apply to any apartment dwelling located on the lands except that:
  - i) the maximum building height of any apartment dwelling shall not exceed 3 storeys.
  - ii) minimum lot area 149m² per unit.
- 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 20<sup>th</sup> day of January, 2020.

		Mayor
		Clerk
	erk, of The Corporation of the Town of Fort Erie cer of the said Town. Given under my hand and the seal , 20	
•	· 	

## **APPENDIX "1"**



By-law No. 14-2020 THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90 PASSED THIS 20th DAY OF JANUARY, 2020

Subject Lands - 745 Crescent Road

Part 1 - Change from Public (P) Zone to Residential Multiple 1 (RM1-646) Zone

