



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 20th day of January, 2020.

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. 14-2020 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 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