



The Municipal Corporation of the Town of Fort Erie

By-law No. 105-2020

**Being a By-law to Amend Zoning By-law No. 129-90
Urban & Environmental Management Inc. – Greg Taras – Agent
2639723 Ontario Inc. – Amit Khera – Applicant
550075 Ontario Inc. – Joseph Zawadski – Owner
0 Townline Road**

350309-0495

Whereas an application was received from Greg Taras of Urban & Environmental Management Inc. (Agent) on behalf of 2639723 Ontario Inc. (Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 0 Townline 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 September 2, 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-45-2020 considered and approved at the Council meeting held on October 13, 2020;

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 "Highway Commercial (C3-551) Zone" to "Highway Commercial (C3-652) Zone" (Part 1) .
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 22 – Highway Commercial (C3) Zone" Subsection – "Exceptions to the Highway Commercial (C3) Zone" the following exception:
3. **"C3-652 (105-2020) 0 Townline Road (Part 1)**

These lands are zoned "Highway Commercial (C3-652) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Highway Commercial (C3) Zone" by this by-law shall apply to those lands zoned "Highway Commercial (C3-652) Zone" subject to the following special regulations:

- a) In addition to Subsection 22.2 a) the following additional uses shall be permitted subject to additional regulatory compliance and approval where required.
 - i) Business and professional offices;
Business or commercial trades school;
Establishments providing information and telecommunication services;
Establishments providing for quality control, research and/or product development services;
Printing establishments.

- ii) No outside storage goods or materials for uses defined in paragraph i)
 - iii) Public storage facility is permitted provided :
 - 1. Outside storage does not exceed 25% of the total lot area and must be accompanied by a minimum of 25% site coverage of permanent public storage buildings/units; and
 - 2. Outside storage is screened from adjacent roads / highway; and
 - 3. Maximum height associated with outside storage shall not exceed 4.0m
- b) Notwithstanding Subsections 22.2 b) and 22.5 dwelling units are not permitted.
- c) Notwithstanding Subsection 22.3 the following regulations shall apply:
- Minimum Lot Frontage – 30.00 m
 - Minimum Lot Area – 1,800.00 sq m
 - Maximum Lot Coverage – 50%
 - Maximum Gross Floor Area – 100%
 - Minimum Front Yard – 15.00 m
 - Minimum Interior Side Yard – 6.00 m
 - Minimum Exterior Side Yard – 15.00 m
 - Minimum Rear Yard – 15.00 m
 - Maximum Building Height – 2 storeys and 11.00 m
- d) In addition to the regulations identified in “c)”, the permitted uses identified in “a) i)” shall be subject to separation distance requirements of Ministry of Environment and Climate Change D-6 Guidelines, should separation distance be greater than “c)”. All other regulations continue to apply.
- e) In addition to Subsection 22.2 the following additional uses shall be permitted:
- i) A gasoline bar subject to the regulations of Subsection 23.4.
- f) Notwithstanding the requirements of Subsection 6.20 (D) (ii), the maximum width of any joint ingress and egress driveway measured along the street line shall be 10.36 m.

4. **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.

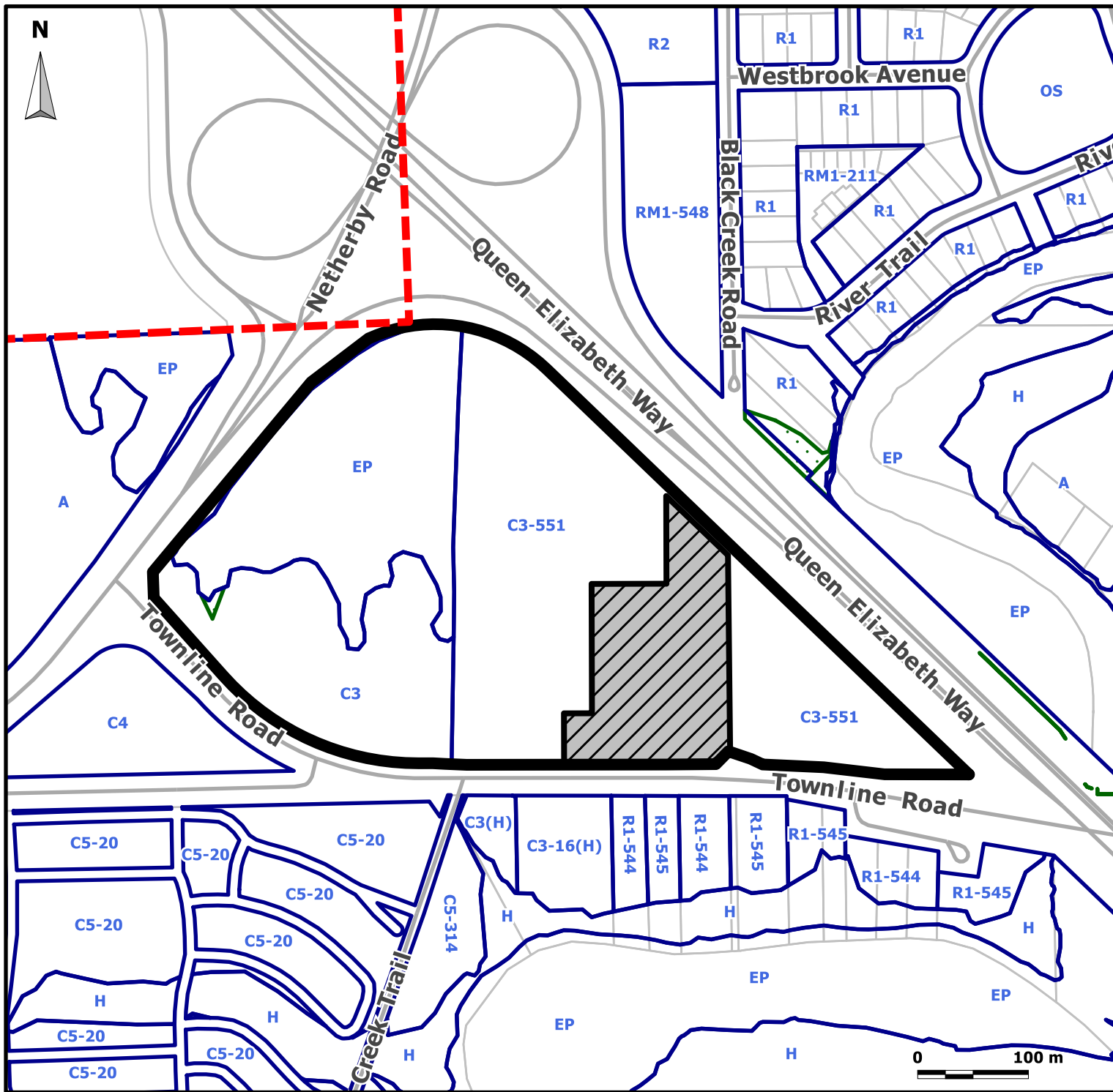
Read a first, second and third time and finally passed this 19th day of October, 2020.

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. 105-2020 of the said Town. Given under my hand and the seal of the said Corporation,
this day of , 20

APPENDIX "1"



By-law No. 105-2020

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

PASSED THIS 19th DAY OF OCTOBER, 2020



Subject Area - 0 Townline Road



Municipal Boundary



Part 1 - Change from Highway Commercial (C3-551) Zone to Highway Commercial (C3-652) Zone