



The Municipal Corporation of the Town of Fort Erie

By-law No. 126-2020

Being a By-law to Amend Zoning By-law No. 129-90
Mike Grummett Jr. – Agent
Mike and Mary Ellen Grummett – Owner
2776 Stevensville Road

350309-0510

Whereas an application was received from Mike Grummett Jr. (Agent) on behalf of Mike and Mary Ellen Grummett (Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 2776 Stevensville 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 6, 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-60-2020 considered and approved at the Council meeting held on December 7, 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 portion of lands as described above and shown on the attached Appendix "1" from "Highway Commercial (C3) Zone" to "Industrial (IN-653) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 27 – Industrial (IN) Zone" Subsection – "Exceptions to the Industrial (IN) Zone" the following exception:
3. **"IN -653 (126-2020) 2776 Stevensville Road**

These lands are zoned "Industrial (IN-653) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Industrial (IN) Zone" by this by-law shall apply to those lands zoned "Industrial (IN 653) Zone" subject to the following special regulations:

- a) Notwithstanding Subsection 27.3 the following regulation shall apply:

Minimum Landscaping Requirement – No landscaping area shall be provided adjacent to a commercial zone

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.

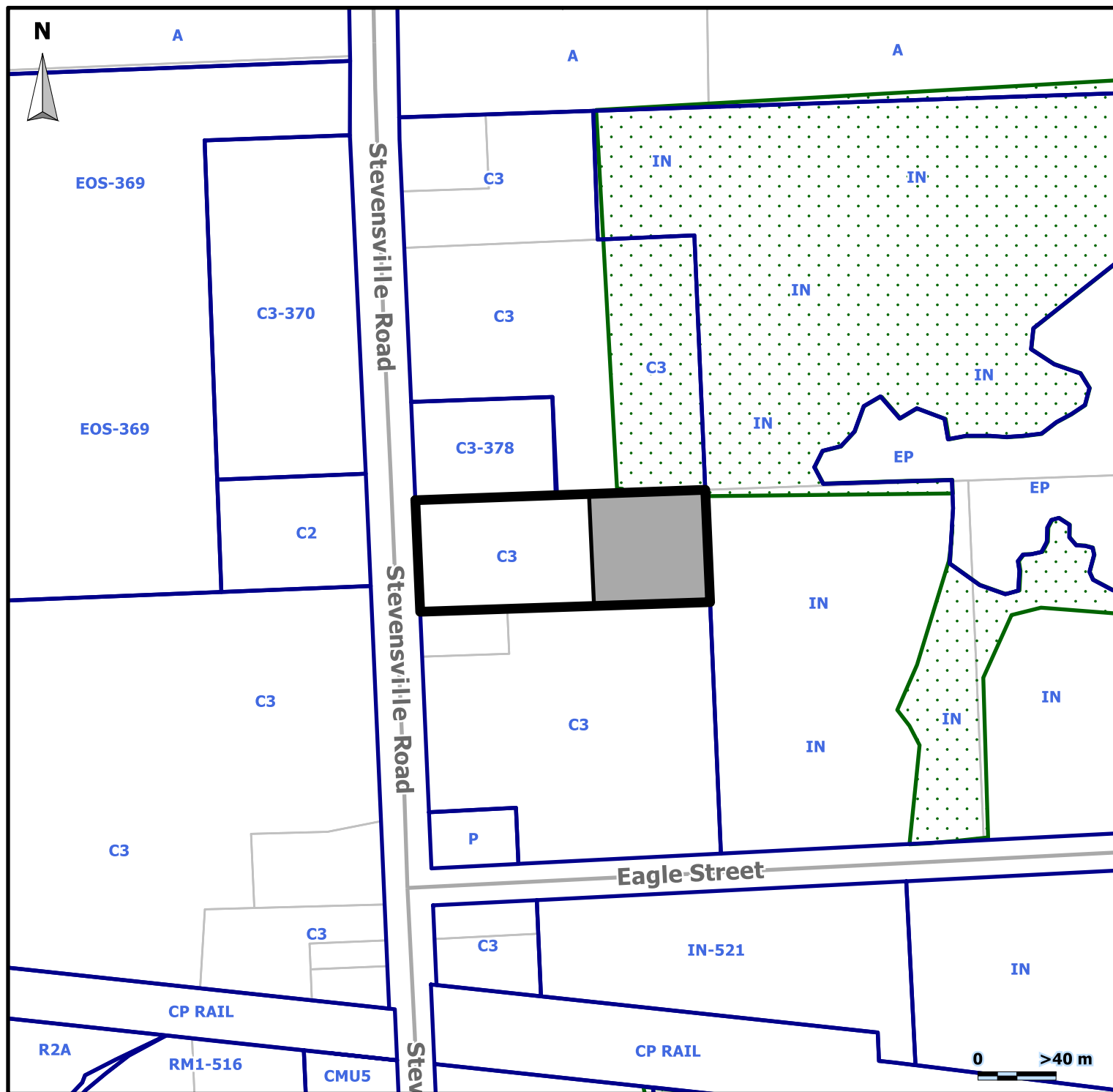
Read a first, second and third time and finally passed this 14 day of December, 2020.

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. 126-2020 of the said Town. Given under my hand and the seal of the said Corporation,
this day of , 20

APPENDIX "1"



By-law No. 126-2020

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 14th DAY OF DECEMBER, 2020

 Subject Property - 2776 Stevensville Road

 Part 1 - Change from Highway Commercial (C3) Zone to Industrial (IN-653) Zone