

The Municipal Corporation of the Town of Fort Erie

By-law No. 51-2021

Being a By-law to Amend Zoning By-law No. 129-90 80-84 and 94 Jarvis Street Jason Pizzicarola - Agent Jagjit Sandhu - Owner

350309-0489

Whereas an application was received from Jason Pizzicarola, (Agent) on behalf of Jagjit Sandhu (Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 80-84 and 94 Jarvis Street, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on January 11, 2021, 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-27-2021 considered and approved at the Regular Council meeting held on March 22, 2021;

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 "Central Business District Commercial (C2A-419) Zone", to "Central Business District Commercial (C2A-660) Zone".
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 21– "Central Business District Commercial (C2A) Zone" Subsection – "Exceptions to the Central Business District Commercial (C2A) Zone" the following exception:

"C2A-660 (51-2021) 80-84 and 94 Jarvis Street

These lands are zoned "Central Business District Commercial (C2A-660) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Central Business District Commercial (C2A) Zone" by this by-law shall apply to those lands zoned "Central Business District Commercial (C2A-660) Zone" subject to the following special regulations:

- | | | |
|----|---------------------------------|--|
| a) | Maximum Building Height | 5 storeys (16 meters) |
| b) | Residential Open Space | 6.3 square metres per unit of open-air |
| | private open-air balcony space) | balcony" |

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.

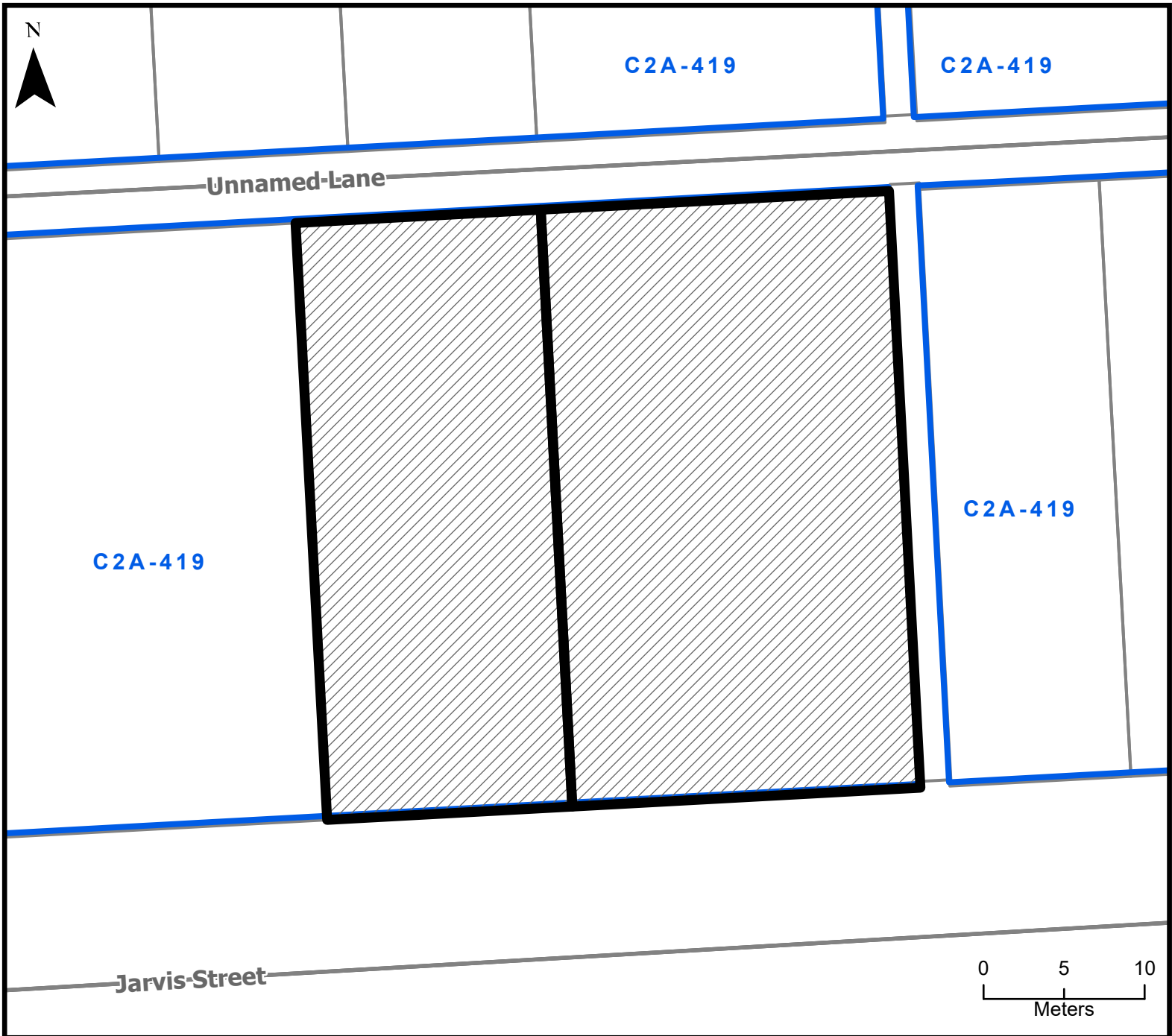
Read a first, second and third time and finally passed this 26 day of April, 2021.

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.51 -2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 51-2021

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 26th DAY OF APRIL, 2021**

-  Subject Lands - 80-84 and 94 Jarvis Street
-  Change from Central Business District Commercial (C2A-419) Zone to Central Business District Commercial (C2A-660) Zone