

The Municipal Corporation of the Town of Fort Erie

By-law No. 68-2021

Being a By-law to Amend Zoning By-law No. 129-90

255 High Street

Susan Smyth- Agent

Niagara Regional Housing -Applicant

Lions Douglas Heights Senior Residence – Owner

350309-0515

Whereas an application was received from Susan Smyth, (Agent) for Niagara Regional Housing (applicant) and Lions Douglas Heights Senior Residence (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 255 High 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 March 8, 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-30-2021 considered and approved at the Regular Council meeting of April 26, 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 "Residential Multiple 2 (RM2-51) Zone" to "Residential Multiple 2 (RM2-661) Zone".
2. **That** By-law No.129-90 as amended, is further amended by deleting Exception RM2-51 in "Section 15 – "Residential Multiple 2 Zone" Subsection – "Exceptions to the Residential Multiple 2 Zone" and replacing it with the following exception:

"RM2-661 (68-2021) 255 High Street

These lands are zoned "Residential Multiple 2 (RM2-661) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 2 (RM2) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 2 (RM2-661) Zone" subject to the following special regulations:

- | | | |
|----|--------------------|--------------------|
| a) | Minimum Lot Area | 92.5 sq.m per unit |
| b) | Minimum Front Yard | 39 m |
| c) | Minimum Rear Yard | 19 m |

- | | | |
|----|----------------------------------|--|
| d) | Maximum Height | 8 storeys at front
10 storeys at rear
26 m |
| e) | Minimum Side Yard | 19 m (northerly)
40 m (southerly) |
| f) | Maximum number of dwelling units | 118" |

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.

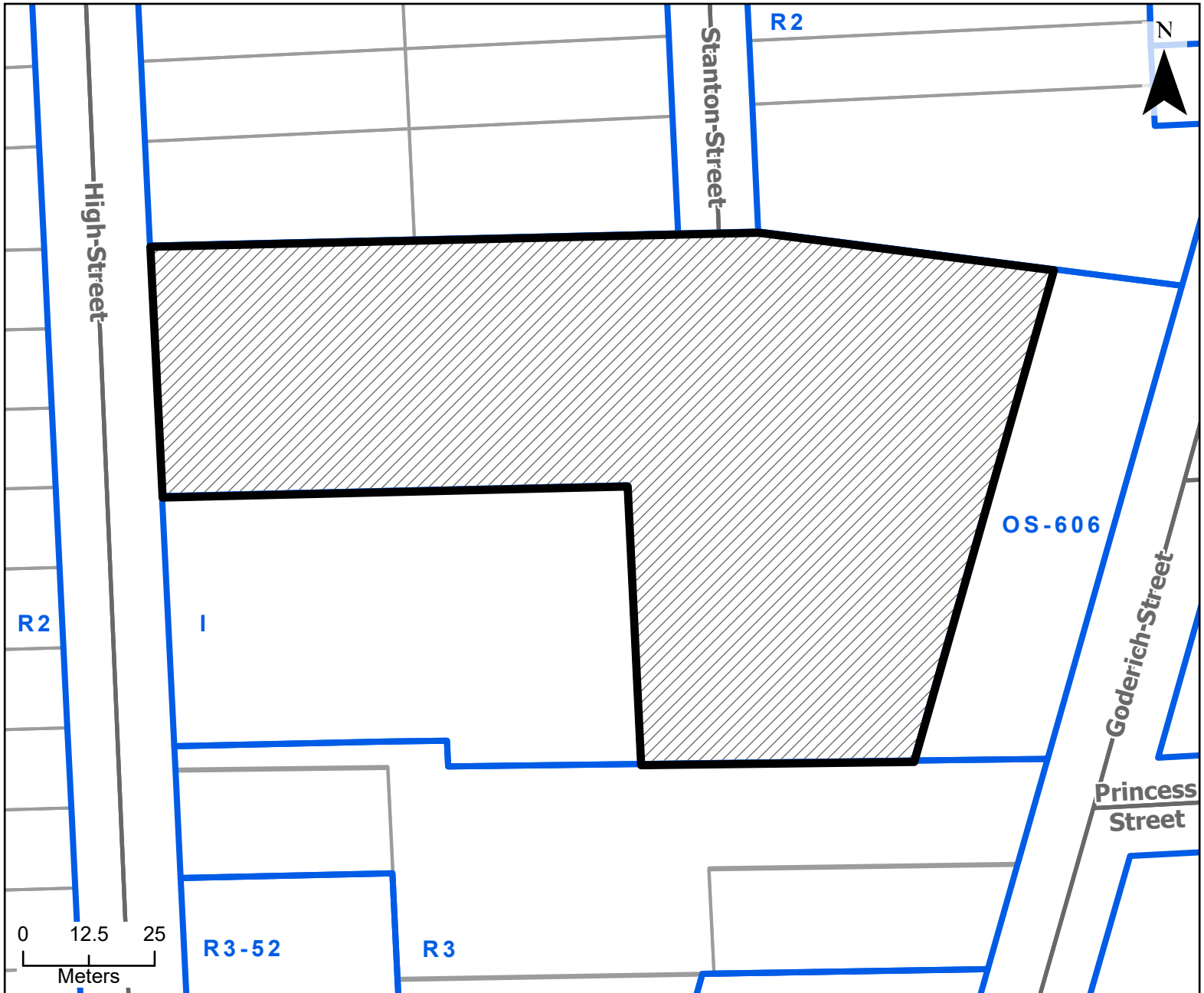
Read a first, second and third time and finally passed this 31st day of May, 2021.

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. 68-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 2021

APPENDIX "1"



By-law No. 68-2021

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 31st DAY OF MAY, 2021**



Subject Lands - 255 High Street



Change from Residential Multiple 2 (RM2-51) Zone to Residential Multiple 2 (RM2-661) Zone