



The Municipal Corporation of the Town of Fort Erie

By-law No. 113-2021

Being a By-law to Amend Zoning By-law No. 129-90 246 & 248 Henrietta Street LandPro Planning Solutions - Agent T.J. Lloyd & Rebecca Lloyd - Owners

350309-0527

Whereas an application was received from Adam Moote of LandPro Planning Solutions (Agent) for T.J. Lloyd and Rebecca Lloyd (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 246 & 248 Henrietta 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 August 23, 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-77-2021 considered and approved at the Council-in-Committee meeting held on August 23, 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 2 (R2) Zone" to "Residential 2 (R2-673) Zone" (Part 1) and "Residential 2 (R2-674) Zone" (Part 2).
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 11 – Residential (R2) Zone" Subsection – "Exceptions to the Residential (R1) Zone" the following exceptions:

"R2-673 (113-2021) 246 Henrietta Street (Part 1)

These lands are zoned "Residential 2 (R2-673) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2 (R2) Zone" by this by-law shall apply to those lands zoned "Residential 2 (R2-673) Zone" subject to the following special provisions:

- a) Minimum Lot Frontage - 4.37 m
- b) Minimum Interior Side Yard Setback - 1.47 m

R2-674 (113-2021) 248 Henrietta Street (Part 2)

These lands are zoned "Residential 2 (R2-674) Zone" (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2 (R2) Zone" by this by-law shall apply to those lands zoned "Residential 2 (R2-674) Zone" shown as Part 2 on the attached Appendix "1" and shall be subject to the following special provisions:

- a) Minimum Lot Frontage - 13.00 m
- b) Minimum Lot Area – 363.80 sq m
- c) Minimum Interior Side Yard Setback - 1.28 m
- d) Minimum Rear Yard Setback - 7.27 m"

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 September, 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. 113-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

SCHEDULE "1"



By-law No. 113-2021

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 20th DAY OF SEPTEMBER, 2021**



Subject Property - 246 & 248 Henrietta Street



Part 1 - Change from Residential 2 (R2) Zone to Residential 2 (R2-673) Zone



Part 2 - Change from Residential 2 (R2) Zone to Residential 2 (R2-674) Zone