



The Municipal Corporation of the Town of Fort Erie

By-law No. 57-2022

**Being a By-law to Amend Zoning By-law No. 129-90,
as amended**

1107 Garrison Road

**1107 Garrison Road GP Inc. (Mohammad. Y. Alhadi) - Owner
Sullivan Planning Services (Michael Sullivan) - Agent**

Whereas an application was received from Michael Sullivan of Sullivan Planning Services (Agent) on behalf of 1107 Garrison Road GP Inc. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 1107 Garrison 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 December 6, 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-33-2022 considered and approved at the Council-in-Committee meeting held on May 16, 2022;

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 known municipally as 1107 Garrison Road and shown as Parts 1 and 2 on the attached Appendix "1" from "Neighbourhood Development (ND) Zone" to "Highway Commercial (C3-743) Zone" (Part 1) and "Residential Multiple 2 (RM2-744) Zone" (Part 2).
- 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:

"C3-743 (57-2022) 1107 Garrison Road (Part 1)

These lands are zoned "Highway Commercial Zone (C3-743) Zone" (Part 1), and all of the provisions that relate to lands zoned "Highway Commercial (C3) Zone" by this by-law shall apply to those lands zoned "Highway Commercial Zone (C3-743) Zone", subject to the following special provisions:

- a) Minimum Front Yard – 4.5 metres
- b) Maximum Building Height – 3.5 storeys"

3. That By-law No.129-90, as amended, is further amended by adding to "Section 15 – Residential Multiple 2 (RM2) Zone" Subsection – "Exceptions to the Residential Multiple 2 (RM2) Zone" the following exception:

"RM2-744 (57-2022) 1107 Garrison Road (Part 2)

These lands are zoned "Residential Multiple 2 (RM2-744) Zone" (Part 2), and all of the provisions that relate to lands zoned "Residential Multiple 2 (RM2) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 2 (RM2-744) Zone", subject to the following special provisions:

a) Minimum Lot Area – 111 square metres per unit"

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.

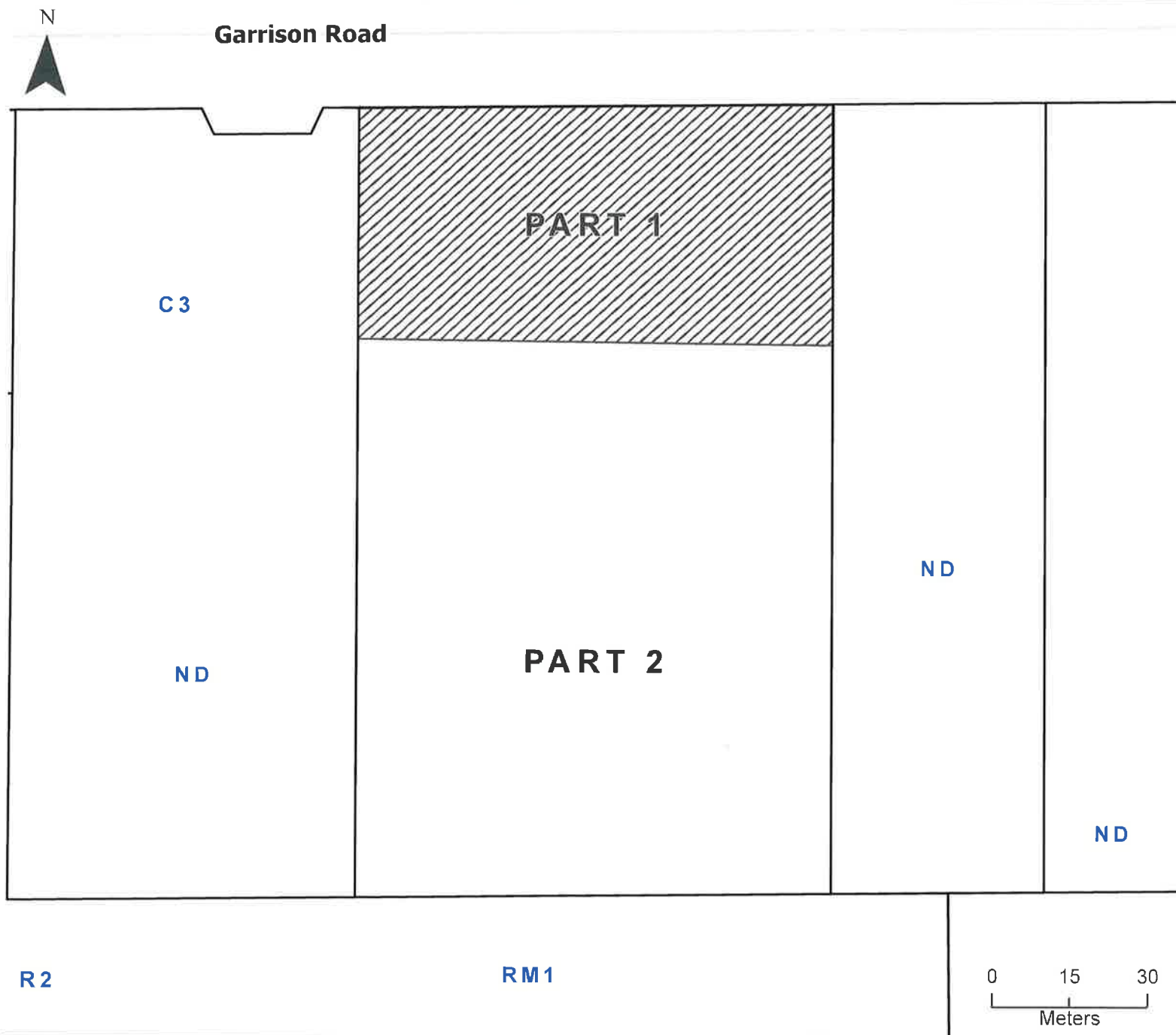
Read a first, second and third time and finally passed this 30th day of May, 2022.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 57-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 57-2022

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 30th DAY OF MAY, 2022**

CON 3LE PT LOT 4 59R 2560
PART 2



Subject Lands - 1107 Garrison Road



Part 1 - Change from Neighbourhood Development ND Zone to Highway Commercial C3-743 Zone



Part 2 - Change from Neighbourhood Development ND Zone to Residential Multiple 2 RM2-744 Zone