

The Municipal Corporation of the Town of Fort Erie

By-law No. 12-2023

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

**Peace Bridge Village Phase 4 Subdivision
(0-10268 Louisa Street)**

Ashton Homes (Western) Ltd. (Aldo Vercillo) - Owner

Whereas an application was received from William Heikoop of Upper Canada Consultants on behalf of Ashton Homes (Western) Ltd. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 0-10268 Louisa 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 September 12, 2022; 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-03-2023 considered and approved at the Council-in-Committee meeting held on January 16, 2023;

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 0-10268 Louisa Street and shown on the attached Appendix "1" from "Neighbourhood Development (ND) Zone" and "Environmental Conservation (EC) Overlay Zone" to "Residential 2A (R2A-759) Zone" (Part 1) and "Residential Multiple 1 (RM1-760) Zone" (Part 2).
- 2. That** By-law No.129-90, as amended, is further amended by adding to "Section 12 – Residential 2A (R2A) Zone" Subsection – "Exceptions to the Residential 2A (R2A) Zone" the following exception:

**"R2A-759 (12-2023) 0-10268 Louisa Street, Peace Bridge Village Phase 4
Subdivision (Part 1)**

These lands are zoned "Residential 2A (R2A-759) Zone", and all of the provisions that relate to lands zoned "Residential 2A (R2A) Zone" by this by-law shall apply to those lands zoned "Residential 2A (R2A-759) Zone" subject to the following special provision:

- a) That notwithstanding the requirements of Subsection 12.3, the minimum lot area for single detached dwellings shall not be less than 325.00 sq m."

3. **That** By-law No.129-90, as amended, is further amended by adding to “Section 14 – Residential Multiple 1 (RM1) Zone” Subsection – “Exceptions to the Residential Multiple 1 (RM1) Zone” the following exception:

“RM1-760 (12-2023) 0-10268 Louisa Street, Peace Bridge Village Phase 4 Subdivision (Part 2)

These lands are zoned “Residential Multiple 1 (RM1-760) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-760) Zone” subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 12.3, the following provisions shall apply:
- i. Minimum lot area - 170.00 sq. m for a street townhouse lot
265.00 sq. m for a street townhouse corner lot
 - ii. Maximum lot coverage for an exterior street townhouse - 50%
 - iii. Maximum density - 50.63 units/ha
 - iv. Planting strip width - 3.00 m where it abuts a street, except for points of ingress/egress”

4. **That** the Clerk of the Town is authorized to affect 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.

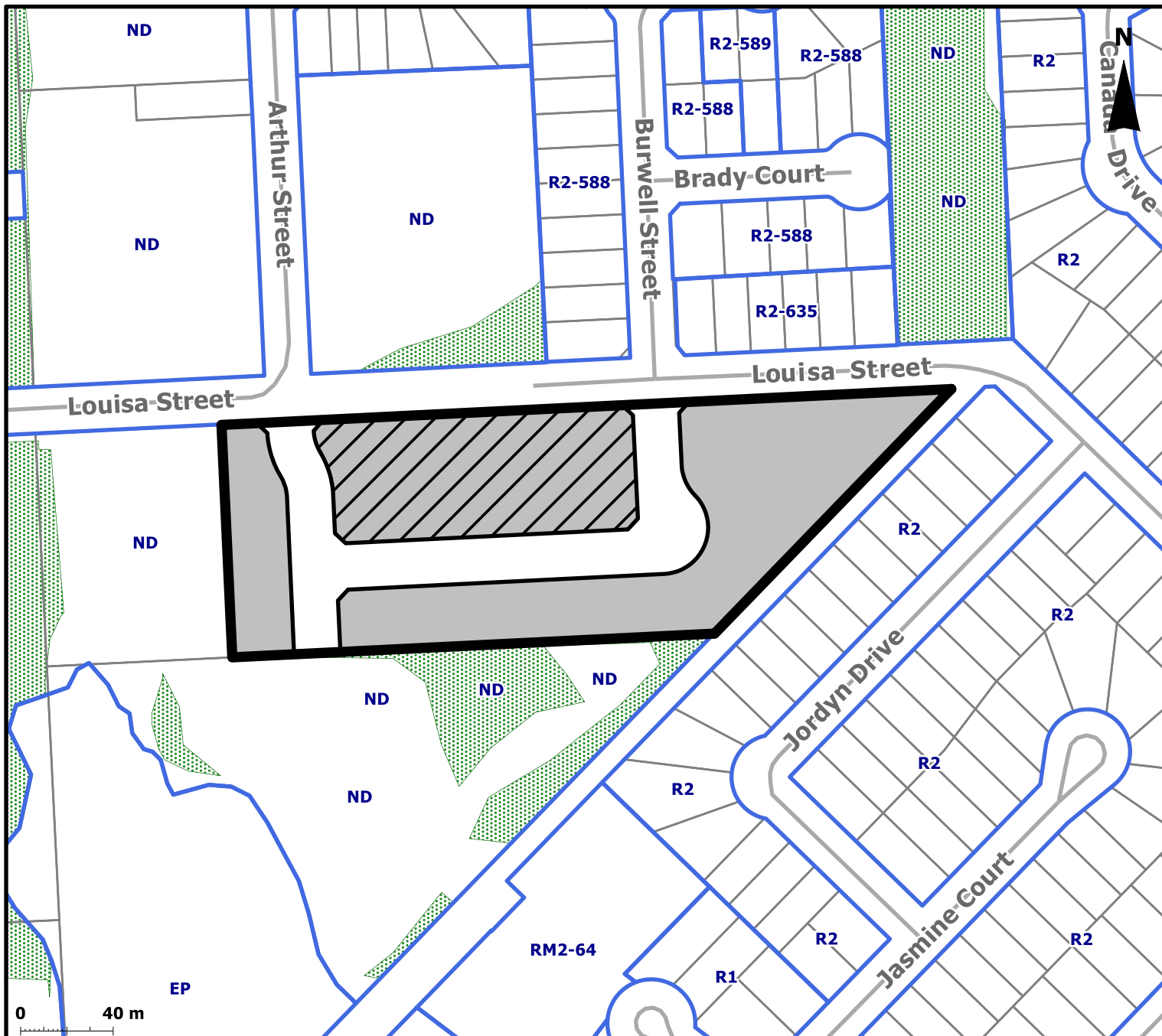
Read a first, second and third time and finally passed this 23rd day of January, 2023.

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. 12-2023 of the said Town. Given under my hand and the seal of the said Corporation, this
day of _____, 20____

APPENDIX "1"





By-law No. 12-2023

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90

PASSED THIS 23rd DAY OF JANUARY, 2023

 Subject Property - Peace Bridge Village Phase 4 Subdivision (0-10268 Louisa Street)

 Part 1 - Change from Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone to Residential 2A (R2A-759) Zone

 Part 2 - Change from Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone to Residential Multiple 1 (RM1-760) Zone