



The Corporation of the Town of Fort Erie By-law 43-2024

Being a By-law to Amend Zoning By-law 129-90, as amended 146 Haun Road and 0-19200 Haun Road

Whereas an application was received from Evan Sugden of the Biglieri Group Ltd., on behalf of the owner, Fernando Perrella, to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 146 Huan Road and 0-19200 Haun Road.

Whereas a Public Meeting pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, c. P.13 was held on April 9, 2024; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-12-2024 considered and approved at the Council-in-Committee meeting held on April 9, 2024;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule "A" of By-law 129-90, as amended, is further amended by changing the zoning of the lands known municipally as 146 Haun Road and 0-19200 Haun Road and shown on the attached Schedule "A" from "Residential 2 (R2) Zone" to "Residential 3 (R3-795) Zone".
- 2. That** By-law 129-90, as amended, is further amended by adding to "Section 13 – Residential 3 (R3) Zone" Subsection – "Exceptions to the Residential 3 (R3) Zone" the following exception:

"R3-795 (43-2024) 146 Haun Road and 0-19200 Haun Road

These lands are zoned "Residential 3 (R3-795) Zone", and all of the provisions that relate to lands zoned "Residential 3 (R3) Zone" by this by-law shall apply to those lands zoned "Residential 3 (R3-795) Zone" subject to the following special provisions:

- a) Notwithstanding the "Zone Regulations" in Section 14.3, semi-detached dwellings shall be subject to the following special provisions:

I.	Minimum Unit Frontage	8.0 m
II.	Minimum Lot Area per Unit	247.0 sq m

- 3. 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 22nd day of April, 2024.

Mayor

Clerk

By-law 43-2024 - Schedule A



BY-LAW 43-2024

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 22ND DAY OF APRIL 2024**

-  Subject Lands - 146 Haun Road and 0-19200 Haun Road
-  Change from Residential 2 (R2) Zone to Residential 3 (R3-795) Zone

