

Schedule B – Zoning By-law Amendment Application – Harbourtown Village

Harbourtown Village - Draft Zoning By-Law Amendment

THE CORPORATION OF THE TOWN OF FORT ERIE

BY-LAW NUMBER _____

BEING A BY-LAW TO AMEND THE TOWN OF FORT ERIE ZONING BY-LAW

WHEREAS the Council of the Corporation of the Town of Fort Erie adopted By-law

AND WHEREAS the Council of the Corporation of the Town of Fort Erie deems it expedient to amend said Zoning By-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE ENACTS AS FOLLOWS:

1. That the Town of Fort Erie Zoning By-law is hereby amended.
2. That Schedule 'B' to the Town of Fort Erie Zoning By-law, as amended, is hereby further amended as shown on Schedule 'A' attached hereto and forming part of this By-law.

The following site specific provisions apply to the land identified in the schedule attached hereto:

Part 13 on draft schedule:

Section 11 - Residential 2 (R2) Zone

11.3 Regulations for Dwellings

Provision	Requirement	Proposed
Minimum Lot Frontage	15m and 17m for a corner lot	no change
Minimum Lot Area	510 square metres	500 square metres
Maximum Lot Coverage	Lot size <510sq.m. - 30% Lot size = 510sq.m. - 700 sq.m. - 35% Lot size >700sq.m. - 40%	50% for all
Minimum Front Yard	6m	4.5m to front face of dwelling and 6m to front face of garage
Minimum Interior Side Yard	(i) 1.2m for a one-storey dwelling (ii) 1.5m for anything above a one-storey dwelling (iii) on an interior lot where not attached garage or carport is provided, the minimum side yard on one side shall be 3m	no change

Minimum Exterior Side Yard	3m, except that an attached garage or attached car port which faces an exterior side lot line shall be located no closer than 6m to the exterior side lot line.	no change
Minimum Rear Yard	8m	no change
Maximum Height of Building	(i) 2 storeys (ii) 9m	no change
Rear covered porches are permitted to encroach into a required rear yard setback to a maximum of 3.5m		

Parts 6, 7, 8, 9, 10, 11, 12 on draft schedule

Section 12 - Residential 2A (R2A) Zone

12.3 Regulations for Dwellings

Provision	Requirement	Proposed
Minimum Lot Frontage	12m and 15m on a corner lot	no change
Minimum Lot Area	375sq.m.	360 square metres
Maximum Lot Coverage	50%	no change
Minimum Front Yard	6m to garage and 3m to other parts of dwelling	no change
Minimum Interior Side Yard	1.2m, however, on an interior lot where not attached garage or attached carport is provided, the minimum side yard on one side shall be 3m	no change
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line	no change
Minimum Rear Yard	6m	no change
Maximum Building Height	(i) 2.5 storeys (ii) 10.5m	no change
Rear covered porches are permitted to encroach into a required rear yard setback to a maximum of 3.5m		

Part 14, 15, 16, 17, 18

Section 14 - Residential Multiple 1 (RM1) Zone

14.3 Zone Regulations

Provision	Requirement	Proposed
Minimum Lot Frontage	50m, except 6m for street townhouse lots and 9m for street townhouse corner lots	no change
Minimum Lot Area	4000 sq.m. except 200 sq.m. for a street townhouse lot and 270 sq.m. for a street townhouse corner lot	no change
Minimum Front Yard	6m to garage 4m to other parts of dwelling	no change
Minimum Side Yard	1.5m	no change
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.	no change
Minimum Rear Yard	6m	no change
Maximum Building Height	(i) 3 storeys (ii) 12m	no change

Minimum Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots	no change
Maximum Number of Units in a row	8	no change
Minimum Distance Between Buildings on the Same Lot	15m, except 3m between end walls and 9m between an end wall and a rear wall	n/a
Maximum Density	35 units/ha	n/a
Maximum Lot Coverage	Block townhouse or exterior street townhouse - 40%. Interior street townhouse 60%	60% interior and 50% exterior for street townhouses
Privacy Area	Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which services as a privacy area adjacent to the dwelling unit, having a minimum depth of 4.5m	n/a
Distance from building to internal driveways and parking areas	Any front or rear face of any townhouse shall be no closer than 3m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 1.5m to an internal driveway or parking area	n/a
Planting Strips	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress	n/a
Rear covered porches are permitted to encroach into a required rear yard setback to a maximum of 3.5m		

Parts 19 on draft schedule

Section 15 - Residential Multiple (RM2) Zone

15.3 Regulations for Apartment Dwellings and Assisted Living House

Provision	Requirement	Proposed
Minimum Lot Frontage	30m	14m
Minimum Lot Area	115sq.m. per unit	84 sq.m. per unit
Maximum Lot Coverage	40%	no change
Minimum Front Yard	7.5m	no change
Minimum Side Yard	one-half of the building height of 4m, whichever is greater	10m from south property line, 9m from west property line, 34m From north property line and 14m from east property line
Minimum Exterior Side Yard	One-half of the building height or 6m, whichever is the greater	no change (n/a)
Minimum Rear Yard	One-half of the building height or 7.5m whichever is the greater	see yard provisions above
Minimum Floor Area per dwelling unit	Bachelor Unit: 40sq.m. One-bedroom unit: 50sq.m. two-bedroom unit: 60sq.m. unit comprising three or more bedrooms: 79sq.m. plus 7sq.m for each bedroom in excess of	no change

	three	
Maximum Building Height	9 Storeys or 26 metres whichever is the greater	10 storeys or 30 metres whichever is greater
Landscaped Area	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of the lot area as a landscaped areas unused for access or maneuvering space or parking space or any other purpose than landscaped area and playground.	no change
15.4 Minimum Distance Between Any Abutting Residential Zone and Driving Lanes or Parking Areas		
(a) no driving lane shall be closer than 3m to any lot line abutting any Residential Zone.		no change
(b) no parking areas shall be closer than 3m to any lot line abutting any Residential Zone, except that the regulations governing the location of a driving lane and a parking area in relation to a lot line shall not apply to prevent the use of a jointly owned driving or parking area which serves two row house dwellings on adjoining lots.		no change
small retail commercial uses including a cafe or convenience store is permitted on the ground floor level of an apartment building to a maximum size of 700 square feet		

Parts 1, 2

Section 33 - Open Space Zone

33.3 Regulations

Provision	Requirement	Required
Minimum Lot Area	8000sq.m.	90 square metres
Minimum Lot Frontage	15m	3m
Maximum Lot Coverage	10%	no change
Minimum Front Yard	7.5m	no change
Minimum Interior Side Yard	7.5m	no change
Minimum Exterior Side Yard	7.5m	no change
Minimum Rear Yard	7.5m	no change
Maximum Building Height	(i) 3 storeys (ii) 12m	no change

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS _____ DAY OF _____, 2018.

MAYOR

CLERK