The Municipal Corporation of the Town of Fort Erie

By-law No. XX-2024

Being a By-law to Amend Zoning By-law No. 129-90 Part of Lot 2, Concession 3 Lake Erie now in the Geographic Township of Bertie, Town of Fort Erie, Regional Municipality of Niagara.

350309-0489

Whereas an application has been received from 2071380 ONTARIO INC. to amend the Town's Comprehensive Zoning By-law No. 129-90 for the lands shown on Appendix 1, and described as 825 Garrison Road.

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on XX XX, 202X, 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. X considered and approved at the Regular Council meeting held on X;

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

1. **That** Schedule "A" of Comprehensive Zoning By-law 129-90, as amended by changing the zoning of the subject lands known 825 Garrison Road on the attached Schedule "A" from "Residential 1 (R1) Zone", and "Environmental Conservation Overlay" to a "Residential Multiple 2 (RM2) Zone."

2. Notwithstanding Section 6.20 Parking Area Regulations, Table 1, an apartment building requires 1.45 parking spaces for each dwelling unit.

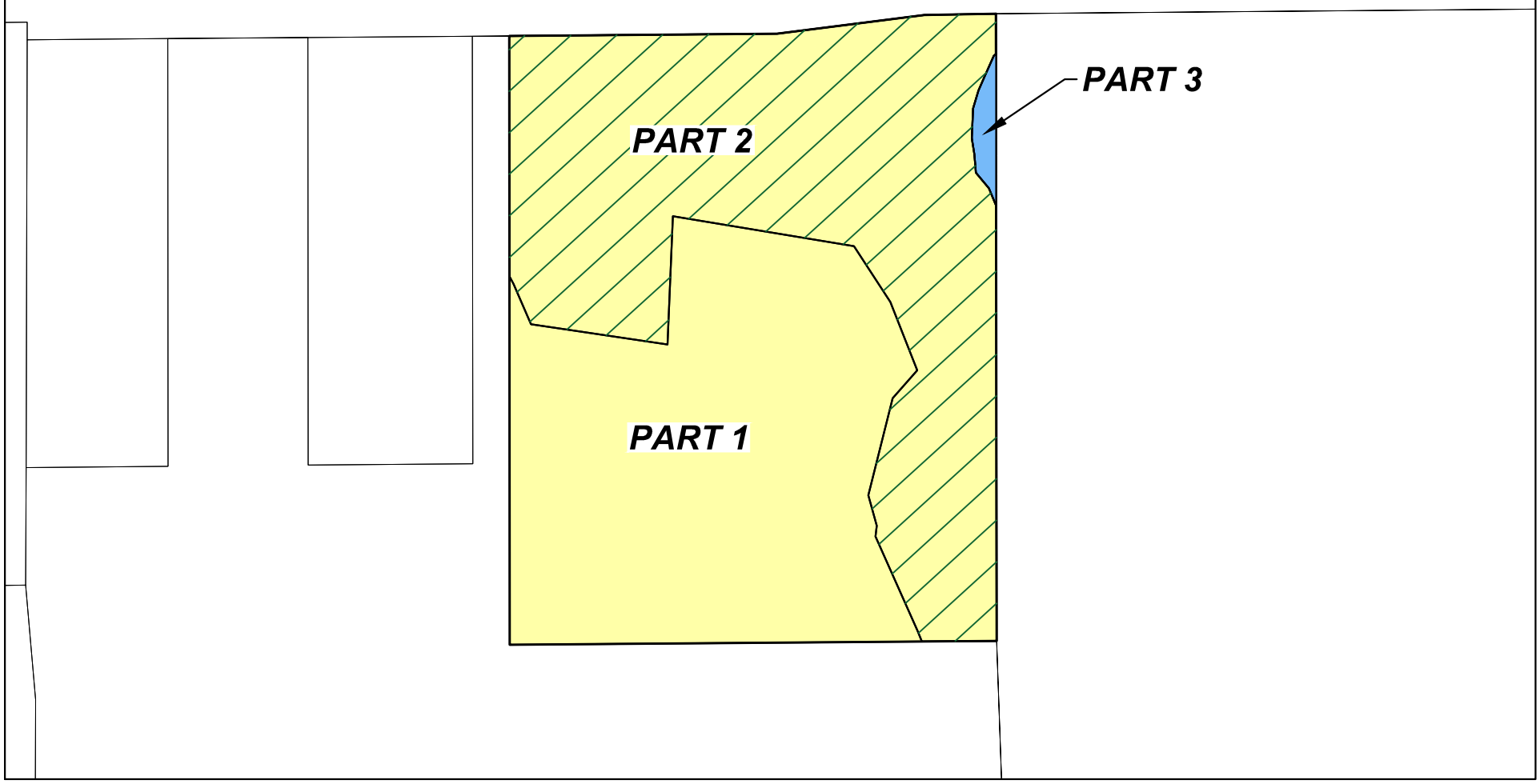
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this X day of X, 202X.

Mayor

Clerk

REGIONAL ROAD No. 3 (GARRISON ROAD)



LEGEND

PART 1 - FROM RESIDENTIAL 1 (R1) ZONE TO RESIDENTIAL MULTIPLE 2 SITE SPECIFIC (RM2-X) ZONE

PART 2 - FROM ENVIRONMENTAL CONSERVATION (EC) OVERLAY ZONE TO ENVIRONMENTAL CONSERVATION SITE SPECIFIC (EC-X) OVERLAY ZONE

PART 3 - TO REMAIN ENVIRONMENTAL PROTECTION (EP) ZONE

825 GARRISON ROAD
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No.____

MAYOR: _____

CLERK: _____

FORT ERIE ONTARIO
Our Focus: Your Future