



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 71-2001

BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90

DOREEN DIVYO PUTNEY

3653 Dominion Road

South side of Dominion Road, east of Ridge Road

Roll No. 2703 020 013 11800 0000

File No. 350309-0214/D14-0214

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY ENACTS AS FOLLOWS:

1. Schedule A22 of By-law 129-90 is amended by changing the zoning of the lands shown on the attached Schedule A from "Institutional I Zone" and to "Residential 2R2 Zone" to "General Commercial Holding C2 (H) - 230 Zone"
2. By-law 129-90 is further amended by adding to Subsection Schedule A22, of Section 35 (Exceptions) thereto the following exception and text:

"C2 (H) - 230 These lands are zoned "General Commercial Holding C2 (H) - 230 Zone" and all of the provisions of By-law 129-90, as amended, that relate to land zoned "General Commercial C2 Zone" by that by-law shall apply to those lands zoned "General Commercial Holding C2 (H) - 230 Zone" on Schedule A22. Once the Holding has been removed, after the Town has approved site plan drawings these lands shall comply to all of the provisions of By-law 129-90, as amended, that relate to lands zoned "General Commercial C2 Zone" by that by-law except:

- (a) that notwithstanding the permitted uses of Subsection 19.2 these lands may only be used for retail sales, personal service shop, gift shop, a dwelling unit and uses, buildings and structures and accessories thereto."
- (b) that notwithstanding the regulation of Subsection 19.3(c,d,e,f,g & h), the permitted uses shall only be established within existing buildings. Additions to existing buildings shall be permitted in accordance with the regulations of Subsection 19.3.

3. The lands referred to in Sections 1 and 2 are situated on the south side of Dominion Road, east of Ridge Road North, and consist of part of the Weslelyn Parsonage Lot, Plan 227, NP 349, in the former Township of Bertie, now in the Town of Fort Erie, in the Regional Municipality of Niagara.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF APRIL, 2001.



MAYOR



CLERK

I, the Clerk, Carolyn J. Kett, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By-law No. 71-2001 of the said Town. Given under my hand and the seal of the said Corporation this _____ day of _____, 2001.

SCHEDULE A



BY-LAW NO. 71-2001

THIS SKETCH FORMS PART OF SCHEDULE 'A22' TO BY-LAW 129-90
PASSED THIS 23RD DAY OF APRIL 2001

-  Change from Institutional - I Zone
to General Commercial Holding C2(H) 230 Zone
-  Change from Residential 2 R2 Zone
to General Commercial Holding C2(H) 230 Zone

