



**The Municipal Corporation of the
Town of Fort Erie
BY-LAW NO. 22-04**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 129-90
GORAN MALJKOVIC
W/S OXFORD STREET, NORTH OF ERIE ROAD**

Roll No. 2703 030 004 09700 0000

File No. 350309-00262

1. **THAT** Schedule A of By-law 129-90 is amended by changing the zoning of the lands shown on the attached Schedule A from "Residential 2 R2 to "Central Business District Commercial Holding C2A-321 (H) Zone" which attached Schedule A is hereby declared to form part of this by-law.
2. **THAT** By-law 129-90 is further amended by adding to Section 21 – Central Business District Commercial (C2A) Zone the following exception:

"C2A-321 (H) These lands are zoned Central Business District Commercial C2A-321(H) and all of the provisions of By-law 129-90 as amended that relate to lands zoned Central Business District Commercial C2A Zone by this by-law shall apply to those lands zoned Central Business District Commercial C2A-321(H) Zone on Schedule A subject to the following special provisions.

 - a) That notwithstanding the requirements of subsection 21.2 Permitted Uses the lands shall be limited to a commercial parking lot and an accessory building.
 - b) That notwithstanding the requirements of subsection 6.20(I) no part of the parking area other than the point of ingress/egress shall be located closer to any residential zone than 1.8 metres and to any street line closer than 1.0 metres.
 - c) That notwithstanding the requirements of subsection 6.20(J) and Schedule D parking stall length shall not be less than 5.8 metres and parking aisle width shall not be less than 5.8 metres.
3. **THAT** pursuant to Section 36(1) of the Planning Act the "H" Holding Symbol shall be removed upon the approval by the Council of the Town of Fort Erie of a Site Plan for the lands shown on the attached Schedule A.

3. **THAT** pursuant to Section 36(1) of the Planning Act the "H" Holding Symbol shall be removed upon the approval by the Council of the Town of Fort Erie of a Site Plan for the lands shown on the attached Schedule A.
4. **THAT** the lands referred to in Sections 1 & 2 are situated on the west side of Oxford Avenue (formerly 407 Oxford Avenue), north of Erie Street and consists of Lot 551 Registered Plan 33 NP 397 in the Town of Fort Erie in the Regional Municipality of Niagara.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 29th DAY OF MARCH 2004.



MAYOR



Depo. **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. 22-04 of the said Town. Given under my hand and the seal of the said Corporation this day of _____, 2004.

SCHEDULE A



By-law No. 22-04

THIS SKETCH FORMS PART OF SCHEDULE 'A' TO BY-LAW 129-90
PASSED THIS 29th DAY OF MARCH 2004



Change from Residential 2 R2 Zone
to Central Business District Commercial Holding C2A-321(H) Zone



Sketch of Lots 551 Plan 33 NP 375
Formerly in the Village of Crystal Beach, now Town of Fort Erie, Regional Municipality of Niagara

Scale 1:650
Community Planning and Development Services
March 2004