



The Municipal Corporation of the Town of Fort Erie

By-law No. 88-2021

Being a By-law to Amend Zoning By-law No. 129-90 Alexis Banfai - Owner/Applicant 0-7103 Burleigh Road North

350309-0506

Whereas an application was received from Alexis Banfai (Owner/Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 0-7103 Burleigh Road North, and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on August 31, 2020 and adjourned and rescheduled to November 16, 2020, 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. PDS-59-2021 considered and approved at the Council meeting held on July 12, 2021;

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

1. **That** Schedule "A" of By-law No. 129-90, as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Appendix "1" from "Residential 1 (R1) Zone" to "Residential 1 (R1-665) Zone" (Part 1).
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 10 – Residential 1 (R1) Zone" Subsection – "Exceptions to the Residential 1 (R1) Zone" the following exception:

"R1-665 (88-2021) 0-7103 Burleigh Road North (Part 1)

These lands are zoned "Residential 1 (R1-665) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 1 (R1) Zone" by this by-law shall apply to those lands zoned "Residential 1 (R1-665) Zone" subject to the following special regulations:

- a) Minimum lot frontage 10.50 m
- b) Minimum lot area 409.60 sq m
- c) Maximum height of building one (1) storey and 6.00 m"

- 3. **That** the Clerk of the Town is authorized to effect 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 19th day of July, 2021.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. 88-2021 of the said Town. Given under my hand and the seal of the said Corporation,
this day of , 20

APPENDIX "1"



By-law No. 88-2021

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 19th DAY OF JULY, 2021**



Subject Property - 0-7103 Burleigh Road North



Part 1 - Change from Residential 1 (R1) Zone to Residential 1 (R1-665) Zone