

The Municipal Corporation of the Town of Fort Erie

By-law No. 20-2022

**Being a By-law to Amend Zoning By-law No. 129-90, as amended
323 Central Avenue**

**NPG Planning Solutions Inc. (Jeremy Tran & Cory Armfelt) - Agent
Gianluca Cardone - Owner**

Whereas an application was received from Jeremy Tran and Cory Armfelt of NPG Planning Solutions Inc. (Agent) on behalf of Gianluca Cardone (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands municipally known as 323 Central Avenue; and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on December 6, 2021; 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-04-2022 considered and approved at the Council-in-Committee meeting held on February 14, 2022;

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 municipally known as 323 Central Avenue and as shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential 2A (R2A-740) Zone".
2. **That** By-law No.129-90, as amended, is further amended by adding to "Section 12 – Residential 2A (R2A) Zone" Subsection – "Exceptions to the Residential 2A (R2A) Zone" the following exception:

"R2A-740 (20-2022) 323 Central Avenue

These lands are zoned "Residential 2A (R2A-740) Zone", and all of the provisions that relate to lands zoned "Residential 2A (R2A) Zone" by this by-law shall apply to those lands zoned "Residential 2A (R2A-740) Zone", subject to the following special provisions:

- a) Minimum Lot Frontage - 9.14 m
- b) A closed construction, board fence is required on the northern lot line along the full extent of the dwelling on the subject property."

- 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 28th day of February, 2022.

Mayor

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 20-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20


APPENDIX "1"



By-law No. 20-2022

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 28th DAY OF FEBRUARY, 2022**

 Subject Property -323 Central Avenue

 Change from Residential 2 (R2) Zone to Residential 2A (R2A-740) Zone