



The Municipal Corporation of the Town of Fort Erie

By-law No. 126-2022

**Being a By-law to Amend Zoning By-law No. 129-90,
as amended
3819 Hibbard Street and
the Easterly Portion of 294 Gorham Road
Brock View Cottages Inc. and Brock View Building Inc. - Owners**

Whereas an application was received from Mary Lou Tanner of NPG Planning Solutions on behalf of Brock View Cottages Inc. and Brock View Building Inc. (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 3819 Hibbard Street and the easterly portion of 294 Gorham Road; and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on February 14th, 2022; 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-61-2022 considered and approved at the Council-in-Committee meeting held on August 22, 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 known municipally as 3819 Hibbard Street and the easterly portion of 294 Gorham Road shown on the attached Appendix "1" from "General Commercial (C2) (R1) Zone" to "Residential Multiple 1 (RM1-757) Zone".
2. **That** By-law No. 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple 1 (RM1) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exceptions:

"RM1-757 (126-2022) 3819 Hibbard Street and the easterly portion of 294 Gorham Road

These lands are zoned "Residential Multiple 1 (RM1-757) Zone, and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned "Residential Multiple (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-757) Zone" subject to the following special provisions:

- (a) Minimum Rear Yard (southwesterly) – 3.00 m
- (b) Minimum Landscaped Area – 40% including Privacy Areas
- (c) Planting Strip (northwesterly) - 4.2m"

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 September, 2022.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 126-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20



**By-law No. 126-2022
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 19th DAY OF SEPTEMBER, 2022**

-  Zoning Boundary
-  Subject Lands - Change from General Commercial C2 Zone to Residential Multiple 1 RM1-757 Zone

