



The Municipal Corporation of the Town of Fort Erie

By-law No. 29-2023

**Being a By-law to Amend Zoning By-law No. 129-90,
as amended
92 Adelaide Street
Niagara Pines Developments Ltd. (Paul Savoia) – Owner**

Whereas an application was received from Niagara Pines Developments Ltd. (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 92 Adelaide Street; and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on January 16, 2023; 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-09-2023 considered and approved at the Council-in-Committee meeting held on February 13, 2023;

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 92 Adelaide Street and shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential Multiple 1 (RM1-765) Zone".
- 2. That** By-law No. 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple (RM1) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exception:

"RM1-765 (29-2023) 92 Adelaide Street

These lands are zoned "Residential Multiple 1 (RM1-765) Zone", and all of the provisions that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-765) Zone" subject to the following special provision:

- a) That the planting strip shall have a minimum width of 3.82 m where it abuts a street, except for points of ingress/egress"

- 3. That** the Clerk of the Town is authorized to affect 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 27th day of February, 2023.

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. 29-2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 29-2023
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 27TH DAY OF FEBRUARY, 2023

-  Subject Lands - 92 Adelaide Street
-  Change from Residential 2 (R2) Zone to Residential Multiple 1 (RM1-765) Zone
-  Zoning Boundary

