



The Municipal Corporation of the Town of Fort Erie By-law 135-2023

Being a By-law to Amend Zoning By-law 129-90, as amended 3701 Elm Street, 1000314955 Ontario Inc. – Owner

Whereas an application was received from 1000314955 Ontario Inc. to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 3701 Elm 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 August 28, 2023; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-57-2023 considered and approved at the Council-in-Committee meeting of August 28, 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 129-90, as amended, is further amended by changing the zoning of the lands known municipally as 3701 Elm Street and shown on the attached Schedule "A" from "Residential 2 (R2) Zone" to "Residential 3 (R3-788) Zone."
2. **That** By-law 129-90, as amended, is further amended by adding to "Section 13 – Exceptions to the Residential 3 (R3) Zone" with the following:

"R3-788 (135-2023) 3701 Elm Street

These lands are zoned "Residential 3 (R3-788) Zone," and all of the provisions that relate to lands zoned "Residential 3 (R3) Zone" by this by-law shall apply to those lands zoned "Residential 3 (R3-788) Zone" subject to the following special provision:

- a) Notwithstanding the "Regulations for Semi-detached Dwellings" of Subsection 14.3, semi-detached dwellings shall be subject to the following special provision:
 - i) Minimum lot frontage 9.00m
 - b) Notwithstanding the "Parking Requirements" in Subsection 6.20, semi-detached dwellings shall be subject to the following special provisions:
 - i) Minimum parking space on driveway 2"
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 18th day of September, 2023.




Mayor

Clerk

SCHEDULE "A"



BY-LAW 135-2023
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 18TH DAY OF SEPTEMBER 2023

-  Subject Lands - 3701 Elm Street
-  Change from Residential 2 Zone to Residential 3 (R3-788) Zone
-  Zoning Boundary

