



The Municipal Corporation of the Town of Fort Erie

By-law 137-2023

Being a By-law to Amend Zoning By-law 129-90, as amended **3303 Dominion Road, 13804003 Canada Inc. (Ahmed Dagher) – Owner**

Whereas an application was received from Jessie Auspitz of NPG Planning Solutions on behalf of 13804003 Canada Inc. (Owner) to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands municipally known as 3303 Dominion 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 July 24th, 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-56-2023 considered and approved at the Regular Council meeting held on August 28th, 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 3303 Dominion Road as shown on the attached Schedule "A" from "Neighbourhood Development (ND-582) Zone" to "Residential Multiple 1 (RM1-787) Zone".
2. **That** By-law 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 exception:

"RM1-787 (137-2023) 3303 Dominion Road

These lands are zoned "Residential Multiple 1 (RM1-787) 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 (RM1-787) Zone" subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3, block townhouse dwellings on the subject lands shall be subject to the following special provisions:
 - i. Minimum Landscaped Area - 33.1%
 - ii. Maximum Lot Coverage - 40.2%
 - iii. Planting Strip Width - Minimum 1.30 m east side, 3.45 m north side and 1.50 m south side
- b) Notwithstanding the requirements of Subsection 6.20, the subject lands shall be subject to the following special provisions:
 - i. The minimum width of an ingress and egress driveway shall be 6.10 m for two-way traffic.
 - ii. No parking area, other than a driveway, shall be located closer than 1.30 m to the east lot line and 1.50 m to the south lot line."

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

APPENDIX "1"



By-law 137-2023
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 18TH DAY OF SEPTEMBER 2023

 Subject Lands - 3303 Dominion Road
 Change from Neighbourhood Development (ND-582) Zone to Residential Multiple 1 (RM1-787) Zone
 Zone Boundary