



## The Corporation of the Town of Fort Erie By-law 83-2024

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### Being a By-law to Amend Zoning By-law 129-90, as amended 0-12054 Centralia Avenue North

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**Whereas** an application was received from Ethan Laman of Upper Canada Consultants on behalf of the owners, 1314566 Ontario Inc. (Brandon Ferri), to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 0-12054 Centralia Avenue North; and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act, R.S.O. 1990, c. P.13* was held on May 27, 2024; and

**Whereas** it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-48-2024 considered and approved at the Council meeting held on June 24, 2024;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule "A" of Comprehensive Zoning By-law 129-90, as amended, is further amended by changing the zoning of the subject lands known municipally as 0-12054 Centralia Avenue North and shown on the attached Schedule 'A' from "Rural Residential (RR) Zone" and "Hazard (H) Zone" to "Rural Residential (RR-804) Zone."
- 2. That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 9 - Rural Residential (RR) Zone" Subsection - "Exceptions to the Rural Residential (RR) Zone" the following exception:

**"RR-804 (83-2024)** 0-12054 Centralia Avenue North (Hershey Estates Subdivision)

These lands are zoned "Rural Residential (RR-804) Zone," and all of the provisions that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-804) Zone," subject to the following special provision:

- a) Notwithstanding the Regulations in Sections 9.3, single-detached dwellings shall be subject to the following special provision:
  - i. Minimum Lot Frontage      28.00 m

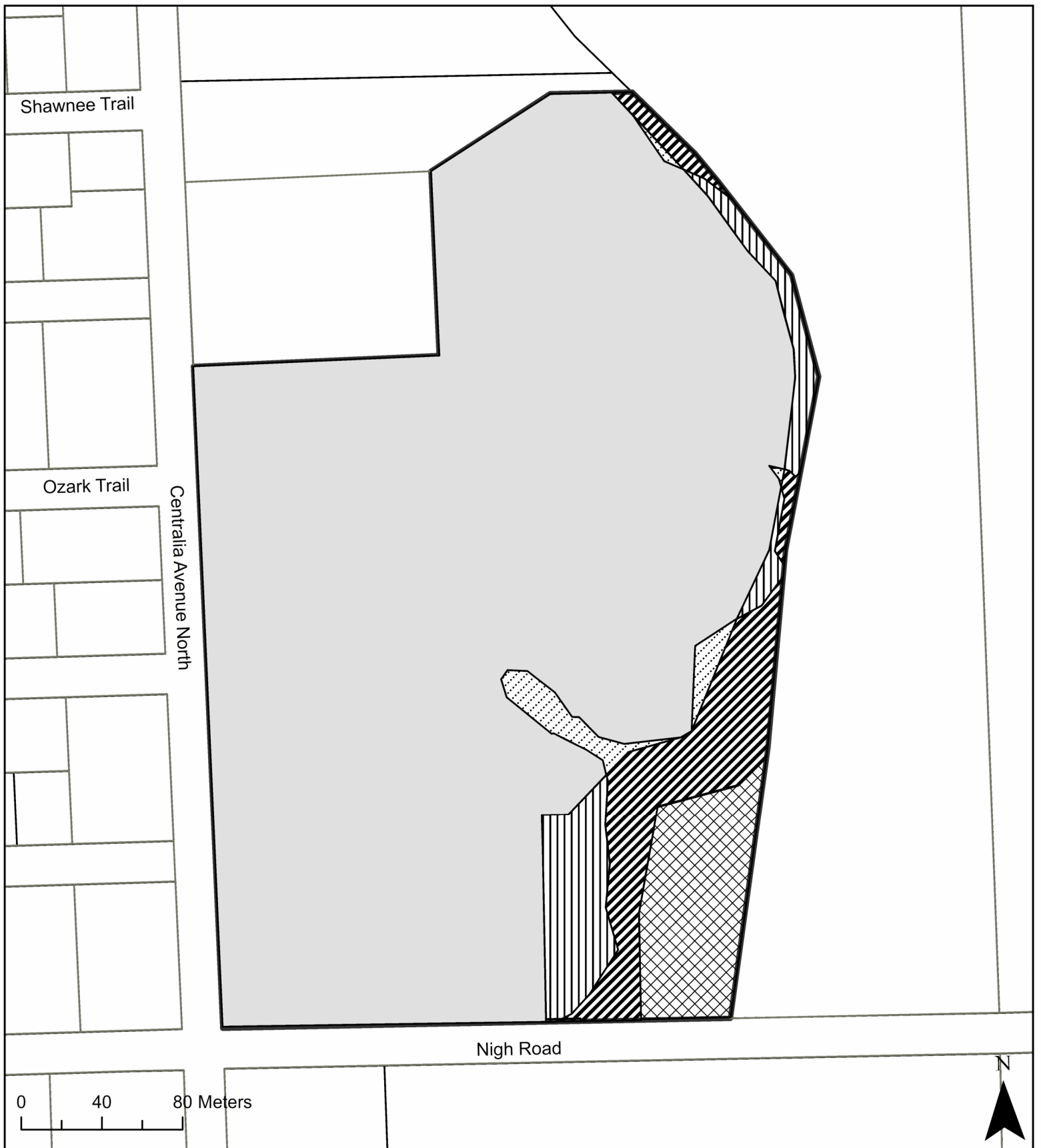
- 3. That** Schedule "A" of Comprehensive Zoning By-law 129-90, as amended, is further amended by changing the zoning of the subject lands known municipally as 0-12054 Centralia Avenue North and shown on the attached Schedule 'A' from "Rural Residential (RR) Zone" and "Hazard (H) Zone" to "Environmental Protection (EP) Zone."
- 4. That** if a building permit has not been issued under the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended, within one (1) year from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the previous zoning.

5. **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 26th day of August, 2024.





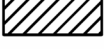

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Mayor

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Clerk



**BY-LAW 83-2024**

**THIS SKETCH FORMS PART OF SCHEDULE 'A' TO BY-LAW 129-90  
PASSED THIS 26TH DAY OF AUGUST 2024**

-  0-12054 Centralia Avenue North
-  Change from "Rural Residential (RR)" Zone to "Rural Residential (RR-804)" Zone
-  Change from "Hazard (H)" Zone to "Rural Residential (RR-804)" Zone
-  Remains "Environmental Protection (EP)" Zone
-  Change from "Hazard (H)" Zone to "Environmental Protection (EP)" Zone
-  Change from "Rural Residential (RR)" Zone to "Environmental Protection (EP)" Zone