



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 218- 2000

BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90
1386241 ONTARIO LIMITED
South Side of Dominion Road east of Bernard Avenue
(Roll No.2703 020 010 35300 0000)

350309-0034/
D14-0202

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY ENACTS AS FOLLOWS:

WHEREAS, Section 34, Subsection 1 of the Planning Act R.S.O. 1990, cP 13 authorizes the Council of the Municipality to regulate the use of lands and the character, location and use of buildings and structures within the Municipality, and;

WHEREAS, Section 34, Subsection 12 requires the Municipality before the passing of a by-law under this section of the Act to ensure that sufficient information is made available to the public to generally understand the zoning proposal and to hold a public meeting, and;

WHEREAS, in accordance with Section 34, Subsection 17 where changes have been made to the by-law after the holding of a public meeting, Council can determine that no further notice is to be given with respect to the by-law;

NOW THEREFORE, the Municipal Council of the Corporation of the Town of Fort Erie hereby enacts as follows:

1. Schedule A21 of By-law 129-90 is amended by changing the zoning of the lands shown on the attached Schedule A from "Rural RU Zone to Estate Residential Holding ER(H)-236 Zone" which attached Schedule A is hereby declared to form part of this by-law.
2. By-law 129-90 is amended by adding to Subsection Schedule A21 of Section 35 (Exceptions) thereto the following exceptions:
ER(H) - 236 These lands are zoned "Estate Residential Holding ER(H)-236 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Estate Residential ER Zone" by that By-law shall apply to those lands zoned Estate Residential Holding ER (H) - 236 Zone on Schedule A21. Once the Holding has been removed after the owners have entered into a sub-division agreement with Council, the development of these lands shall comply with all of the provisions of By-law 129-90 as amended that relate to lands zoned "Estate Residential ER Zone" by that by-law.

3. In the public notice and at the public meeting the proposed zoning was Estate Residential ER Zone. As a result of comments from the Town Solicitor a Holding Zone should be added to the property and not be removed until the subdivision agreement has been approved. Therefore, Council in accordance with Section 34, Subsection 17 of The Planning Act, R.S.O. 1990 has determined that no further notice will be given with respect to this by-law.
4. The lands referred to in Sections 1,2,&3 are situated at the south side of Dominion Road east of Bernard Avenue and consist of Part of Lot 18 Concession 1, LE. designated as Part 2 on 59R-9263 in the former Township of Bertie, now in the Town of Fort Erie, in the Regional Municipality of Niagara.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18TH DAY OF DECEMBER, 2000.


MAYOR

DEPUTY
CLERK 

I, CAROLYN KETT, CLERK OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY CERTIFY THE FOREGOING TO BE A TRUE CERTIFIED COPY OF BY-LAW NO. 218-2000 OF THE SAID TOWN. GIVEN UNDER MY HAND AND THE SEAL OF THE SAID CORPORATION THIS ____ DAY OF _____, 2000.

SCHEDULE A



BY-LAW NO. 218-2000

THIS SKETCH FORMS PART OF SCHEDULE 'A21'
TO BY-LAW 129-90

PASSED THIS 18TH DAY OF DECEMBER 2000



CHANGE FROM RURAL (RU) ZONE
TO ESTATE RESIDENTIAL HOLDING ER(H)-236 ZONE

SKETCH FORMS PART OF LOT 18 CONCESSION 1 LE, FORMER BERTIE TOWNSHIP
NOW IN THE TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA



DEPARTMENT OF PLANNING AND PROPERTY SAFETY