



The Corporation of the Town of Fort Erie

By-law 16-2024

Being a By-law to Amend Zoning By-law 129-90, as amended 1211, 1225, 1237 Pettit Road

Whereas an application was received from Aaron Butler of NPG Planning Solutions Inc. on behalf of Marina (Pettit Road) Developments Inc. (Owner) to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 1211, 1225, and 1237 Pettit 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 November 20, 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-02-2024 considered and approved at the Council-in-Committee meeting held on January 15, 2024;

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 1211, 1225, 1237 Pettit Road and shown on the attached Schedule "A" from "Neighbourhood Development (ND) Zone" and "Environmental Conservation (EC) Overlay Zone" to "Residential Multiple 1 Holding (RM1-792 (H)) 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:

"RM1-792 (H) (16-2024) 1211, 1225, 1237 Pettit Road

These lands are zoned "Residential Multiple 1 Holding (RM1-792 (H)) 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 Holding (RM1-792 (H)) Zone" subject to the following special provisions:

- a) Notwithstanding the "Zone Regulations" in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:
 - I. Minimum Lot Area 161 sq m
252 m for corner lot
 - II. Maximum Lot Coverage 55% for exterior street townhouse lots
- b) Notwithstanding the "Zone Regulations" in Section 14.4, single-detached dwellings shall be subject to the following special provisions:
 - I. Minimum Lot Frontage 14 m for corner lot
 - II. Maximum Lot Coverage 60%
- c) Notwithstanding the "Zone Regulations" in Section 14.5, semi-detached dwellings shall be subject to the following special provisions:
 - I. Minimum Lot Frontage 8.2 m
9.7 m for corner lot
 - II. Minimum Lot Area 234 sq m

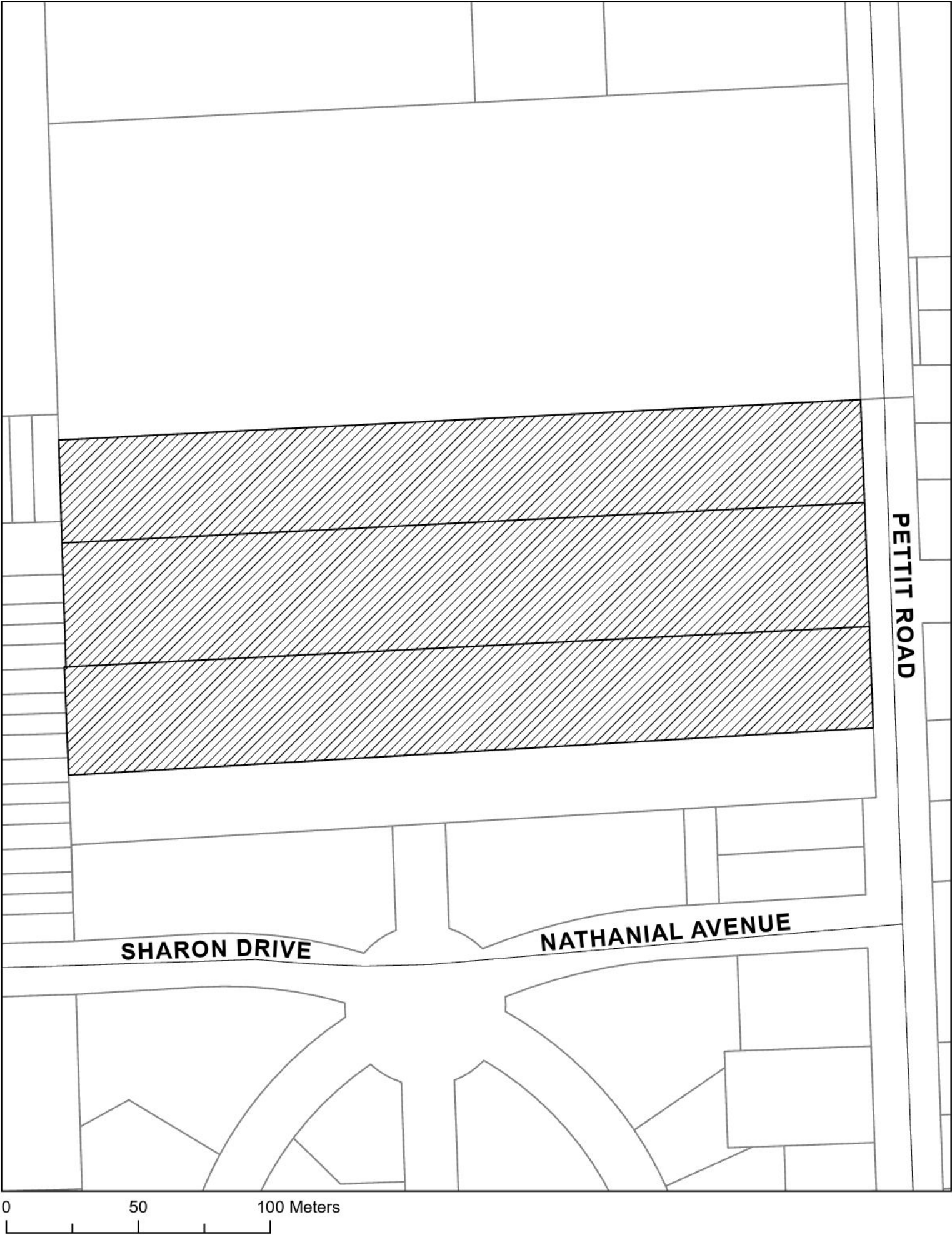
III. Maximum Lot Coverage 50% for 2-storey dwellings”

- 3. **That** pursuant to Section 36(1) of the *Planning Act*, the “H” Holding Symbol shall be removed upon proof of adequate sanitary sewer conveyance capacity for the subject lands, to the satisfaction of the Town.
- 4. **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 February, 2024.

Mayor

Clerk



BY-LAW 16-2024
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 26TH DAY OF FEBRUARY 2024

-  Subject lands - 1211, 1225, 1237 Pettit Road
-  Change from Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone to Residential Multiple 1 (RM1-792 (H)) Zone

