



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 137-2017

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### Being a By-law to Amend Zoning By-law No. 129-90 327 Windmill Point Road North and 0 Dominion Road Leigh Whyte, Quartek Group - Agent Janice and Jeff Kline – Owners

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350309-0449

**Whereas** an application was received from Leigh Whyte, Quartek Group (Agent) on behalf of Janice and Jeff Kline (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Parts 1 and 4, Plan 59R-11201, 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 6, 2017, and

**Whereas** it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to the recommendations of Report No. PDS-96-2017 considered at the Council-in-Committee meeting of December 4, 2017 and subsequently authorized and approved by Council;

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

1. **That** Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Appendix "1" from "Rural (RU) Zone" to "Rural RU (RU-591) Zone" (Part 1), "Rural RU (RU-592) Zone" (Part 2) and "Rural RU (RU-593(H)) Zone" (Part 3).
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 8– Rural (RU) Zone" Subsection – "Exceptions to the Rural (RU) Zone" the following exceptions:

#### **"RU-591 (137-2017) 0 Dominion Road (Part 1)**

These lands are zoned "Rural RU (RU-591) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural RU (RU-591) Zone" shown as Part 1 on the attached Appendix "1" and shall be subject to the following provisions:

- a) Minimum Lot Frontage – 22 m
- b) Minimum Lot Area – 1.18 ha

**RU-592 (137-2017) 327 Windmill Point Road North (Part 2)**

These lands are zoned "Rural RU (RU-592) Zone" (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural RU (RU-592) Zone" shown as Part 2 on the attached Appendix "1" and shall be subject to the following provisions:

- a) Minimum Lot Area – 1.46 ha

**RU-593 (137-2017) 0 Dominion Road (Part 3)**

These lands are zoned "Rural RU (RU-593(H)) Zone" (Part 3), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural RU (RU-593(H)) Zone" shown as Part 3 on the attached Appendix "1" and shall be subject to the following provisions:

- a) Minimum Lot Area – 5.1 ha"

3. **That** the Clerk of the Town is authorized to effect 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 11<sup>th</sup> day of December, 2017.**

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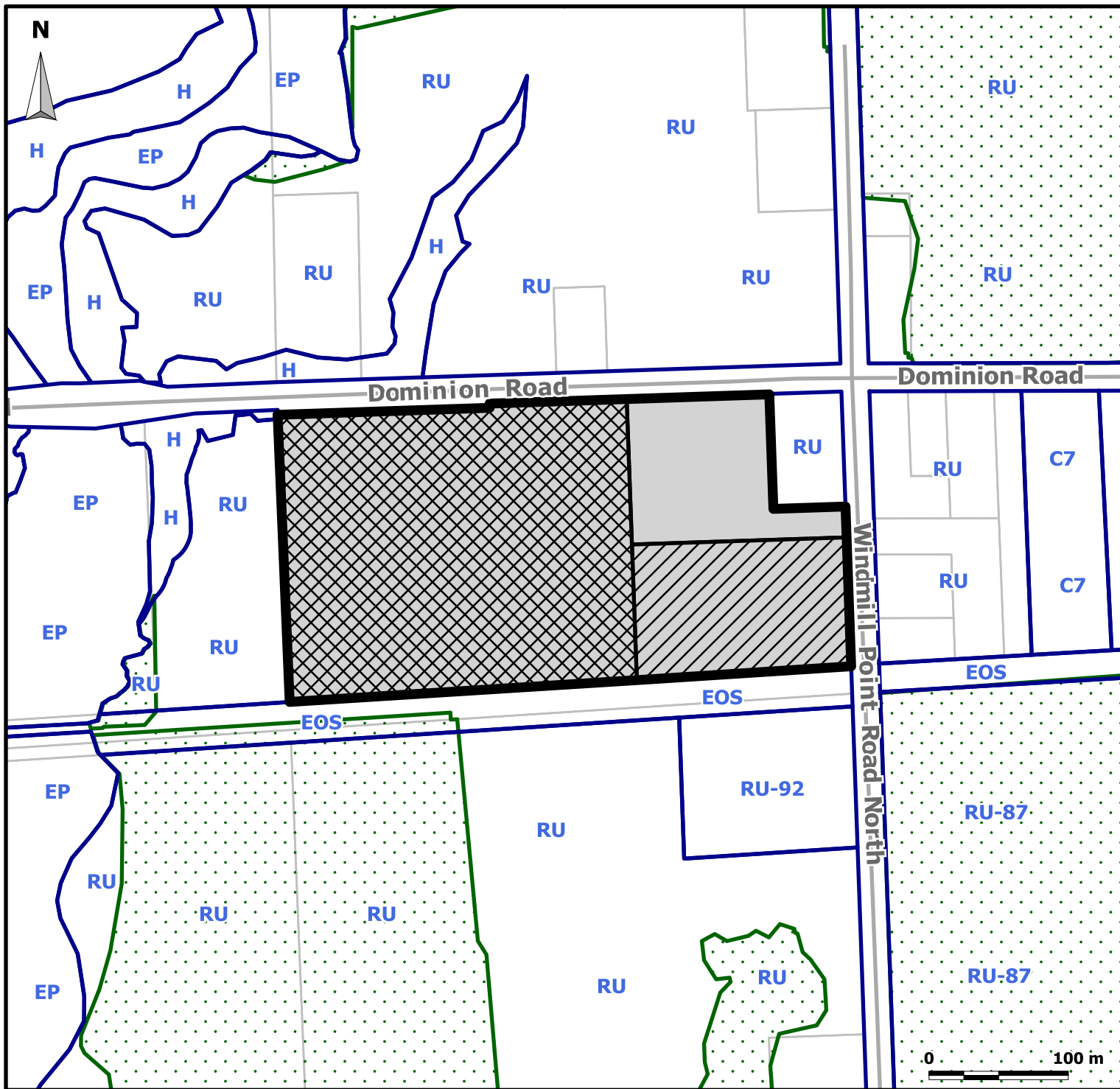
Mayor

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Interim Clerk

I, \_\_\_\_\_ Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 137-2017 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_\_\_

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**By-law No. 137-2017**

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 11th DAY OF DECEMBER, 2017**

 Subject Lands - 327 Windmill Point Road North & 0 Dominion Road

 Part 1 - Change from Rural RU Zone to Rural RU (RU-591) Zone

 Part 2 - Change from Rural RU Zone to Rural RU (RU-592) Zone

 Part 3 - Change from Rural RU Zone to Rural RU (RU-593) Zone