



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 88-2018

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### Being a By-law to Amend Zoning By-law No. 129-90 1201 Ridge Road North Scott Hunter – Owner

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350309-0466

**Whereas** an application was received from Scott Hunter (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Part of Lot 2, Concession 11, Town of Fort Erie, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on June 11, 2018, 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-32-2018 considered and approved at the Council-in-Committee meeting of June 11, 2018;

**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 Residential (RR) Zone" to "Rural Residential (RR-625) Zone".
2. **That** By-law No.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-625 (88-2018) 1201 Ridge Road N**

These lands are zoned "Rural Residential (RR-625) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-625) Zone" on the attached Appendix "1" shall be subject to the following special provisions:

- a) Notwithstanding the “Regulations for Dwellings” in Section 9.3, the permitted uses shall be subject to the following provisions:
- i) Minimum lot frontage – 25 m
  - ii) Minimum dwelling size – 94 sq m”

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 16<sup>th</sup> day of July, 2018.**

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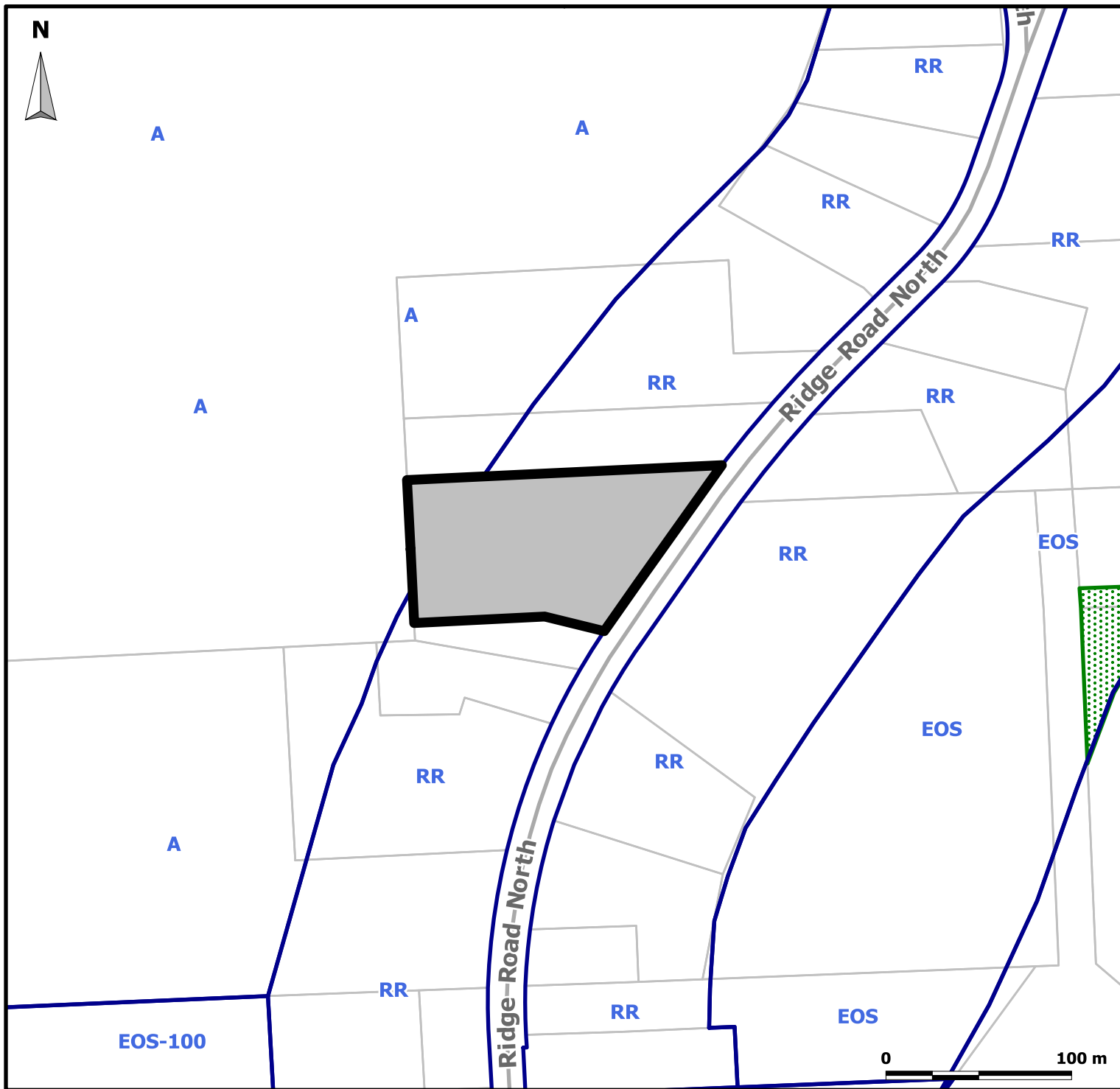
Mayor

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Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 88-2018 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. 88-2018**

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90**

**PASSED THIS 16th DAY OF JULY, 2018**



Subject Lands - 1201 Ridge Road North



Part 1 - Change from Rural Residential RR Zone and Agricultural A Zone to Rural Residential RR-625 Zone