



The Municipal Corporation of the Town of Fort Erie

By-law No. 33-2021

Being a By-law to Amend Zoning By-law No. 129-90 Royal Ridge Phase 2 Subdivision (613 Ridge Road North) Royal Oak Property Developments Ltd. (Brent King) - Owner

350309-0478

Whereas an application was received from Royal Oak Property Developments Ltd. (Brent King) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands described as Geographic Township of Bertie Concession 2, Part of Lot 23, Registered Plan, 59R7362 Part 1 and Registered Plan 59R16031, Part 1, Town of Fort Erie, Regional Municipality of Niagara, and

Whereas Public Meetings pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 were held on February 19, 2020 and August 13, 2020 and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to Report No. PDS-15-2021 considered and approved at the Regular Council meeting of February 22, 2021;

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 "Neighbourhood Development (ND) Zone", "Environmental Conservation (EC) Overlay Zone", "Open Space (OS) Zone" and "Residential 1 (R1) Zone" to "Residential Multiple 2 (RM2-654) Zone" (Part 1), "Residential 2A(R2A) Zone" (Part 2), "Residential 3 (R3) Zone" (Part 3), "Open Space (OS) Zone" (Part 4) and Environmental Protection (EP) Zone (Part 5)
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 15 Residential Multiple 2 (RM2) Zone" Subsection – "Exceptions to the Residential Multiple 2 (RM2) Zone" the following exceptions:

"RM2- 654 (33-2021) Royal Ridge Phase 2 Subdivision

These lands are zoned "Residential Multiple 2 (RM2-654) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 2 (RM2) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 2 (RM2-654) Zone", and shall be subject to the following provisions:

- a) Notwithstanding the list of Permitted Uses in Section 15.2, the lands may only be used for the following:
 - Apartment dwellings

b) Notwithstanding the zone Regulations for Apartment dwellings in Section 15.3, the lands shall be subject to the following provisions:

- i) Minimum lot area - 82 sq.m per unit
- ii) Maximum height – 4 storeys
- iii) Minimum side yard – 4 m at the northwest corner
- iv) Minimum exterior side yard – 6 m
- v) Minimum rear yard – 4 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.

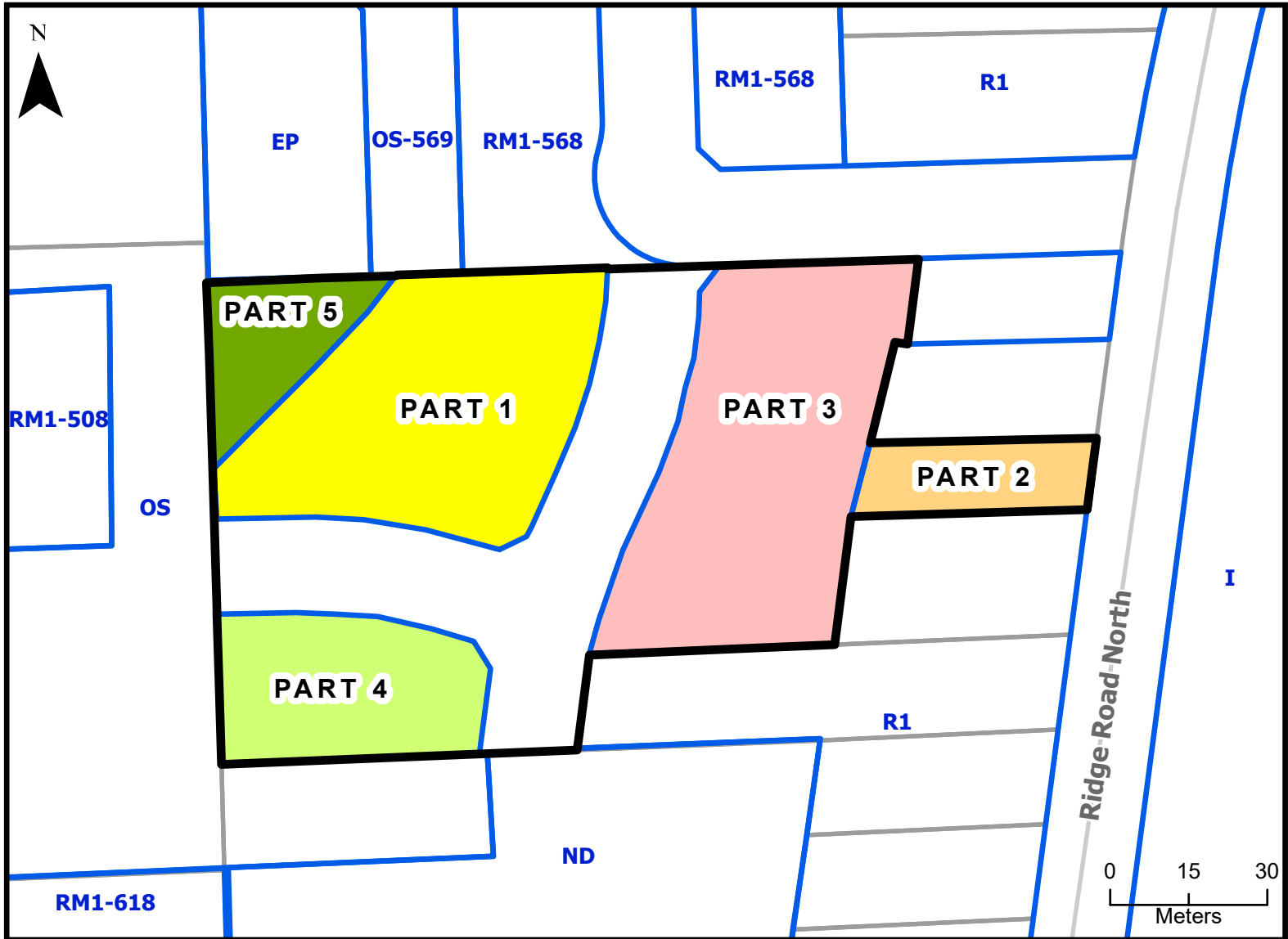
Read a first, second and third time and finally passed this 22 day of March, 2021.

Mayor

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.33-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20____

APPENDIX "1"



By-law No. 33-2021

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

PASSED THIS 22nd DAY OF MARCH, 2021

-  Subject Lands - 613 Ridge Road North (Royal Ridge Phase 2 Subdivision)
-  Part 1 - Change from Neighbourhood Development (ND) Zone, Open Space (OS) Zone and Environmental Conservation (EC) Overlay Zone to Residential Multiple 2 (RM2-654) Zone
-  Part 2 - Change from Neighbourhood Development (ND) Zone and Residential 1 (R1) Zone to Residential 2A (R2A) Zone
-  Part 3 - Change from Neighbourhood Development (ND) Zone, Residential 1 (R1) Zone and Environmental Conservation (EC) Overlay Zone to Residential 3 (R3) Zone
-  Part 4 - Change from Open Space (OS) Zone, Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone to Open Space (OS) Zone
-  Part 5 - Change from Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone to Environmental Protection (EP) Zone