

The Municipal Corporation of the Town of Fort Erie

By-law No. 134-2022

Being a By-law to Amend Zoning By-law No. 129-90, as amended

124 Windmill Point Road South Craig Kuhn and Kathryn Kuhn - Owners

Whereas an application was received from Susan Smyth of Quartek Group Inc. on behalf of Craig Kuhn and Kathryn Kuhn (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 124 Windmill Point Road South; and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on May 30, 2022; 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-70-2022 considered and approved at the Council-in-Committee meeting held on October 3, 2022;

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 known municipally as 124 Windmill Point Road South and shown as Parts 1 and 2 on the attached Appendix "1" from "Rural (RU) Zone" to "Rural (RU-757) Zone" (Part 1) and "Rural (RU) Zone" and "Environmental Conservation (EC) Overlay Zone" to "Rural (RU) Zone" (Part 2).
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 exception:

"RU-757 (134-2022) 124 Windmill Point Road South (Part 1)

These lands are zoned "Rural (RU-757) Zone", and all of the provisions that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural (RU-757) Zone" subject to the following special provision:

- a) That notwithstanding the requirements of Section 8.3 or Section 8.4 the following shall apply:
 - i. Minimum lot frontage - 20.00 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.

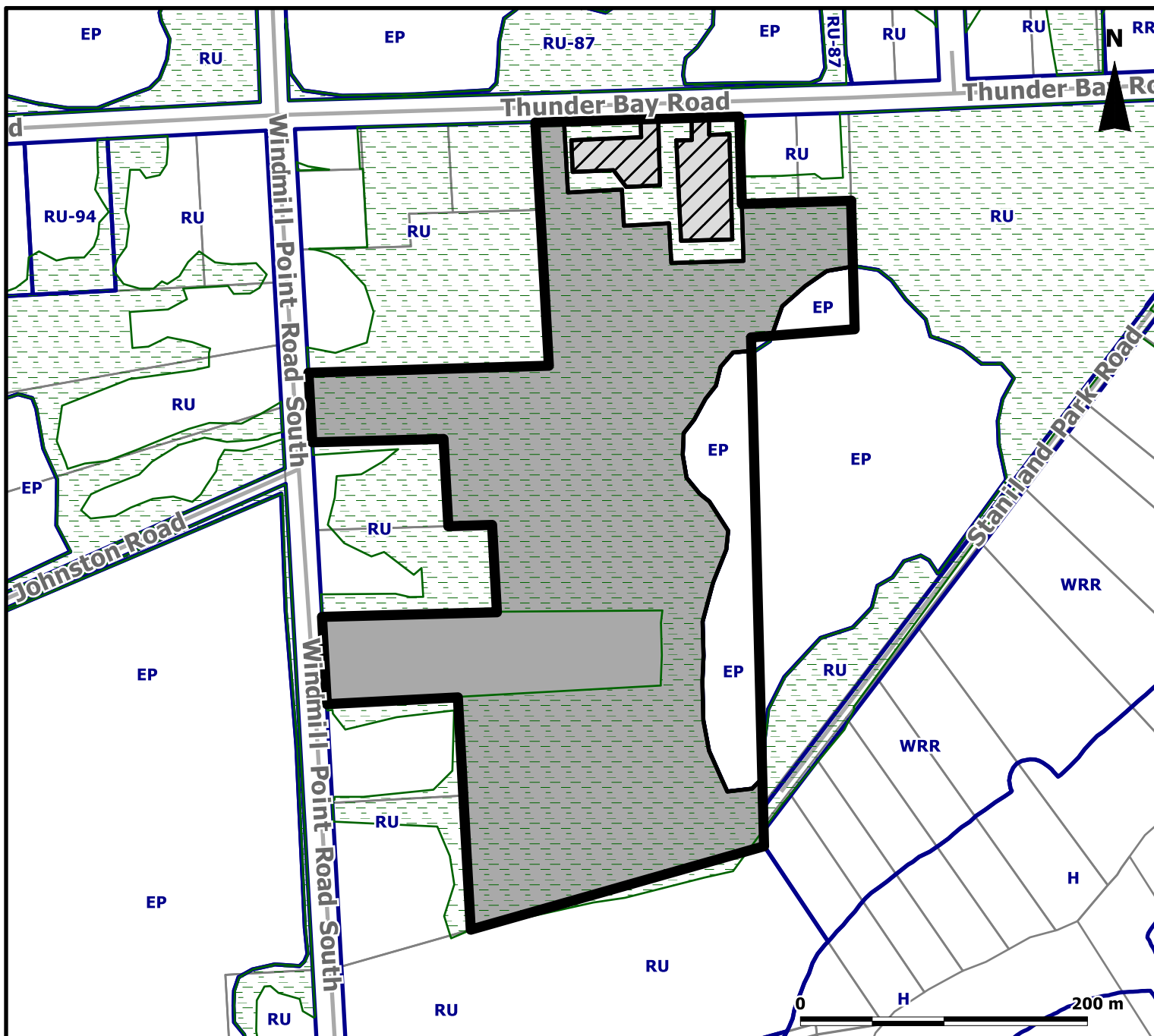
Read a first, second and third time and finally passed this 17th day of October, 2022.

Mayor

Clerk





I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 134-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20 .

APPENDIX "1"



By-law No. 134-2022

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 17th DAY OF OCTOBER, 2022

-  Subject Lands - 124 Windmill Point Road South
-  Part 1 - Change from Rural (RU) Zone to Rural (RU-757) Zone
-  Part 2 - Change from Rural (RU) Zone and Environmental Conservation (EC) Overlay Zone to Rural (RU) Zone
-  Environmental Conservation (EC) Overlay Zone