

# The Municipal Corporation of the Town of Fort Erie

## By-law No. 24-2023

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### Being a By-law to Amend Zoning By-law No. 129-90, as amended 533 & 549 Ridge Road North 1855838 Ontario Inc. and Richard James Dekorte - Owners

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**Whereas** an application was received from Ethan Laman of Upper Canada Consultants on behalf of 1855838 Ontario Inc. and Richard James Dekorte (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 533 & 549 Ridge Road North; and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on February 13<sup>th</sup>, 2023; 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-06-2023 considered and approved at the Council-in-Committee meeting held on February 13<sup>th</sup>, 2023;

**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 533 Ridge Road North and 549 Ridge Road North and shown as Parts 1, 2 and 3 on the attached Appendix "1" from "Residential 1 (R1) Zone" to "Residential 2A (R2A) Zone" (Part 1), from "Residential 1 (R1) Zone" to "Residential 2A (R2A-768) Zone" (Part 2), and from "Residential 1 (R1) Zone" and "Neighbourhood Development (ND) Zone" to "Neighbourhood Development (ND-769) Zone" (Part 3).
2. **That** By-law No. 129-90, as amended, is further amended by adding to "Section 12 – Residential 2A (R2A) Zone" Subsection – "Exceptions to the Residential 2A (R2A) Zone" the following exception:

#### **"R2A-768 (24-2023) 549 Ridge Road North (Part 2)**

These lands are zoned "Residential 2A (R2A-768) Zone" and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned "Residential 2A (R2A) Zone" by this by-law shall apply to those lands zoned "Residential 2A (R2A-768) Zone" subject to the following special provision:

- a) That notwithstanding Subsection 6.1 Accessory Uses (d) the total lot coverage of all accessory buildings on a lot shall not exceed 12% of the lot area."

- 3. That** By-law No.129-90, as amended, is further amended by adding to “Section 17 – Neighbourhood Development (ND) Zone” Subsection – “Exceptions to the Neighbourhood Development (ND) Zone” the following exception:

**“ND-769 (24-2023) 533 & 549 Ridge Road North (Part 3)**

These lands are zoned “Neighborhood Development (ND-769) Zone” and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Neighbourhood Development (ND) Zone” by this by-law shall apply to those lands zoned “Neighbourhood Development (ND-769) Zone” subject to the following special provision:

- a) Minimum Lot Area - 6,300.00 sq m"

- 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.

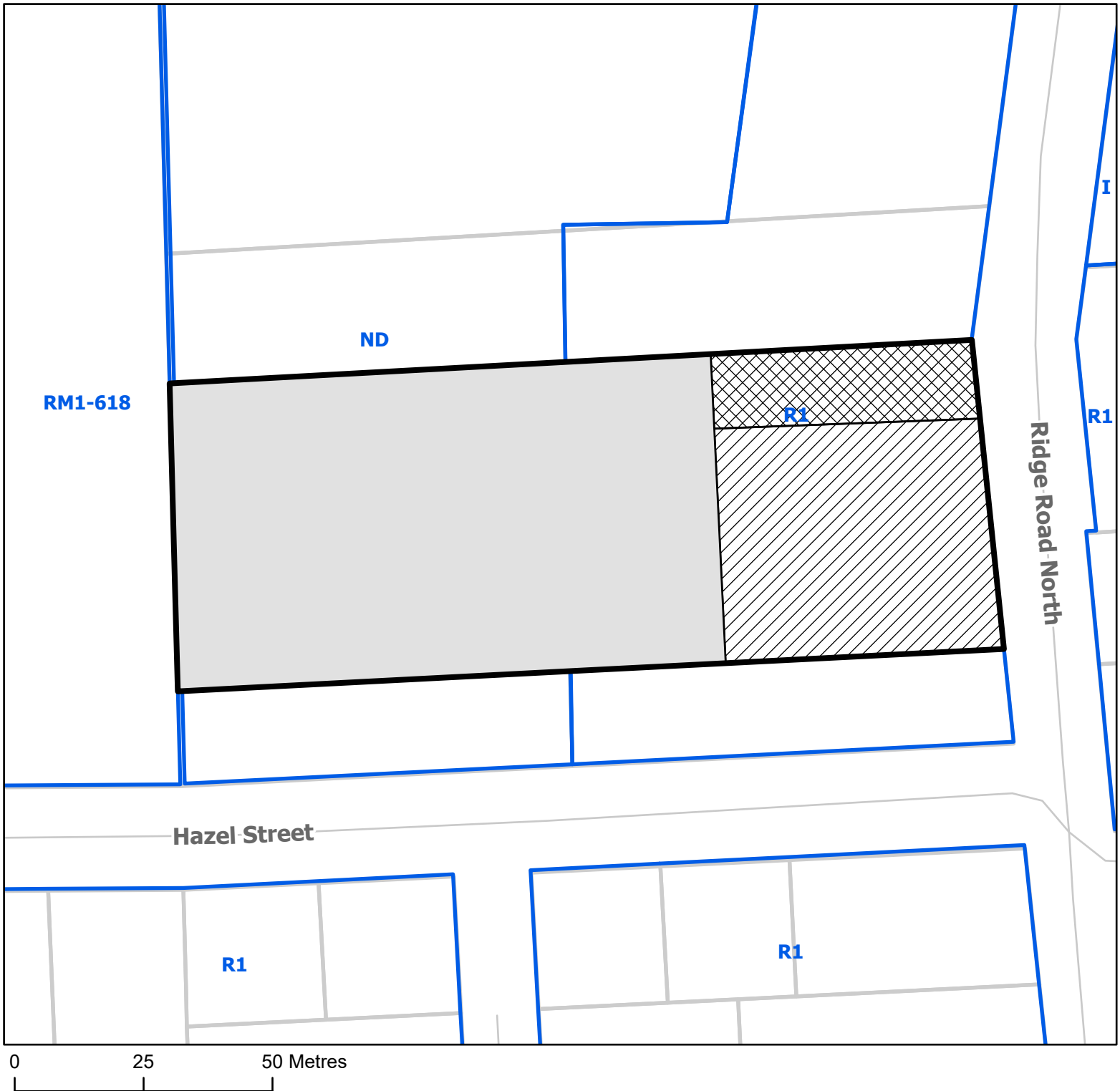
**Read a first, second and third time and finally passed this 27th day of February, 2023.**

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. 24-2023 of the said Town. Given under my hand and the seal of the said Corporation, this                      day of                      , 20                      .

# APPENDIX "1"



## By-law No. 24-2023

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 27TH DAY OF FEBRUARY, 2023**

-  Subject Lands - 533 & 549 Ridge Road North
-  Part 1 - Change from Residential 1 (R1) Zone to Residential 2A (R2A) Zone
-  Part 2 - Change from Residential 1 (R1) Zone to Residential 2A (R2A-768) Zone
-  Part 3 - Change from Neighbourhood Development (ND) Zone and Residential 1 (R1) Zone to Neighbourhood Development (ND-769) Zone
-  Zoning Boundary

