

**SECTION 7 – AGRICULTURAL (A) ZONE**

7.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply in all Agricultural 'A' Zones.

**7.2 PERMITTED USES**

- (a) Agricultural uses including greenhouses and medical marihuana grow and production facilities
- (b) Value-added uses
- (c) One single detached dwelling on one lot, and one accessory apartment dwelling
- (d) Home occupations.
- (e) One seasonal or one permanent farm help house.
- (f) Wayside Pits subject to the requirements of the Aggregate Resources Act, R.S.O. 1990.
- (g) Kennels, Veterinarian Clinic.
- (h) Conservation of plant and wildlife.
- (i) Uses, buildings and structures accessory to the foregoing permitted uses.
- (j) Pet Day Care Establishments
- (k) Short-Term Rental, Owner Occupied

**7.3 PERMITTED SECONDARY USES**

- (a) Farm product outlet
- (b) Farm Winery
- (c) Greenhouse Product Outlet

**7.4 REGULATIONS EXCEPT FOR KENNELS, FARM PRODUCT OUTLETS, GREENHOUSES, MEDICAL MARIHUANA GROW AND PRODUCTION FACILITIES, GREENHOUSE PRODUCT OUTLETS AND A FARM WINERY**

Minimum Lot Area	20 ha
Minimum Lot Frontage	180m
Maximum Lot Coverage	10 percent
Minimum Front Yard	15m for dwellings 30m for agricultural buildings and structures
Minimum Interior Side Yard	7.5m for dwellings 23m for agricultural buildings and structures
Minimum Exterior Side Yard	15m for dwellings 30m for agricultural buildings and structures
Minimum Rear Yard	15m for dwellings 30m for agricultural buildings and structures
Maximum Building Height	i) 2 ½ storeys for a dwelling ii) 10 metres

**7.5 SUPPLEMENTARY SEPARATION DISTANCES  
 FOR FARM AND NON-FARM BUILDINGS**

Any permitted building in the Agricultural 'A' Zone including any building used for the containment of livestock shall only be erected, altered or remodeled in accordance with the requirements of Subsections 7.4 and 6.17 whichever is the greater.

**7.6 REGULATIONS FOR BUILDINGS ACCESSORY TO DWELLINGS**

Maximum Lot Coverage	2% per building, provided the total lot coverage of all accessory buildings on the lot does not exceed 10%
Minimum Front Yard Setback	15m
Minimum Interior Side Yard	3m
Minimum Exterior Side Yard	15m
Minimum Rear Yard	3m
Minimum Rear Yard abutting a Street	7.5m
Maximum Building Height	i) 1 storey ii) 6 metres

**7.7 Regulations for Farm Help Houses**

- (i) No seasonal farm help house shall be used as a permanent dwelling.
- (ii) Minimum floor area for a:
  - (a) Seasonal Farm Help House 37.0 sq.m
  - (b) Permanent Farm Help House 75.0 sq.m

**7.8 REGULATIONS FOR KENNELS AND VETERINARY ESTABLISHMENTS**

Minimum Lot Area	An existing lot having a minimum area of 2 ha
Minimum Lot Frontage	100m
Minimum Front Yard	50m or behind the front building line of the main building on the lot, whichever is greater
Minimum Interior Side Yard	25m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	30m
Maximum Lot Coverage	20%
Maximum Building Height	i) 1 storey ii) 6 metres
Minimum Distance from a Dwelling on an Adjacent Lot	150m

**7.9 REGULATIONS FOR VALUE-ADDED USES**

The provisions of Subsection 7.4 relating to dwellings shall apply in addition to the following:

Accessory Use	Value-Added Uses are permitted only in conjunction with an Agricultural Use
Maximum gross floor area for Value Added Production and Support Uses	500 sq. m.
Maximum gross floor area for Value Added Marketing Uses	100 sq. m.

**7.10 REGULATIONS FOR GREENHOUSES AND MEDICAL MARIHUANA GROW AND PRODUCTION FACILITIES**

Minimum Lot Area	Permitted only on an existing lot having a minimum size of 2 ha
Minimum Lot Frontage	60m
Minimum Front Yard	15m except: i) that where the yard abuts a Residential Zone, residential use or other sensitive land use, 70m is required but this setback does not apply to existing buildings or structures.
Minimum Interior Side Yard And Rear Yard	6m, except: i) that where the yard abuts a Residential Zone, residential use or other sensitive land use, 70m is required but this setback does not apply to existing buildings or structures.
Minimum Exterior Side Yard	15m except: i) that where the yard abuts a Residential Zone, residential use or other sensitive land use, 70m is required but this setback does not apply to existing buildings or structures.
Maximum Lot Coverage	60%
Maximum Building Height	i) 12m

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Minimum Landscaping Requirements	A landscaping area in the form of a 3m wide planting strip shall be provided and maintained adjacent to every portion of any lot line that abuts a Residential Zone, or the extent of an abutting existing residential use not located in a Residential Zone.
Outside Storage Requirements for Greenhouses	Outside storage of goods, materials or supplies is permitted in the rear yard or side yard only, provided it is screened from view from any street.
Outside Storage Requirements for Medical Marihuana Grow and Production Facilities	Outside storage of goods, materials or supplies is not permitted.
Maximum Gross Floor Area for Processing and Packaging	20% of the gross floor area of the operation
Visible Night-time Lighting	Where a building or structure consists of more than 40% of glass and where artificial lighting is required, a fence of closed construction shall be provided and maintained adjacent to every portion of any lot line that abuts a Residential Zone, residential use or other sensitive land use.
Parking	Greenhouses: 1 parking space for every 180 sq. m. of gross floor area or every 2 employees, whichever is the greater. Medical Marihuana Grow and Production Facilities: 1 parking space for every 100 sq. m. of gross floor area or every 2 employees, whichever is the greater.

**7.11 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”**

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

**EXCEPTIONS TO THE AGRICULTURAL (A) ZONE**

**A-1 (129-1990) 4881 Garrison Road (FORMERLY C7-1)**

In addition to the permitted use in Section 7.2 and 7.3 the lands indicated as A-1 on Schedule "A" may also be used for an antique shop, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

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**A-2 (129-1990) 2909 Point Abino Road**

In addition to the permitted use in Section 7.2 and 7.3 the lands indicated as A-2 on Schedule "A" may also continue to be used for an abattoir and uses, buildings and structures accessory thereto.

**A-3 (129-1990) 2137 Stevensville Road (FORMERLY C7-3)**

In addition to the permitted uses in Section 7.2 and 7.3 the lands indicated as A-3 on Schedule "A" may also be used for a gas station, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-4 (129-1990) 3272 Bowen Road (FORMERLY C7-4)**

In addition to the permitted uses in Section 7.2 and 7.3 the lands indicated as A-4 on Schedule "A" may also be used for a retail store, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-7 (129-1990) 4686 Netherby Road**

In addition to the permitted use in Section 7.2 and 7.3 the lands indicated as A-7 on Schedule "A" may also continue to be used for a restaurant and uses, buildings and structures accessory thereto.

**A-10 (129-1990) 2152 Garrison Road (FORMERLY C7-10)**

These lands are zoned "Agricultural A-10 Zone" and all of the provisions that relate to the lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-10 Zone" on Schedule A, except that in addition to the permitted uses set out in Section 7.2 and 7.3 the lands indicated as A-10 may also be used for an antique shop, a flea market, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A7-11 (129-1990) 4831 Sherkston Road (FORMERLY C7-11)**

In addition to the permitted uses in Section 7.2 and 7.3 the lands indicated as A-11 on Schedule "A" may also be used for a gas station and variety store, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-12 (129-1990) College Road**

Nothing shall prevent the continuation of existing uses on the lands indicated as A-12 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the sites provincial significance (Sumner Road Woodlot).

**A-13 (129-1990) Bridge Street**

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary the use of the lands indicated as A-13 on Schedule 'A' shall be limited to agricultural uses excluding structures for human habitation.

**A-14 (129-1990) House Road**

Notwithstanding the provisions of the Agricultural (A) Zone, the use of the lands indicated as A-14 on Schedule 'A' shall have a reduced lot frontage of 365 metres and a minimum lot area of 5.46 ha.

**A-15 (4-1991) College Road**

These lands are zoned "Agricultural A-2 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-2 Zone" except that:

- (a) notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 54.8 metres, and;
- (b) notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than .4 hectares.

**A-17 (129-1990) 2364 Ridgemount Road (FORMERLY C7-17)**

In addition to the permitted uses in Section 7.2 and 7.3 the lands indicated as A-17 on Schedule "A" may also be used for a propane transfer depot, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory theretosubject to the provisions set out in Section 26.3.

**A-18 (164-1990) 3270 Bowen Road**

These lands are zoned "Agricultural A-18 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-18 Zone" except that notwithstanding the provisions of Subsections 7.4 (a) and (b) the minimum lot frontage shall not be less than 60.96 metres and the minimum lot area shall not be less than .4 hectares.

**A-21 (270-1990) 2282 Bertie Street**

These lands are zoned "Agricultural A-21 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-21 Zone" except that:

- (a) that notwithstanding the provisions of Subsection 1 7.4 the minimum lot frontage shall not be less than 116.4 metres, and;
- (b) that notwithstanding the provisions of Subsection 7.4 the minimum lot area shall not be less than .54 hectares.

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**A-22 (129-1990) Sumner Road**

Nothing shall prevent the continuation of existing uses on the lands indicated as A-22 on Schedule "A", however, any expansion or introduction of any new uses as permitted by the "Agricultural A Zone" shall be subject to review by the Town and Regional Municipality of Niagara due to the site's provincial significance (Sumner Street Woodlot).

**A-24 (228-1990) Fox Road**

These lands are zoned "Agricultural A-24 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-24 Zone" except that:

- (a) in addition to the permitted uses set out in Subsection 7.2 and 7.3, a landscaping and lawn maintenance contractor is permitted, and;
- (b) any retail/wholesale sales activities is prohibited on the lands zoned "Agricultural A-24 Zone", and;
- (c) no outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in rear and side yards provided they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscape berm. In no case shall this screening be less than 2.4 metres in height.

**A-26 (129-1990) Townline Road**

Nothing shall prevent the continuation of existing uses on the lands indicated as A-26 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the sites provincial significance (Sumner Road Woodlot).

**A-29 (129-1990) 2025 Eagle Street**

In addition to the permitted use in Section 7.2 and 7.3 the lands indicated as A-29 on Schedule "A" may also continue to be used for a private club and uses, buildings and structures accessory thereto.

**A-30 (129-1990) Eagle Street**

Nothing shall prevent the continuation of existing uses on the lands indicated as A-30 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the site's provincial significance (Sumner Road Woodlot).

**A-77 (129-1990) Sunset Drive, west side, south of Bertie Street (FORMERLY C7-77)**

Deleted by Amending By-law No. 120-2019.

**A-101 (80-1993) 3594 Netherby Road**

These lands are zoned "Agricultural A-101 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-101 Zone" except that:

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- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 60.96 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than .69 hectares.

**A-103 (106-1993) 5032 Gilmore Road**

These lands are zoned "Agricultural A-103 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-103 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 92.9 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 2.1 hectares.

**A-104 (106-1993) Gilmore Road**

These lands are zoned "Agricultural A-104 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-104 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2 and 7.3 - Permitted Uses, these lands shall only be used for agricultural uses only excluding any accessory residential use or farm help house, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 15.1 hectares.

**A-107 (165-1993) 2233 Eagle Street**

These lands are zoned "Agricultural A-107 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-107 Zone" except that:

- (a) that notwithstanding the permitted uses in Subsection 7.2 and 7.3, nothing shall prevent the continued use of the lands indicated as A-107 on Schedule A for a mobile home park and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 13 hectares, and;
- (c) the following special regulations shall apply to the mobile home sites:
  - (i) no mobile home shall be permitted except upon a mobile home site;
  - (ii) the minimum mobile home site area for single width mobile homes shall not be less than 337.5 square metres and the minimum mobile home site area for a double width mobile home shall not be less than 375 square metres;



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- (iii) the minimum mobile home site frontage shall not be less than 12 metres for a single width mobile home and 13.5 metres for a double width mobile home;
- (iv) each mobile home site shall be accessible by means of a paved driveway at least 4.25 metres in width where the driveway is for one-way traffic or at least 7.5 metres in width where the driveway is for two-way traffic;
- (v) a minimum of 1.25 parking spaces per mobile home site must be provided within the mobile home park;
- (vi) the maximum number of mobile home sites shall be 30 sites;
- (vii) the minimum separation distance between mobile homes shall not be less than 8 metres.

**A-113 (19-1994) 4540 Bertie Street**

These lands are zoned "Agricultural A-113 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-113 Zone" except that:

- (a) that notwithstanding the list of permitted uses set out in Subsection 7.2 and 7.3 - Permitted Uses in the Agricultural A Zone, the lands shown as A-113 in Schedule 'A' may only be used for one single detached dwelling and for a timber and tree cutting service and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 91 metres, and;
- (c) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 1.1 hectares.

**A-120 (140-1994) 4773 Michener Road**

These lands are zoned "Agricultural A-120 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-120 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 186.4 metres;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 2.79 hectares.

**A-128 (15-1995) Gilmore Road @ Burger Road**

These lands are zoned "Agricultural A-128 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-128 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 70.7 metres, and;

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- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than .93 hectares.

**A-164 (209-1996) 3178 Stevensville Road**

These lands are zoned "Agricultural A-164 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-164 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 10.56 hectares.

**A-165 (210-1996) Ridge Road North, south of Farm Road**

These lands are zoned "Agricultural A-165 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-165 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 65.84 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 4.53 hectares.

**A-167 (228-1996) 602 Point Abino Road North**

These lands are zoned "Agricultural A-167 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-167 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 91.4 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than .8 hectares.

**A-170 (48-1997) 5051 Garrison Road (FORMERLY C7-170)**

These lands are zoned "Agricultural A-170 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-170 Zone" on Schedule A except that in addition to the permitted uses set out in Subsection 7.2 and 7.3, these lands may also be used for a motor vehicle sales and repair establishment, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-171 (48-1997) 2251 Burger Road**

These lands are zoned "Agricultural A-171 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-171 Zone" except that:

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- a) in addition to the permitted uses set out in Subsection 7.2, these lands may also be used for an excavating contractor establishment;
- b) Notwithstanding the requirements of Subsection 7.4 the following requirements shall apply to the existing workshop:
  - (i) the minimum front yard setback shall not be less than 60.96 metres;
  - (ii) the minimum side yard setback shall not be less than 30.48 metres;
  - (iii) the minimum rear yard setback shall not be less than 15.24 metres;

No outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in the rear and side yards, provided they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscaped berm and in no case shall this screening be less than 2.4 metre in height.

**A-175 (H) (69-1997) –Deleted by By-law 159-08**

**A-178 (96-1997) Netherby Road, east of Sodom Road**

These lands are zoned "Agricultural A-178 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-178 Zone" except that:

- a) that notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 3.56 hectares.

**A-179 (48-1997) 3400 Netherby Road**

These lands are zoned "Agricultural A-179 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-179 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the use of the lands shall be limited to agricultural uses only excluding any structures for human habitation;
- b) that notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 10.52 hectares.

**A-184 (165-1997) 2781 STEVENSVILLE ROAD (DELETED BY BY-LAW 06-07)**

**A-190 (2-1998) Garrison Road, west of Cherry Hill Boulevard**

These lands are zoned "Agricultural A-190 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-190 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 178.5 metres, and;

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- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 2.76 hectares.

**A-199 (111-1998) Point Abino Road, north of Michener Road**

These lands are zoned "Agricultural A-199 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-199 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 76.2 metres;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than .6313 hectares.

**A-200 (111-1998) Point Abino Road North, north of Michener Road**

These lands are zoned "Agricultural A-200 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-200 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 12.3182 hectares.

**A-202 (147-1998) 328 Point Abino Road South**

These lands are zoned "Agricultural A-202 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-202 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 117.3 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 2.54 hectares.

**A-207 (4-1999) Netherby Road, east of Snyder Street**

These lands are zoned "Agricultural A-207 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-207 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2(a) and 7.3 - Permitted Uses, these lands may be used for one single detached dwelling and uses, buildings and structures accessory thereto and a home occupation;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 40 metres;
- (c) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 1.14 hectares.

**A-220 (8-2000) House Road @ Bowen Road**

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These lands are zoned "Agricultural A-220 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-220 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.4 the minimum lot frontage shall not be less than 67 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 1 hectare.

**A-238 (86-2001) Point Abino Road, south of Garrison Road**

These lands are zoned "Agricultural Holding A-238 Zone" permitting the lands to be used for one single detached dwelling and agricultural uses including an equine breeding operation on a parcel having a minimum lot area of 11.7 hectares.

**A-239 (86-2001) 4649 Garrison Road**

These lands are zoned "Agricultural A-239 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-239 Zone" except that notwithstanding the requirements of Subsection 7.4 the minimum lot area shall not be less than 10.9 hectares.

**A-257 (129-90) 1025 Gorham Road (RELOCATED FROM C7-257)**

In addition to the uses permitted in Section 7.2 and 7.3, the lands indicated as A-257 on Schedule "A" may also be used for a restaurant, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-278 (129-90) 4787 Michener Road**

Nothing shall prevent the continued use of the lands indicated as A-278 on Schedule "A" for a three-unit apartment building and uses, buildings and structures accessory thereto.

**A-288 (129-90) Winger Road Compost Facility**

In addition to the permitted use in Section 7.2 and 7.3 the lands indicated as A-288 on Schedule "A" may also continue to be used for a compost facility operated by the Regional Municipality of Niagara, and uses, buildings and structures accessory thereto.

**A-290 (129-90) Curtis Road N/S, west of Laur Road**

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary the use of the lands indicated as A-290 on Schedule 'A' shall be limited to agricultural uses excluding structures for human habitation.

**A-308 (135-2002) 3977 Garrison Road, east of Cauthard Road**

These lands are zoned "Agricultural A-308 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this By-law shall apply to those lands zoned "Agricultural A-308 Zone" except that notwithstanding the provisions of Subsection 7.4, the lot area for these lands shall not be less than 2.23 hectares.

**A-313 (24-2003) 3590-3600 Garrison Road (FORMERLY C7-313)**

These lands are zoned “Agricultural A-313 Zone” and all of the provisions that relate to lands zoned “Agricultural A Zone” shall apply to those lands zoned “Agricultural A-313 Zone”, except:

- (a) That notwithstanding the requirements of Subsection 7.2 and 7.3 the lands may also be used for retail stores and business offices, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres subject to the provisions set out in Section 26.3, and;
- (b) That notwithstanding the requirements of Subsection 7.2 and 7.3 two existing single detached dwellings shall be permitted subject to the yard provisions of Section 7.4.

**A-319 (13-04) Nigh Road NS, east of Point Abino Road**

These lands are zoned Agricultural A-319 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-319 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.2 and 7.3 – Permitted Uses, the lands shall be used for agricultural purposes only excluding any residential dwelling or farm help house.

**A-320 (13-04) 4444 Nigh Road, east of Point Abino Road**

These lands are zoned Agricultural A-320 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-320 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.4 – Minimum Lot Area and Minimum Lot Frontage, the minimum lot area shall not be less than 4.3 hectares and the minimum lot frontage shall not be less than 151.8 metres.

**A-326 (By-law 163-04) Bertie Road NS, at Stevensville Road (FORMERLY ER-326)**

These lands are zoned Agricultural A-326 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-326 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.4 – Minimum Lot Frontage, the minimum lot frontage shall not be less than 39.6 metres.

**A-327 (By-law 163-04) Bertie Road NS, at Stevensville Road (FORMERLY ER-327)**

These lands are zoned Agricultural A-327 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-327 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 – Permitted Uses, the existing accessory structure on part 2 shall be permitted to remain on the property prior to the construction of a dwelling on the property and;
- b) Notwithstanding the requirements of Subsection 7.4 – Minimum Lot Frontage, the minimum lot frontage shall not be less than 42.3 metres measured along the Bertie Street road frontage, and;
- c) Notwithstanding the requirements of Subsection 7.4 – Minimum Floor Area shall not be less than 110 square metres.

**A-330 (5-05) 3120 Black Creek Trail, south of Townline Road**

Deleted by Amending By-law No. 35-2016.

**A-339- 5348 SHERKSTON ROAD (FORMERLY I-339)**

- (a) These lands are zoned Agricultural A-339 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-339 Zone on the attached Schedule A subject to the following special provisions:
- (b) Notwithstanding the list of permitted uses set out in Subsection 7.2 and 7.3 “Permitted Uses”, the lands shown as A-339 on Schedule A may also be used for a church and a cemetery.
- (c) Notwithstanding the requirements of Subsection 7.4 – Minimum Lot Area, the minimum lot area shall not be less than 1.99 hectares. Notwithstanding the requirements of Subsection 7.4- Minimum Lot Frontage, the minimum lot frontage shall not be less than 182.30 metres.

**A-340 5384 SHERKSTON ROAD**

These lands are zoned Agricultural A-340 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-340 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the list of permitted uses set out in Subsection 7.2 “Permitted Uses”, the lands shown as A-340 on Schedule A may only be used for an existing single detached dwelling and accessory uses, buildings and structures.
- b) Notwithstanding the requirements of Subsection 7.4 –Minimum Lot Area, the minimum lot area shall not be less than 0.56 hectares.
- c) Notwithstanding the requirements of Subsection 7.4-Minimum Lot Frontage, the minimum lot frontage shall not be less than 71.3 metres.

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**A-342 (164-05) 4777 Bowen Road and N/E Corner of Point Abino Road and Sherk Road**

These lands are zoned Agricultural A-342 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-342 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the list of permitted uses set out in Section 7.2 and 7.3 “Permitted Uses”, the lands shown as A-342 on Schedule A may only be used for a television transmitter facility and associated buildings and equipment.
- (b) Notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 2.07 hectares
- (c) Notwithstanding the requirements of Subsection 7.4, the minimum lot frontage shall not be less than 160.1 metres.

**A-343 (164-05) 4777 Bowen Road and N/E Corner of Point Abino Road and Sherk Road**

These lands are zoned Agricultural A-343 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-343 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 13.5 hectares
- (b) Notwithstanding the requirements of Subsection 7.4, the minimum lot frontage shall not be less than 125.9 metres.

**A-380 (199-07) 4621 Michener Road, east of Point Abino Road South**

These lands are zoned Agricultural A-380 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-380 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.4 – Minimum Lot Area, the minimum lot area shall not be less than 7.5 hectares.

**A-381 (199-07) South side of Michener Road, east of Point Abino Road South**

These lands shall only be used for the conservation of plant and wildlife.

**A-386 (06-08) 4638 College Road**

These lands are zoned Agricultural A-386 Zone and all of the provisions of Bylaw 129-90 as amended that relate to lands general Agricultural A Zone by this bylaw shall apply to these lands zoned Agricultural A-386 Zone on the attached Schedule A subject to the following additional provisions:



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- a) Notwithstanding the provisions in subsection 6.52 (c) the outdoor dog run shall not be closer than 79 metres to the nearest adjacent residential dwelling unit.

**A-398 (142-08) 2650 Sider Road**

These lands are zoned Agricultural A-398 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-398 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Section 7.4, the minimum lot area shall not be less than 3.713 hectares.

**A-399 (142-08) 2650 Sider Road**

These lands are zoned Agricultural A-399 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-399 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the use of the lands shall be limited to agricultural uses excluding any structures for human habitation.

**A-401 (159-08) 1856 Ott Road**

These lands are zoned Agricultural A-401 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-401 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Section 7.4, the minimum interior side yard setback for existing agricultural buildings and structures shall not be less than 17.25 metres.

**A-402 (159-08) 1856 Ott Road**

These lands are zoned Agricultural A-402 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-402 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 0.516 hectares.
- (b) Notwithstanding the requirements of Subsection 7.4, the minimum lot frontage shall not be less than 56.84 metres.
- (c) Notwithstanding the requirements of Section 6.17, the Minimum Distance Separation shall not be less than 134 metres.

**A-403 (159-08) 1856 Ott Road**

These lands are zoned Agricultural A-403 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-403 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 (Permitted Uses), these lands may only be used for a construction trades establishment/contractor's yard and uses buildings and structures accessory thereto;
- b) Notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 2.42 hectares;
- c) Notwithstanding the requirements of Subsection 7.4, the minimum lot frontage shall not be less than 102.6 metres.
- d) Notwithstanding the requirements of Subsection 7.4, the minimum northerly interior side yard setback shall not be less than 19.92 metres and the southerly interior side yard setback shall not be less than 60 metres.
- e) Notwithstanding the requirements of Subsection 7.4, the minimum rear yard setback shall not be less than 15.22 metres;
- f) Notwithstanding the requirements of Subsection 7.4, the minimum front yard setback shall be 44.09 metres.
- g) That no outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in the rear and side yards provided they are screened from view from any street: the screening shall mean a visually impervious fence, wall and/or landscaped berm and in no case shall this screening be less than 3.3 metres in height.

**A-404 (159-08) 1856 Ott Road**

These lands are zoned Agricultural A-404 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-404 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.4, the minimum lot area shall not be less than 0.7 hectares.
- b) Notwithstanding the requirements of Subsection 7.4, the minimum lot frontage shall not be less than 59.16 metres.

**A-415 (148-09) 1499 House Road**

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These lands are zoned Agricultural A-415 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-415 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Section 7.4, the minimum lot area shall not be less than 1.40 hectares.
- b) Notwithstanding the requirements of Section 7.4, the minimum lot frontage shall not be less than 89.16 metres.

**A-416 (148-09) 1499 House Road**

These lands are zoned Agricultural A-416 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-416 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the use of the lands shall be limited to agricultural uses only excluding any structures for human habitation.

**A-439(H) (106-10) OMB ORDER PL100362, SOUTH WEST CORNER OF BOWEN ROAD AND SUNSET DRIVE**

These lands are zoned Agricultural Holding A-439(H) Zone and all of the provisions that relate to lands zoned “Agricultural A Zone” by this by-law shall apply to those lands zoned “Agricultural Holding A-439 (H) Zone” except that:

- a) Notwithstanding the requirements of Subsection 7.2- Permitted Uses, these lands may also be used for a grassed Vehicle parking, shower and washroom facilities and stormwater management facilities associated with a Motorsports Speedway Complex;
- b) Regulations for uses associated with a Motorsports Speedway Complex:
  - i) Minimum Landscape/Planting Strip -10 metre wide strip adjacent to any property line or any street line.
  - ii) Minimum 30 metre Buffer Area setback from a Provincially Significant Wetland and Critical Fish Habitat except abutting a Right of Way or as determined by the Niagara Peninsula Conservation Authority.
- c) Pursuant to Section 36(1) of the *Planning Act* the “H” Holding Symbol shall be removed upon the approval and execution of the Site Plan Agreement, pursuant to Section 41 of the *Planning Act*, by the Town of Fort Erie for the subject lands and upon substantial completion of the structure frame of the Grandstand

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confirmed by the engineer engaged for general review and the owner shall have acquired title to the following lands:

1. PIN: 64239-0308 (LT) Pt Lot 9 Con 6 Niagara River, Bertie Pts 1 & 2 59R13376; Fort Erie municipally known as 2154 Laur Road, ON
2. PIN 64238-0052 municipally known as 2242 Gilmore Road, Ridgeway, ON
3. PIN 64238-0072 municipally known as 1640 Sunset Drive, Fort Erie, ON.

**A-440(H) (106-10) OMB ORDER PL100362, SOUTH WEST CORNER OF BOWEN ROAD AND SUNSET DRIVE**

These lands are zoned Agricultural Holding A-440(H) Zone and all of the provisions that relate to lands zoned “Agricultural A Zone” by this by-law shall apply to those lands zoned “Agricultural Holding A-440 (H) Zone” except that:

- a) Notwithstanding the requirements of Subsection 7.2 -Permitted Uses, these lands may also be used for a grassed Vehicle parking and stormwater management facilities associated with a Motorsports Speedway Complex;
- b) Uses associated with the Motorsports Speedway Complex shall be subject to the following regulations:
  - i. Minimum 30 metre Buffer Area setback from a Provincially Significant Wetland and Critical Fish Habitat except abutting a Right of Way or as determined by the Niagara Peninsula Conservation Authority.
  - ii. Minimum Landscape/Planting Strip -10 metre wide strip adjacent to any property line or any street line.
- c) Pursuant to Section 36(1) of the *Planning Act* the “H” Holding Symbol shall be removed upon the approval and execution of the Site Plan Agreement, pursuant to Section 41 of the Planning Act, by the Town of Fort Erie for the subject lands and upon substantial completion of the structure frame of the Grandstand confirmed by the engineer engaged for general review and the owner shall have acquired title to the following lands:
  1. PIN: 64239-0308 (LT) Pt Lot 9 Con 6 Niagara River, Bertie Pts 1 & 2 59R13376; Fort Erie municipally known as 2154 Laur Road, ON
  2. PIN 64238-0052 municipally known as 2242 Gilmore Road, Ridgeway, ON

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3. PIN 64238-0072 municipally known as 1640 Sunset Drive, Fort Erie, ON

**A-441 (H) (106-10) OMB ORDER PL100362, SOUTH WEST CORNER OF BOWEN ROAD AND SUNSET DRIVE**

These lands are zoned Agricultural Holding A-441(H) Zone and all of the provisions that relate to lands zoned “Agricultural A Zone” by this by-law shall apply to those lands zoned “Agricultural Holding A-441 (H) Zone” except that:

- a) Notwithstanding the requirements of Subsection 7.2 -Permitted Uses, these lands may also be used for a grassed Vehicle parking, a Camp and stormwater management facilities associated with a Motorsports Speedway Complex.
- b) Uses associated with a Motorsports Speedway Complex shall be subject to the following regulations:
  - i. Minimum 15 metre Buffer Area setback from Non- Provincially Significant Wetlands and Significant Woodlands except abutting a Right of Way or as determined by the Niagara Peninsula Conservation Authority.
  - ii. Minimum Landscape/Planting Strip -10-metre-wide strip adjacent to any property line or any street line.
- c) Pursuant to Section 36(1) of the *Planning Act* the “H” Holding Symbol shall be removed upon the approval and execution of the Site Plan Agreement, pursuant to Section 41 of the *Planning Act*, by the Town of Fort Erie for the subject lands and upon substantial completion of the structure frame of the Grandstand confirmed by the engineer engaged for general review the owner shall have acquired title to the following lands:
  - 1. PIN: 64239-0308 (LT) Pt Lot 9 Con 6 Niagara River, Bertie Pts 1 & 2 59R13376; Fort Erie municipally known as 2154 Laur Road, ON
  - 2. PIN 64238-0052 municipally known as 2242 Gilmore Road, Ridgeway, ON
  - 3. PIN 64238-0072 municipally known as 1640 Sunset Drive, Fort Erie, ON

**A-474 (68-12) 1411 POINT ABINO ROAD**

These lands are zoned Agricultural A-474 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Agricultural (A) Zone by this by-law shall

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apply to those lands zoned Agricultural A-474 Zone on the attached Appendix 1 subject to the following special provisions:

- a) Notwithstanding the requirements of Section 7.4, the minimum lot area shall not be less than 0.94 hectares.
- b) Notwithstanding the requirements of Section 7.4, the minimum lot frontage shall not be less than 49.05 metres.

**A-481 3977 GARRISON ROAD**

These lands are zoned Agricultural A-481 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-481 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the lands may also be used for a constructions trade establishment, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-482 3731 BERTIE STREET**

These lands are zoned Agricultural A-482 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-482 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the lands may also be used for a farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

**A-483 3976 BOWEN ROAD**

These lands are zoned Agricultural A-482 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-482 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 7.2 and 7.3 to the contrary, the lands may also be used for a construction trades establishment, farm implement sales and service establishments, feed and fertilizer dealers, farm product market, farm supply and service establishments, garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

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**A-490 (108-2013) 1137 SUNSET DRIVE**

These lands are zoned “Agricultural (A) Zone A-490 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-490) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 7.4 Regulations Except for Kennels, Farm Product Outlets and Greenhouses and Greenhouse Product Outlets and Farm Winery,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:
  - i) Minimum lot area – 1.134 hectares
  - ii) Minimum lot frontage – 95.402 metres
  - iii) Minimum front yard for dwelling – 10.53 metres
  - iv) Minimum interior side yard for dwelling – 2.76 metres
  
- b) Notwithstanding the regulations of “Section 7.6 Regulations for Buildings Accessory to Dwellings,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:
  - i) Minimum front yard setback – 13.16 metres
  - ii) Minimum interior yard setback – 1.23 metres

**A-491 (108-2013) EAST SIDE OF LAUR ROAD, NORTH OF GRAYSON AVENUE**

These lands are zoned “Agricultural (A) Zone A-491 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-491) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 7.4, the lands shown on Appendix “1” may only be used for Agricultural purposes.
  
- b) Notwithstanding the regulations of “Section 7.4 Regulations Except for Kennels, Farm Product Outlets and Greenhouses and Greenhouse Product Outlets and Farm Winery,” the lands shown as Part 2 on Appendix “1” shall be subject to the following special provisions:
  - i) Minimum lot area – 18.564 hectares”

**A-492 (17-2014) 1514 HOUSE ROAD**

These lands are zoned “Agricultural (A) Zone A-492 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-

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law shall apply to those lands zoned “Agricultural (A-492) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 7.4 Regulations Except for Kennels, Farm Product Outlets and Greenhouses and Greenhouse Product Outlets and Farm Winery,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:
  - i) Minimum lot area – 4.1 hectares”

**A-493 (17-2014) SOUTH SIDE OF GILMORE ROAD, EAST OF HOUSE ROAD, WEST OF OTT ROAD**

These lands are zoned “Agricultural (A) Zone A-493 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-493) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 7.4, the lands shown on Appendix “1” may only be used for Agricultural purposes.

**A-511 (115-2014) South Side of Arcadia Street, west of Pettit Road**

These lands are zoned “Agricultural (A) Zone A-511 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-511) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 7.4, the lands shown on Appendix “1” may only be used for Agricultural purposes.
- b) Notwithstanding the regulations of “Section 7.4 Regulations Except for Kennels, Farm Product Outlets and Greenhouses and Greenhouse Product Outlets and Farm Winery,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:
  - i) Minimum lot area – 19.13 hectares

**A-641 (120-2019) 1225 Sunset Drive (Part 1)**

These lands are zoned “Agricultural (A-641) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-641) Zone” subject to the following provisions:

In addition to the permitted uses in Section 7.2 and 7.3, the lands indicated as A-641 on Schedule "A" may also be used for a farm implement sales and service establishments, feed and fertilizer dealers, farm product markets, farm supply and service establishments,



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garden centres and uses, buildings and structures accessory thereto subject to the provisions set out in Section 26.3.

In addition to the permitted uses in Section 7.2 and 7.3, the lands indicated as A-641 on Schedule “A” may also be used as a construction trades establishment subject to the following special regulations:

- a) Minimum Lot Frontage – 10.66 m.
- b) Minimum front yard setback - 60.96 m.
- c) Minimum side yard setback - 12.00 m.
- d) Minimum rear yard setback - 15.24 m.
- e) No outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in rear and side yards provided that they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscape berm. In no case shall this screening be less than 2.40 m in height

**A-642 (120-2019) 1225 Sunset Drive (Part 2)**

These lands are zoned “Agricultural (A-642) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-642) Zone” subject to the following provisions:

In addition to the permitted uses in Section 7.2 and 7.3 the single detached dwelling on the lands indicated as A-642 on Schedule "A" may also be used for an office subject to the following special regulations:

- a) Minimum lot frontage - 67.97 m.
- b) Minimum lot area - 0.45 ha.
- c) Front yard setback - 8.73 m.
- d) Southerly interior side yard setback - 2.76 m.

**A-643 (120-2019) 1221 Sunset Drive (Part 3)**

These lands are zoned “Agricultural (A-643) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-643) Zone” subject to the following provisions:

- a) Minimum lot frontage – 56.86 m.
- b) Minimum lot area – 0.45 ha.

**A-777 (64-2023) 3011 Point Abino Road North**

These lands are zoned “Agricultural (A-777) Zone” and all of the provisions of By-law No.129-90, as amended, that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-777) Zone” subject to the following special provision:

- a) That notwithstanding the provisions in Subsection 6.1 (a) for Accessory Uses and Subsection 6.43 (a) for Accessory Apartments in Section 6 - General Provisions, an Accessory Apartment Dwelling with a floor area of 55.00 sq m is permitted within a detached Accessory Building.”