



The Corporation of the Town of Fort Erie By-law 14-2025

Being a By-law to Amend Zoning By-law 129-90, as amended 986 Ridge Road North

Whereas an application was received from Eldon Darbyson of Valle Consultants Ltd on behalf of the owners, George and Carole Parazader, to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 986 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 January 27, 2025; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PBBS-08-2025 considered and approved at the Council meeting held on January 27, 2025;

Now, therefore, the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** Schedule A of Comprehensive Zoning By-law 129-90, as amended, is further amended by changing the zoning of the subject lands known municipally as 986 Ridge Road North and shown on the attached Schedule A from "Rural Residential (RR-651) Zone" and "Environmental Conservation (EC) Overlay Zone" to "Rural Residential (RR-812) Zone," an amended "Environmental Conservation (EC) Overlay Zone," and an amended "Rural Residential (RR-651) Zone."
2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 9 – Rural Residential Zone" Subsection – "Exceptions to the Rural Residential (RR) Zone" the following exception:

"RR-812 (14-2025) 986 Ridge Road North

These lands are zoned "Rural Residential (RR-651) Zone", and all of the provisions that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-812) Zone" subject to the following special provision:

- a) Notwithstanding the "Zone Regulations" in Section 9.3, Single detached dwellings shall be subject to the following special provision:
 - i. Minimum lot frontage 6.0 m

3. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by deleting Subsection "RR-651 (68-2020) 986 Ridge Road N (Part 2)" in its entirety and from "Section 9 – Rural Residential (RR) Zone" Subsection – "Exceptions to the Rural Residential (RR) Zone" and replacing it with the following:

"RR-651 (14-2025) 986 Ridge Road North

These lands are zoned "Rural Residential (RR-651) Zone", and all of the provisions that relate to lands zoned "Rural Residential (RR-651) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-651) Zone" subject to the following special provision:

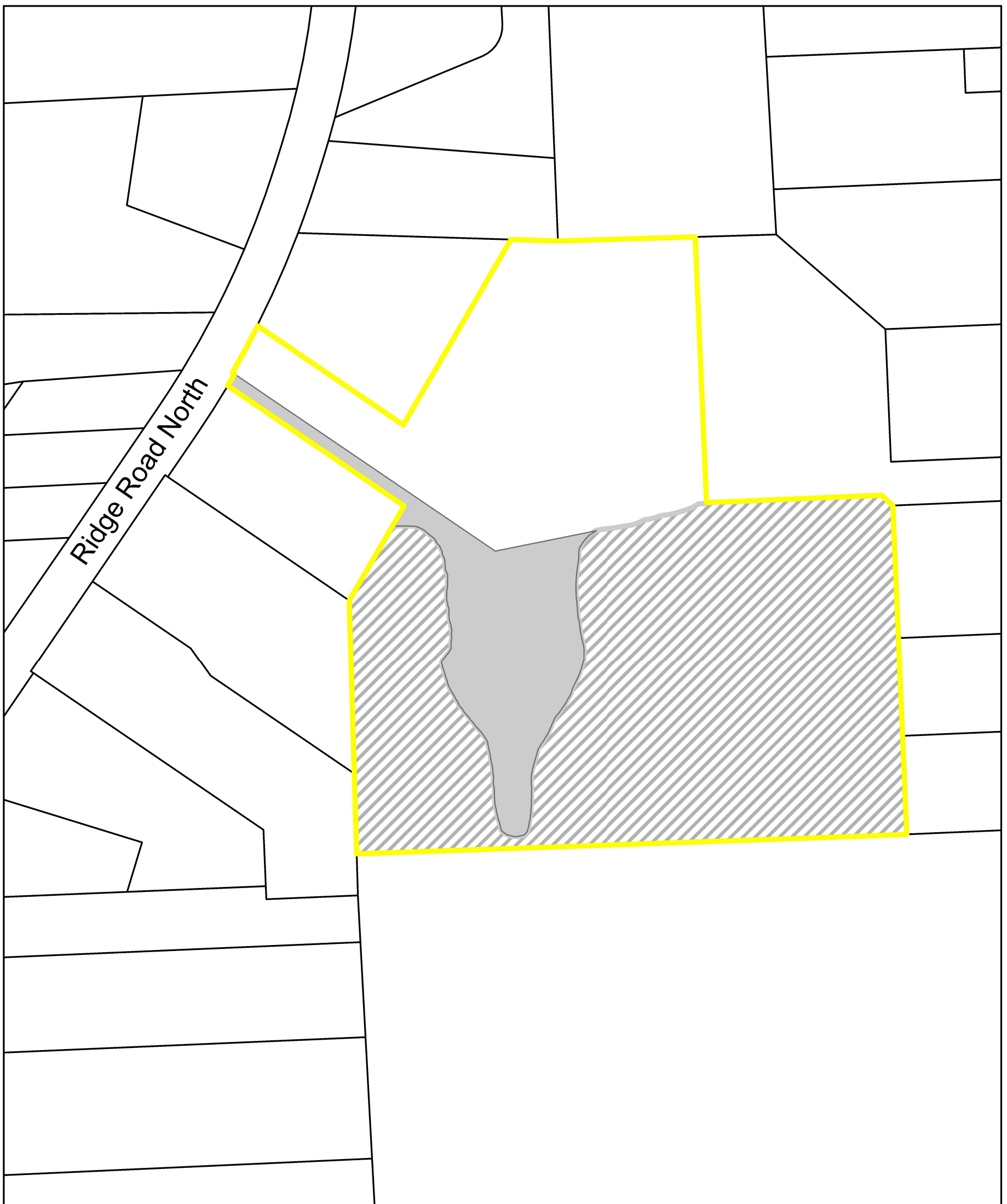
- b) Notwithstanding the "Zone Regulations" in Section 9.3, Single detached dwellings shall be subject to the following special provision:
 - i. Minimum lot frontage 24.0 m

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 24th day of February 2025.

Mayor

Clerk



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BY-LAW 14-2025

THIS SKETCH FORMS PART OF SCHEDULE 'A' TO BY-LAW 129-90 PASSED THIS 24TH DAY OF FEBRUARY 2025



Subject Site - 986 Ridge Road North, Fort Erie



Change from "Rural Residential 651 (RR-651)" Zone to "Rural Residential (RR-812)" Zone



Change from "Rural Residential 651 (RR-651)" Zone to "Rural Residential (RR-812)" Zone and Environmental Conservation (EC) Overlay Zone

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