



The Corporation of the Town of Fort Erie By-law 20-2025

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

Whereas an application was received from William Heikoop of Upper Canada Consultants on behalf of the Owner, Yiliming International Real Estate Limited, to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known as the Spears Garden Subdivision; 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 24, 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-15-2025 considered and approved at the Council meeting held on February 24, 2025; and

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 as the Spears Garden Subdivision and shown on the attached Schedule "A" from "Residential 2 (R2-525) Zone" and "Residential Multiple 1 (RM1-526) Zone" to a further amended "Residential 2 (R2-525) Zone" and "Residential Multiple 1 (RM1-526) Zone" and "Open Space (OS-813) Zone".
2. **That** Section 11 – Exceptions to the Residential 2 (R2) Zone, of Comprehensive Zoning By-law 129-90, as amended, is hereby further amended by adding to the "R2-525 Zone" the following provisions:

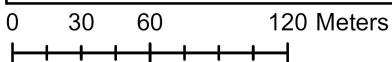
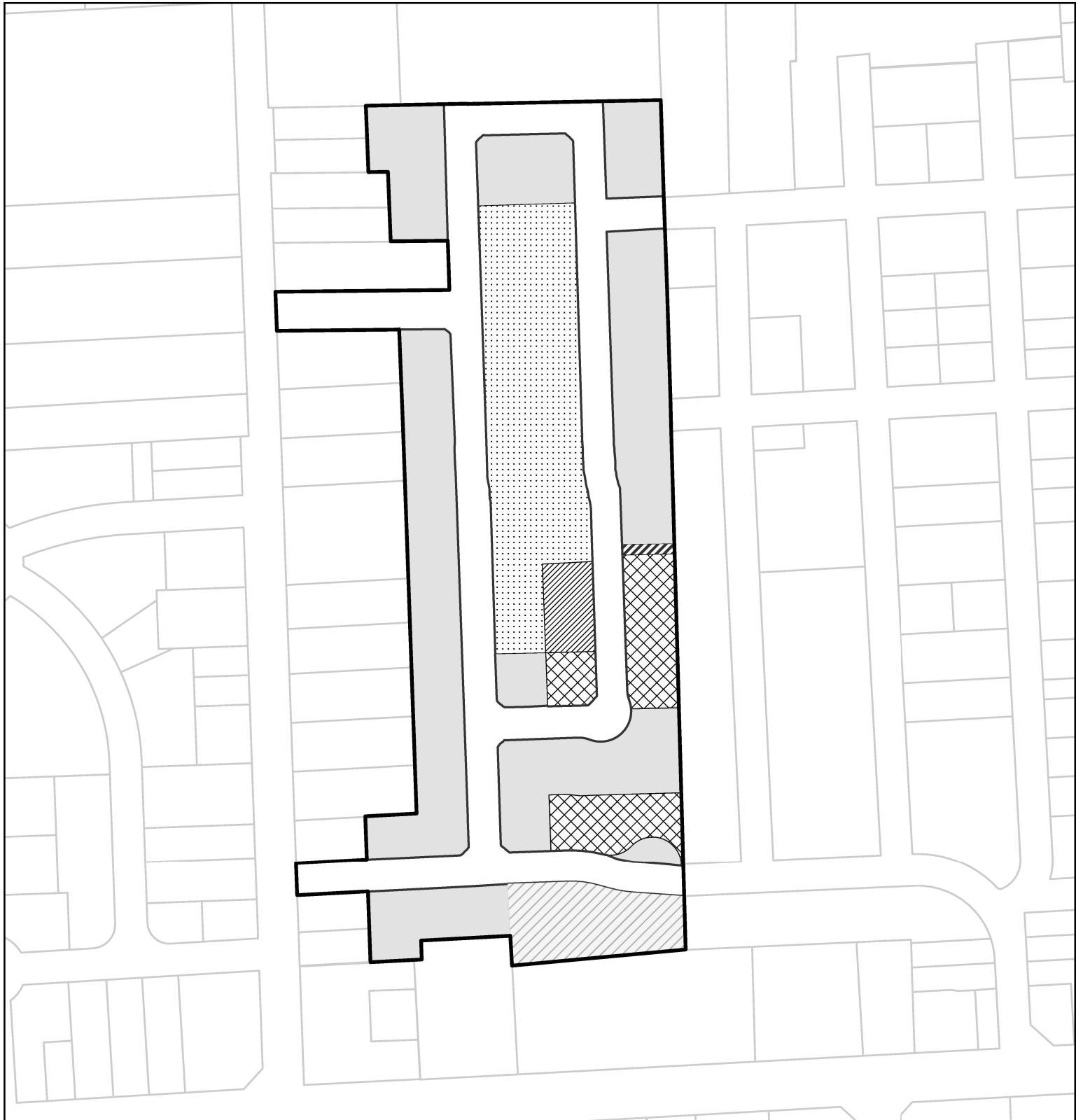
R2-525 (72-2015 and 20-2025) Spears Garden Subdivision

a) Notwithstanding the Regulations in Section 11.3, Zone Regulations, and By-law 72-2015, as it relates to Minimum Lot Frontage and Minimum Lot Area for single detached dwellings, the following shall apply:

- | | | |
|-----|----------------------|-------------------------------|
| i. | Minimum Lot Frontage | 10 m
13 m for a corner lot |
| ii. | Minimum Lot Area | 300 sq m |








b) Notwithstanding the Regulation in Section 6.45, Lot Composed of Two or More Lots, the following shall apply:

- i. Nothing in this by-law shall prevent the erection, alteration, extension or enlargement of a building or structure on lands composed of two or more contiguous lots, and such lots may be treated as one lot when calculating lot coverage and yard setback requirements, provided all of the requirements of the appropriate zone are complied with, and the owner of the lands has entered into an agreement with the Town of Fort Erie in accordance with Section 51 of the Planning Act R.S.O. 1990 c. P. 13 as amended from time to time or any successor thereto together with any regulations made thereunder.



BY-LAW 20-2025

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90 PASSED THIS 31st DAY OF MARCH 2025

-  Subject lands - Spears Garden Subdivision, Fort Erie
-  Part 1 - Residential 2 (R2-525) Zone
-  Part 2 - From Residential 2 (R2-525) Zone to Residential Multiple 1 (RM1-526) Zone
-  Part 3 - Residential Multiple 1 (RM1- 526) Zone
-  Part 4 - From Residential Multiple 1 (RM1 - 526) Zone to Residential 2 (R2-525) Zone
-  Part 5 - From Residential 2 (R2-525) Zone to Open Space (OS-813) Zone
-  Part 6 - Open Space (OS- 527) Zone

