



## The Corporation of the Town of Fort Erie By-law 22-2025

---

### Being a By-law to Amend Zoning By-law 129-90, as amended Crescent Acres Subdivision (0-10747 Kraft Road)

---

**Whereas** Report PDS-38-2023 was considered and approved at the Council-in-Committee meeting held on May 8, 2023, to rezone the lands from "Open Space (OS) Zone", "Residential 2 (R2) Zone", "Residential Multiple 1 (RM1) Zone" and Environmental Conservation (EC) Overlay Zone" to "Residential Multiple 1 (RM1-779) Zone" (Part 1) and from "Residential Multiple 1 (RM1) Zone" and Environmental Conservation (EC) Overlay Zone" to "Environmental Protection (EP) Zone" (Part 2); and

**Whereas** By-law 91-2023 was passed to amend Zoning By-law 129-90 for Crescent Acres Ltd. (0-10747 Kraft Road, Owner - Mark Basciano) pursuant to Report PDS-38-2023 on May 29, 2023; and

**Whereas** an application was received and deemed complete on December 5, 2025, from Joseph Tomaino of Upper Canada Consultants on behalf of the owners, Crescent Acres Ltd. (Mathew Vartanian), to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 0-10747 Kraft Road; 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-14-2025 considered and approved at the Council meeting held on February 24, 2025, and repeal By-law 91-2023;

**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 on the subject lands, known municipally as 0-10747 Kraft Road, from "Residential Multiple 1 (RM1-779) Zone" to "Residential Multiple 1 (RM1-814) Zone," and maintaining the "Environmental Protection (EP) Zone" and "Residential Multiple 1 (RM1) Zone," as shown on the attached Schedule A.
2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple 1 (RM1) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exception:

#### **RM1-814 (22-2025) Crescent Acres Subdivision (0-10747 Kraft Road)**

These lands are zoned "Residential Multiple 1 (RM1-814) Zone", and all of the provisions that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-814) Zone" subject to the following special provisions:

- a) Notwithstanding the list of "Permitted Uses" in Subsection 14.2, the lands may also be used for a stormwater management facility.
- b) Notwithstanding the Zone Regulations in Subsection 14.3, as it relates to Minimum Lot Area, Minimum Interior Side Yard, Maximum Lot Coverage, Planting Strips, and the minimum distance between a driveway and an intersection of street lines, the following special provisions shall apply to street townhouse dwellings:

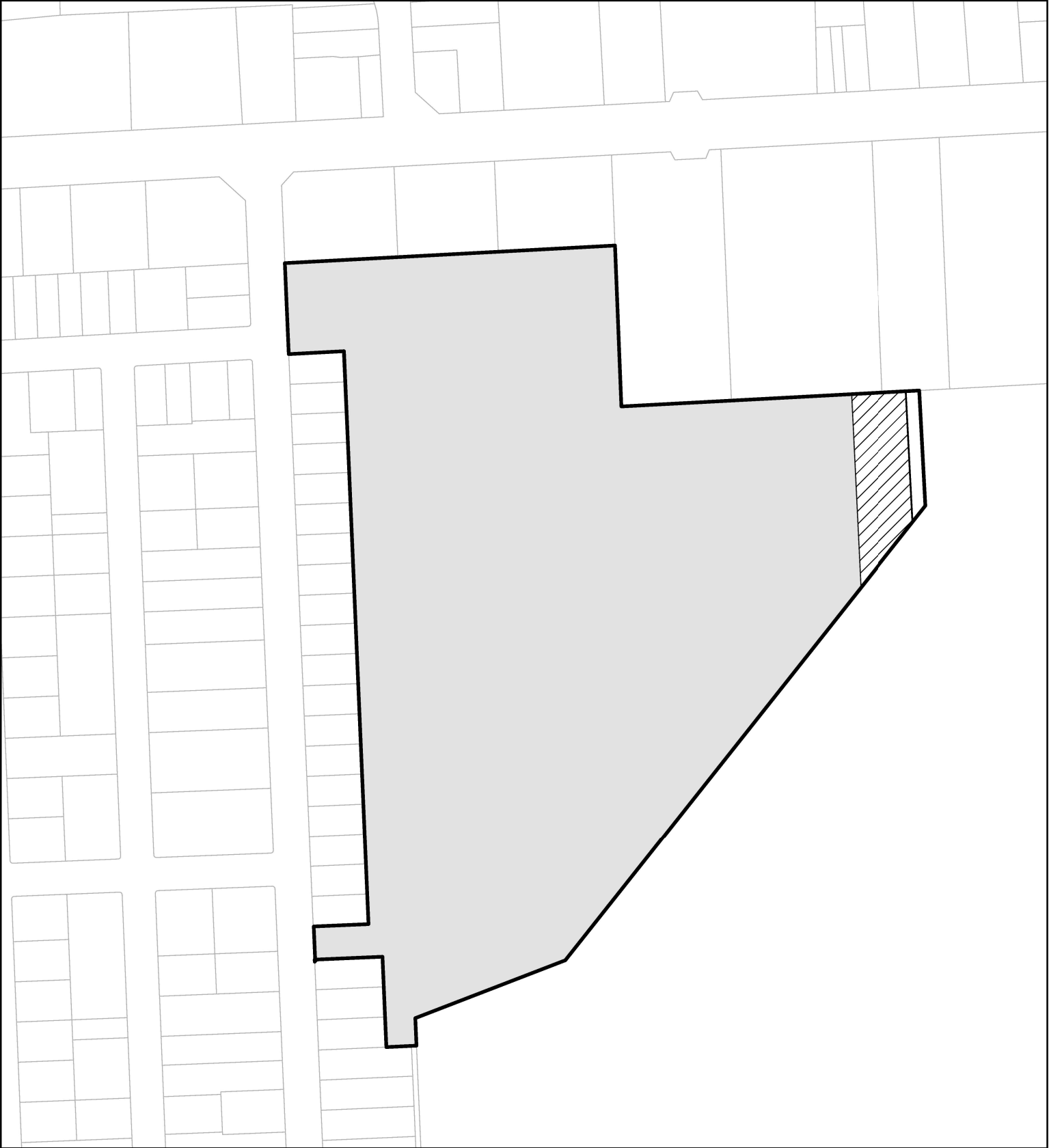
- c) Notwithstanding the Regulations for Dwellings in Subsection 12.3, as it related to Minimum Lot Area, Minimum Lot Frontage, Maximum Lot Coverage, and the minimum distance between a driveway and an intersection of street lines, the following special provisions shall apply to single-detached dwellings:

- d) Notwithstanding the Regulations for Semi-Detached Dwellings in Subsection 13.4, as it relates to Minimum Lot Frontage and Minimum Interior Side Yard, the following special provisions shall apply to semi-detached dwellings:

- 3. That By-law 91-2023 is hereby repealed;**





- Read a first, second and third time and finally passed this 31 day of March 2025.

Clerk



0 20 40 80 Meters  
|-----|-----|-----|-----|

**BY-LAW 22-2025**  
**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90 PASSED THIS 31st DAY OF MARCH 2025**

-  Subject Lands - Crescent Acres Subdivision (0-10747 Kraft Road, Fort Erie)
-  Part 1 - Residential Multiple 1 (RM1-779) to Residential Multiple 1 (RM1 -814)
-  Part 2 - Remains Environmental Protection (EP) Zone
-  Part 3 - Remains Residential Multiple (RM1) Zone

