



## The Corporation of the Town of Fort Erie By-law 52-2025

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### Being a By-law to Amend Zoning By-law No. 129-90, as amended 1931 Norris Avenue

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**Whereas** an application was received from Dave Cook and Michele Cook (Owners) to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known as 1931 Norris Avenue; and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act, R.S.O. 1990, c. P.13* was held on May 19, 2019; and

**Whereas** it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-31-2019 considered and approved at the Council-in-Committee meeting held on May 13, 2019; 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 1931 Norris Avenue and shown on the attached Schedule "A" from "Neighbourhood Development (ND) Zone" to "Residential 1 (R1-816) Zone".
- 2. That** Comprehensive Zoning By-law 129-90, as amended, is hereby further amended by adding to "Section 10 – Residential 1 (R1) Zone," Subsection "Exceptions to the Residential 1 (R1) Zone," of the following exceptions:

#### **R1-816 (52-2025) 1931 Norris Avenue**

These lands are zoned "Residential 1 (R1-816) Zone", and all of the provisions of By-law 129-90, as amended, that relate to lands zoned "Residential 1 (R1) Zone" by this By-law shall apply to those lands zoned "Residential 1 (R1-816) Zone" subject to the following special provisions:

- a) Minimum floor area for a one storey dwelling – 45.00 square metres
  - b) Notwithstanding the regulations of "Section 6 – General Provisions," Subsection 6.16 – Municipal Services," a private septic system is permitted until such time as full servicing is available along Norris Avenue.
- 3. 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 26th day of May 2025.

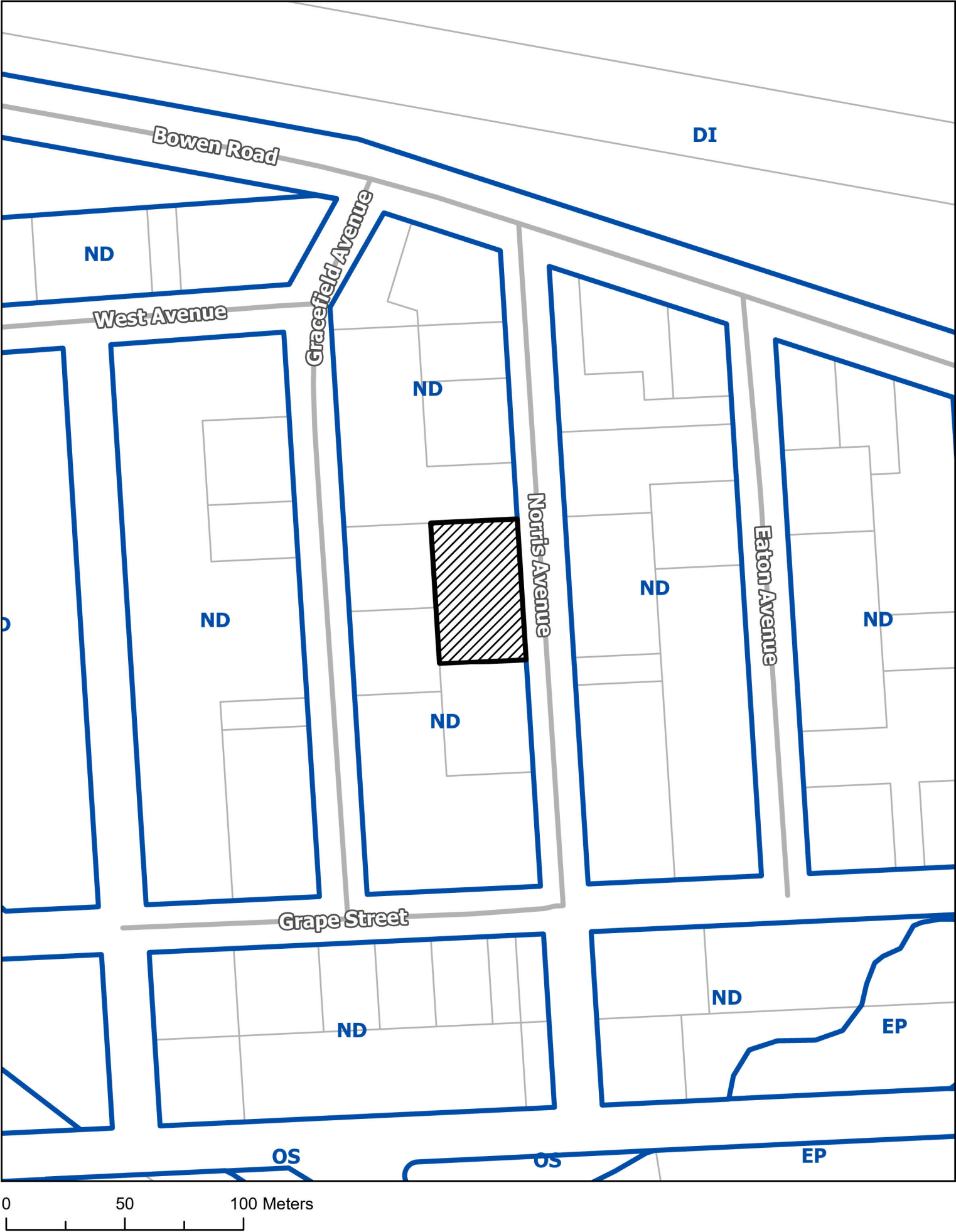
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Mayor

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Clerk

Schedule "A"



**BY-LAW 52-2025**  
**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90**  
**PASSED THIS 26TH DAY OF MAY 2025**



Subject Lands - 1931 Norris Avenue



Change from Neighbourhood Development (ND) Zone to Residential 1 (R1-816) Zone

