



The Corporation of the Town of Fort Erie By-law 56-2025

Being a By-law to Amend Zoning By-law 129-90, as amended 4924 Sherkston Road

Whereas an application was received from Mark Fehrman of 1000970828 Ontario Inc. on behalf of the Owners, John Day and Barbara Day, to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 4924 Sherkston 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 June 9, 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-42-2025 considered and approved at the Council-in-Committee meeting held on June 9, 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 4924 Sherkston Road, as shown on the attached Schedule A, from "Agricultural (A) Zone" to "Agricultural (A-818) Zone" and "Agricultural (A-819) Zone."
2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 7 – Agricultural (A) Zone" Subsection "Exceptions to the Agricultural (A) Zone" the following exceptions:

A-818 (56-2025) 4924 Sherkston Road

These lands are zoned "Agricultural (A-818) 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-818) Zone" subject to the following special provisions:

- a) Notwithstanding the "Zone Regulations" in Section 7.4 the following special provisions shall apply:

- | | |
|--------------------------|---------------|
| i. Minimum Lot Area | 0.60 hectares |
| ii. Minimum Lot Frontage | 100.00 metres |

3. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 7 – Agricultural (A) Zone" Subsection "Exceptions to the Agricultural (A) Zone" the following exceptions:

"A-819 (56-2025) 0 Point Abino Road North

These lands are zoned "Agricultural (A-819) 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-819) Zone" subject to the following special provisions:

- a) Notwithstanding the list of "Permitted Uses" in Section 7.2 regarding a single detached dwellings and accessory apartment dwelling, the following special provision shall apply:

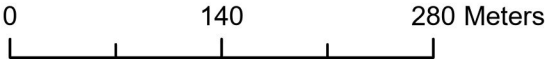
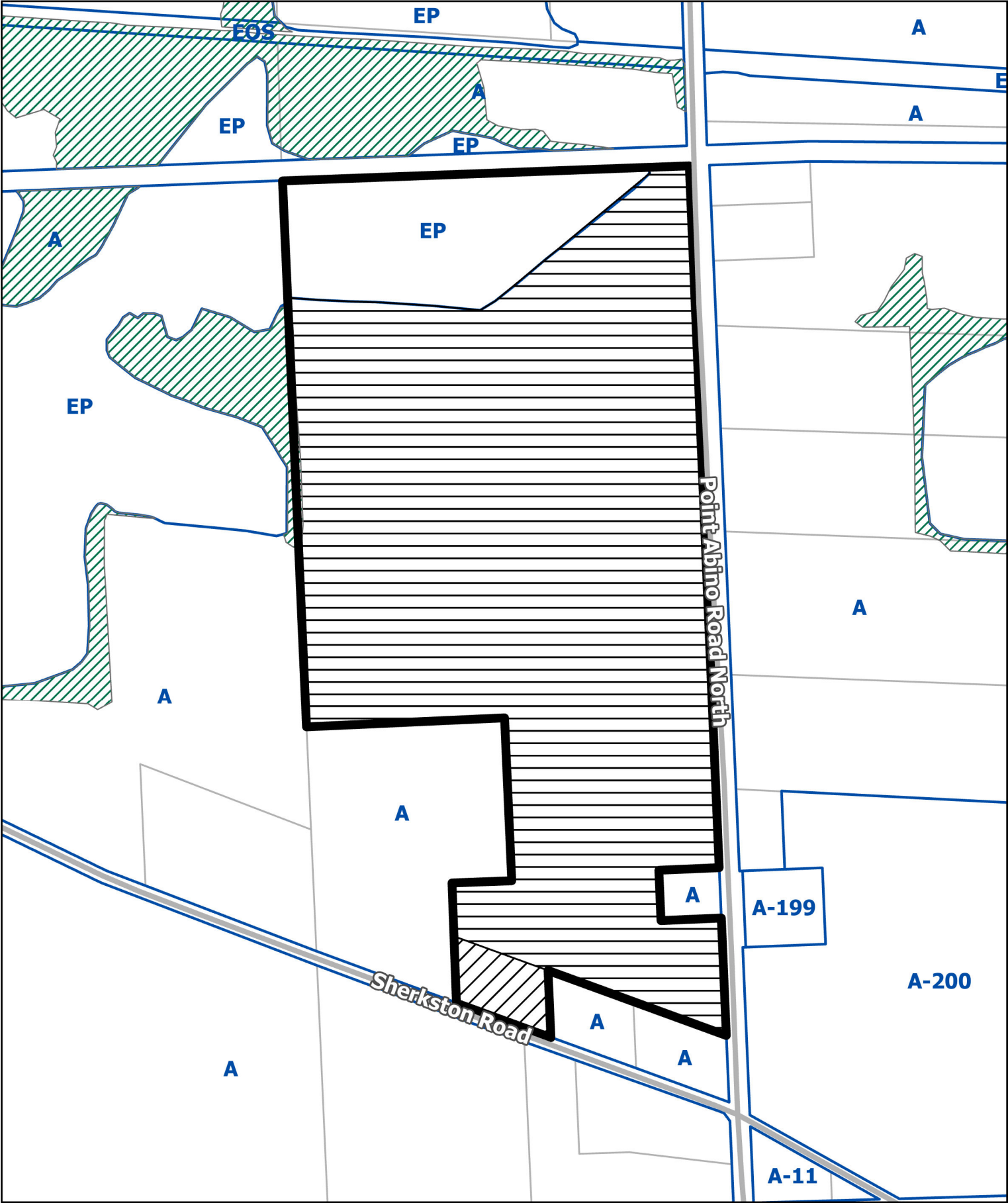
- i. Residential uses are prohibited.
- b) Notwithstanding the regulations of 7.4 the following special provisions shall apply:
 - i. The front lot line shall be considered to be the easterly lot line along Point Abino Road North with a minimum lot frontage of 700.00 metres.
 - ii. Minimum Lot Area 28.09 hectares”
- 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 23rd day of June 2025.

Mayor

Clerk

Schedule A



BY-LAW 56-2025
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 23RD DAY OF June 2025

-  Subject Lands - 4924 Sherkston Road
-  Part 1 - Change from Agricultural (A) Zone to Agricultural (A-818) Zone
-  Part 2 - Change from Agricultural (A) Zone to Agricultural (A-819) Zone

