



The Corporation of the Town of Fort Erie
By-law 63-2025

Being a By-law to Amend Zoning By-law 129-90, as amended
99 Joseph Street

Whereas an application was received from Michael Sullivan of LandPro Planning Solutions on behalf of the owner, Matthew Geerts, to amend the Town’s Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 99 Joseph Street; 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 12, 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-35-2025 considered and approved at the Council-in-Committee meeting held on May 12, 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 99 Joseph Street, as shown on the attached Schedule A, from “Residential 2 (R2) Zone” to “Residential 3 (R3) Zone.”
- 2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to “Section 14 – Residential 3 (R3) Zone” Subsection “Exceptions to the Residential 3 (R3) Zone” the following exception:

“R3-817 (63-2025) 99 Joseph Street”

These lands are zoned “Residential 3 (R3-817) Zone,” and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-817) Zone” subject to the following special provision:

- a) Notwithstanding the “Zone Regulations” in Section 13.4, related to Minimum Lot Area, the following special provision shall apply to semi-detached dwellings:
 - i. Minimum Lot Area 302 square metres
- 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 23rd day of June 2025.

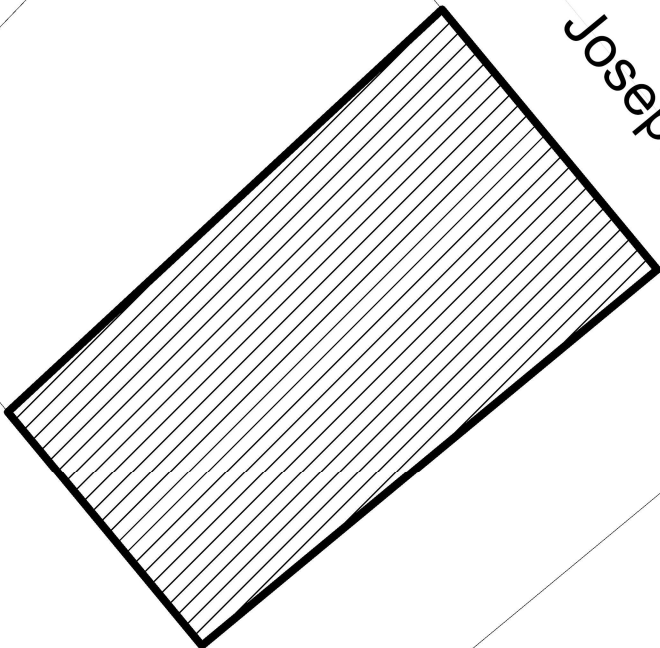
Mayor

Clerk

SCHEDULE "A"

Albany Street

Joseph Street



0 5 10 20 Meters



Subject lands- 99 Joseph Street, Fort Erie



From Residential 2 (R2) Zone to Residential 3 (R3- 817) Zone

By-law 63-2025

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90 PASSED THIS 23rd DAY OF JUNE 2025.