



## **The Corporation of the Town of Fort Erie By-law 79-2025**

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### **Being a By-law to Amend Zoning By-law 129-90, as amended 3957 Rebstock Road**

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**Whereas** an application was received from Matthew Trendota of Quartek Group Inc. on behalf of the Owner, Crystal Ridge Homes c / o Jeff Davis, to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known as 3957 Rebstock 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 May 26, 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-57-2025 considered and approved, as amended, at the Council meeting held on August 11, 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 3957 Rebstock Road and shown on the attached Schedule "A" from "Residential 2 (R2) Zone" to "Residential Multiple 1 (RM1-821) Zone".
2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple 1 (RM1-821) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exception:

#### **"RM1-821 (79-2025) 3957 Rebstock"**

These lands are zoned "Residential Multiple 1 (RM1-821) 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 (RM1-821) Zone" subject to the following special provisions:

- a) Notwithstanding the list of "Permitted Uses" in Section 14.2, the following shall apply to street townhouse dwellings:
  - i. Maximum of 6 street townhouse dwellings
- b) Notwithstanding the list of Zone Regulations in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:
  - i. Maximum Building Height – 2 storeys and 9.00 metres
  - ii. Minimum Interior Side Yard
    - a. 5.00 metres westerly setback adjacent to 3967 Rebstock Road
    - b. 4.00 metres easterly setback adjacent to 171 Derby Road
  - iii. Maximum Number of Units in a Row – 3

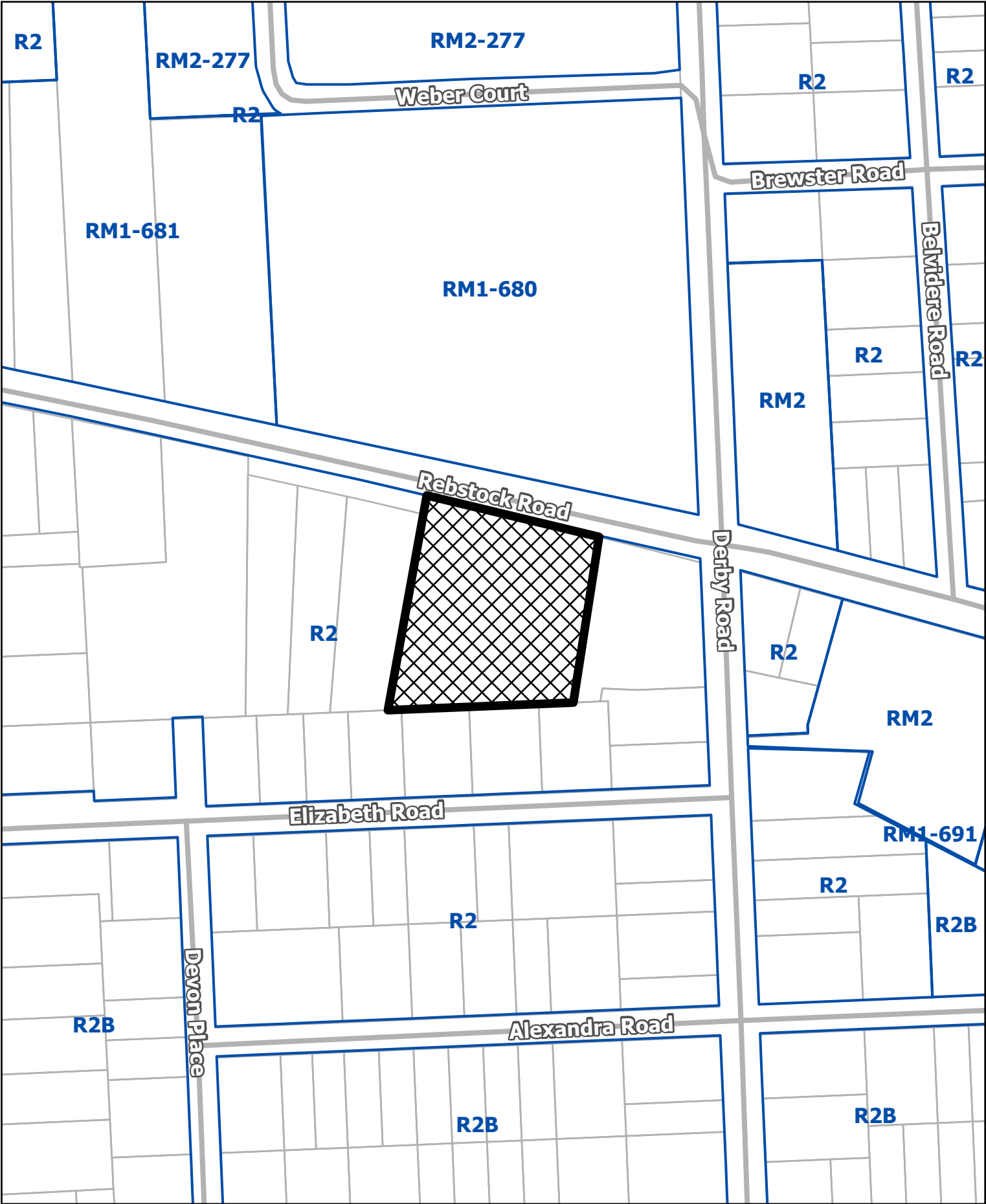
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 25th day of August 2025.


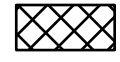
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Mayor

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Clerk

Schedule "A"



**BY-LAW 79-2025**  
**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90**  
**PASSED THIS 25th DAY OF AUGUST 2025**

-  Subject Lands - 3957 Rebstock Road
-  Part 1 - Change from Residential 2 (R2) Zone to Residential Multiple 1 (RM1-821) Zone

