



The Corporation of the Town of Fort Erie By-law 85-2025

Being a By-law to Amend Zoning By-law 129-90, as amended 0-8227 Hibbard Street

Whereas an application was received from Greg Taras of Urban and Environmental Management Inc. on behalf of the Owner, 2599664 Ontario Ltd. (c/o Mark Spadafora), to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known as 0-8227 Hibbard 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 July 21, 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-61-2025 considered and approved at the Council meeting held on August 25, 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 0-8227 Hibbard Street and shown on the attached Schedule "A" from "Institutional (I) Zone" and "Residential Multiple 1 (RM1-508) Zone" to "Residential Multiple 1 (RM1-822) Zone".
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:

"RM1-822 (85-2025) 0-8227 Hibbard Street

These lands are zoned "Residential Multiple 1 (RM1-822) 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 (RM1-822) Zone" subject to the following special provisions:

- a) Notwithstanding the list of "Permitted Uses" in Section 14.2, the subject lands may only be used for the following:
 - i. Block townhouse dwellings
 - ii. Street townhouse dwellings
 - iii. Apartment building dwellings
- b) Notwithstanding the "Zone Regulations" in Section 14.3, related to density and building height, the following special provisions shall apply to street townhouse dwellings:
 - i. Maximum density 48 units/ha
 - ii. Maximum building height 2 storeys and 12.00 m
- c) Notwithstanding the "Landscape and Planting Strips" provisions of Section 6.21 (b), street townhouse dwellings shall be subject to the following special provision:
 - i. Minimum planting strip width to eastern property line 1.50 m

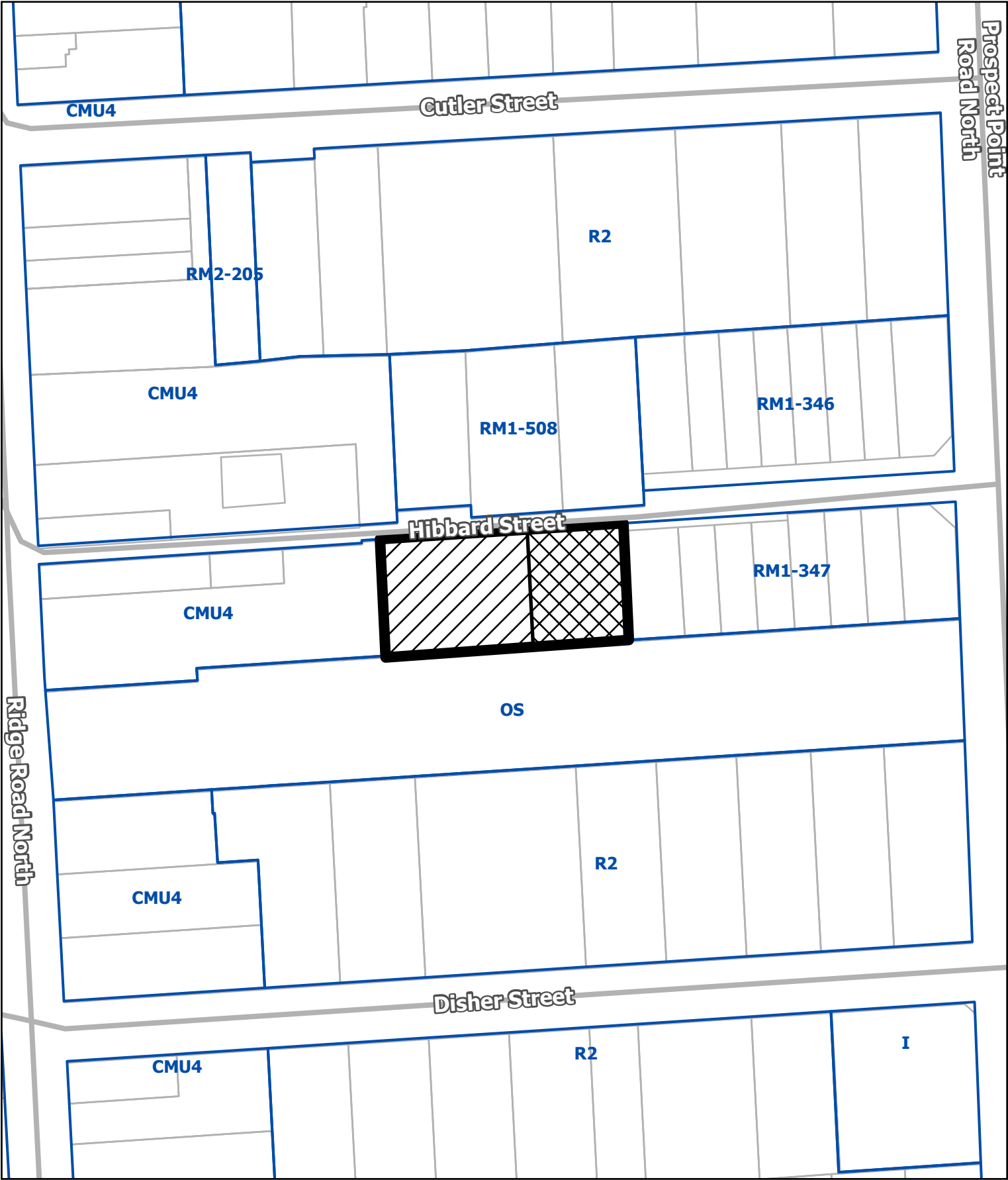
- d) The "Regulations for Apartment Dwellings and Assisted Living House" in Section 15.3 shall apply to any apartment building dwellings located on the subject lands.
 - e) Notwithstanding the "Regulations for Apartment Dwellings and Assisted Living House" in Section 15.3, related to height, the following special provision shall apply to apartment building dwellings:
 - i. Maximum height 4 storeys
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 22nd day of September 2025.

Mayor

Clerk

Schedule A



BY-LAW 85-2025
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 22nd DAY OF SEPTEMBER 2025

-  Subject Lands - 0-8227 Hibbard Street
-  Change from Institutional (I) Zone to Residential Multiple 1 (RM1-822) Zone
-  Change from Residential Multiple 1 (RM1-508) Zone to Residential Multiple 1 (RM1-822) Zone

