



The Corporation of the Town of Fort Erie By-law 41-2026

Being a By-law to Amend Zoning By-law 129-90, as amended 825 Garrison Road

Whereas an application was received from Nicholas Godfrey of Upper Canada Consultants on behalf of the Owner, 2071380 Ontario Inc. (c/o Paul Di Francesco), to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known as 825 Garrison Road, Fort Erie; and

Whereas a Public Meeting pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, c. P.13 was held on March 9, 2026; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PBBS-10-2026 considered and approved at the Council in Committee meeting held on March 9, 2026; 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 land known as 825 Garrison Road, Fort Erie and shown on the attached Schedule A from Residential 1 (R1) Zone, Environmental Protection (EP) Zone and Environmental Conservation (EC) Overlay Zone to Residential Multiple 2 (RM2-824(H)) Zone and Environmental Protection (EP) Zone.
- 2. That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to Section 15 – Residential Multiple 2 (RM2-824) Zone, Subsection - Exceptions to the Residential Multiple 2 (RM2) Zone, the following exception:

RM2-824(H) (41-2026) 825 Garrison Road, Fort Erie

These lands are zoned Residential Multiple 2 (RM2-824(H)) Zone, and all of the provisions that relate to lands zoned Residential Multiple 2 (RM2) Zone by this by-law shall apply to those lands zoned Residential Multiple 2 (RM2-824(H)) Zone, subject to the following special provision:

- a) Notwithstanding the Regulations in Section 6.20(A)(i), Parking Area Regulations, as it relates to Minimum Parking Requirements for Apartment Buildings, the following shall apply:

TYPE OF USE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL USES	
Apartment Buildings	1.45 parking spaces per dwelling unit

- 3. That** pursuant to Section 36(1) of the Planning Act, the "H" Holding Symbol shall not be removed until such time as:

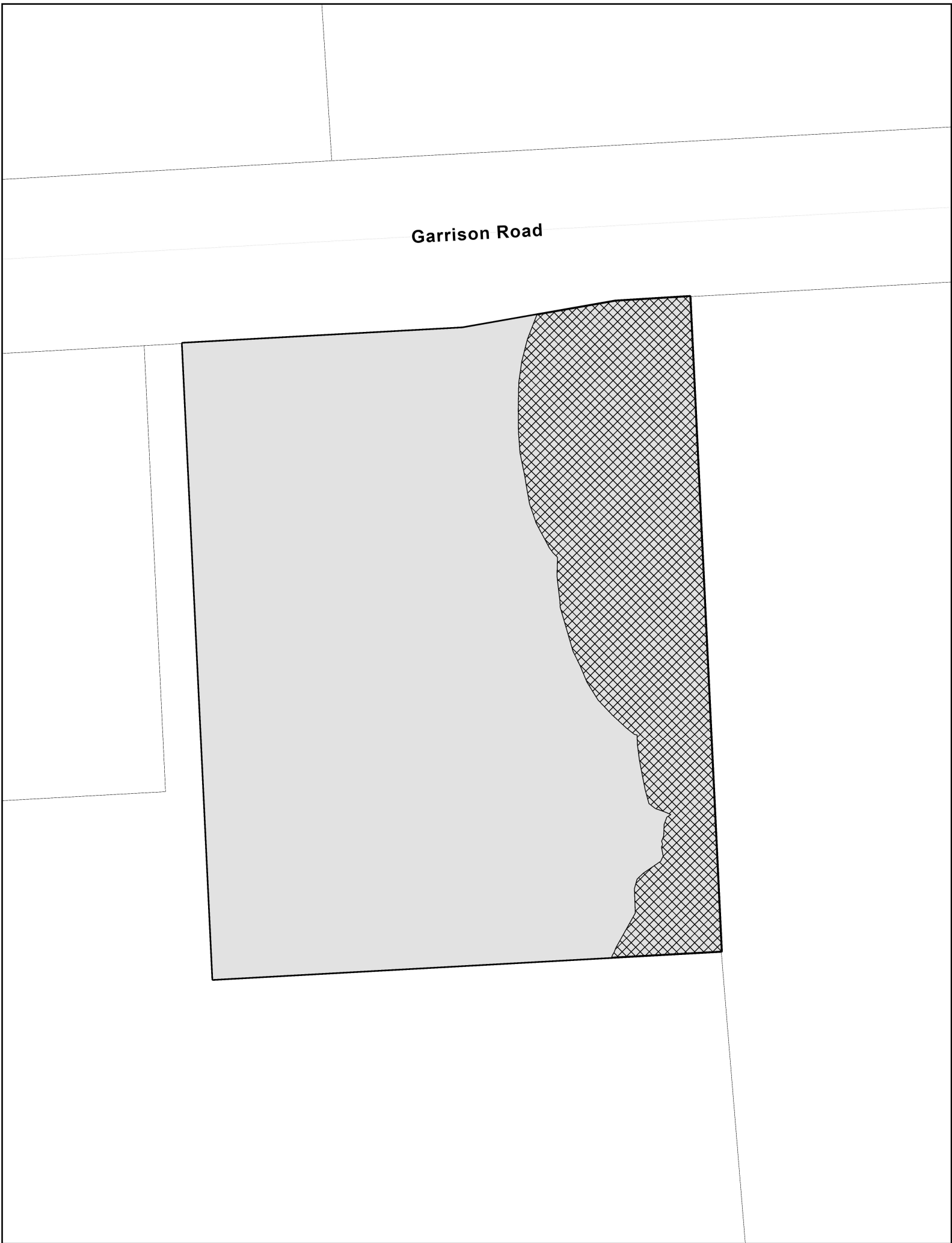
- i. The Owner / Applicant demonstrates capacity constraints at the Alliston Avenue Sanitary Pumping Station and the downstream sanitary sewer network have been addressed to the satisfaction of the Town's Director of Infrastructure Services. Any required infrastructure upgrades shall be implemented and sufficient sanitary servicing capacity demonstrated to accommodate the proposed development, to the satisfaction of the Town and the Niagara Region, at the Owner's sole cost
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 25th day of May 2026.

Mayor

Clerk

By-law 41-2026 Schedule A



By-law 41- 2026

This sketch forms part of Schedule "A" to By-law 129-90 passed this 25 Day of May 2026.



Subject land - 825 Garrison Road, Fort Erie



From Residential 1 (R1) Zone and Environmental Conservation (EC) Overlay Zone to Residential Multiple 2 (RM2-824) Zone



From Residential 1 (R1) Zone, Environmental Protection (EP) Zone and Environmental Conservation (EC) Overlay Zone to Environmental Protection (EP) Zone

