



The Corporation of the Town of Fort Erie By-law 48-2026

Being a By-law to Amend Zoning By-law 129-90, as amended 240 Jarvis Street

Whereas an application was received from P. Leigh Whyte of PLW Planning and Environmental Consulting on behalf of the applicant, The Trustees of St. John's Stevensville United Church (c/o Reverend Bill Thomas) to amend the Town's Comprehensive Zoning By-law 129-90, as amended for the lands known as 240 Jarvis 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 25, 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-25-2026 considered and approved at the Council-in-Committee meeting held on May 25, 2026;

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 240 Jarvis Street and shown on the attached Schedule "A" from "Residential 2-38 (R2-38) Zone" to an "Institutional (I-825) Zone."
- 2. That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 31 – Institutional (I) Zone" Subsection "Exceptions to the Institutional (I) Zone" the following exception:

I-825 (48-2026) 240 Jarvis Street

These lands are zoned "Institutional (I-825) Zone," and all of the provisions that relate to lands zoned "Institutional (I) Zone" by this by-law shall apply to those lands zoned "Institutional (I-825) Zone" subject to the following special provisions:

- a) In addition to the "Permitted Uses" listed in Section 31.2, the following uses are also permitted:
 - i) Community Service Facilities
- b) Notwithstanding the "Regulations" in Section 31.3, related to Minimum Lot Area, Minimum Lot Frontage, Maximum Lot Coverage, Minimum Front Yard, Minimum Interior Side Yard, Minimum Landscaped Open Space, the following shall apply to Community Service Facility:

i)	Minimum Lot Area	541.0 sqm
ii)	Minimum Lot Frontage	14.6 m
iii)	Maximum Lot Coverage	57.0%
iv)	Minimum Front Yard	6.0 m
v)	Minimum Interior Side Yard	0.24 m

vi) Minimum Landscaped Open Space 7.0%

c) The following definition of Community Service Facility shall apply:

“Community Service Facility” means lands, buildings and structures for the provision of programs and services, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care facilities and cultural services. Community Service Facilities do not include infrastructure.

d) Notwithstanding the Parking Area Regulations provisions under Section 6.20(A), there shall be no minimum number of parking spaces required.

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 June 2026.

Mayor



Clerk

By-Law 48-2026 - Schedule A



BY-LAW 48-2026

This Sketch Forms Part of Schedule "A" to By-law 129-90 Passed This 22 Day of June 2026.

-  Subject Land — 240 Jarvis Street
-  Change from Residential 2 (R2-38) Zone to Institutional (I-825) Zone

