



The Corporation of the Town of Fort Erie
By-law 55-2026

Being a By-law to Amend Zoning By-law 129-90, as amended
2277 Ridgemount Road

Whereas an application was received from Callum Gomez of Upper Canada Consultants on behalf of the Owner, Glen Gordon, to amend the Town’s Comprehensive Zoning By-law 129-90 as amended, for the lands known municipally as 2277 Ridgemount 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 July 6, 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-34-2026 considered and approved at the Council-in-Committee meeting held on July 6, 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 lands known municipally as 2277 Ridgemount Road, as shown on the attached Schedule A, from “Agricultural (A) Zone” to “Agricultural (A-828) Zone” and “Agricultural (A-829) Zone.”
- 2. That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to “Section 7 – Agricultural (A) Zone” Subsection “Exceptions to the Agricultural (A) Zone” the following exceptions:

A-828 (55-2026) 2277 Ridgemount Road

These lands are zoned “Agricultural (A-828) Zone,” and all of the provisions that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-828) Zone” subject to the following special provisions:

- a) Notwithstanding the Regulations in Section 7.4 related to lot area, lot frontage and front yard setback for dwellings, the following regulations shall apply:
 - i. Minimum Lot Area 0.48 hectares
 - ii. Minimum Lot Frontage 47.06 meters
 - iii. Minimum Front Yard Setback 12.4 meters for dwellings

A-829 (55-2026) 2277 Ridgemount Road

These lands are zoned “Agricultural (A-829) Zone,” and all of the provisions that relate to lands zoned “Agricultural (A) Zone” by this by-law shall apply to those lands zoned “Agricultural (A-829) Zone” subject to the following special provisions:

- a) Notwithstanding the list of “Permitted Uses” in Section 7.2, the permitted uses in the A-829 Zone shall be all the uses permitted under the A Zone except for:
 - i. One (1) single detached dwelling on one lot and up to two (2) Accessory Dwelling Units, or one (1) single detached dwelling on one lot with one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Section 6.43.

ii. Short-Term Rental, Owner Occupied

b) Notwithstanding the Regulation in Section 7.4 related to lot frontage, the following regulation shall apply:

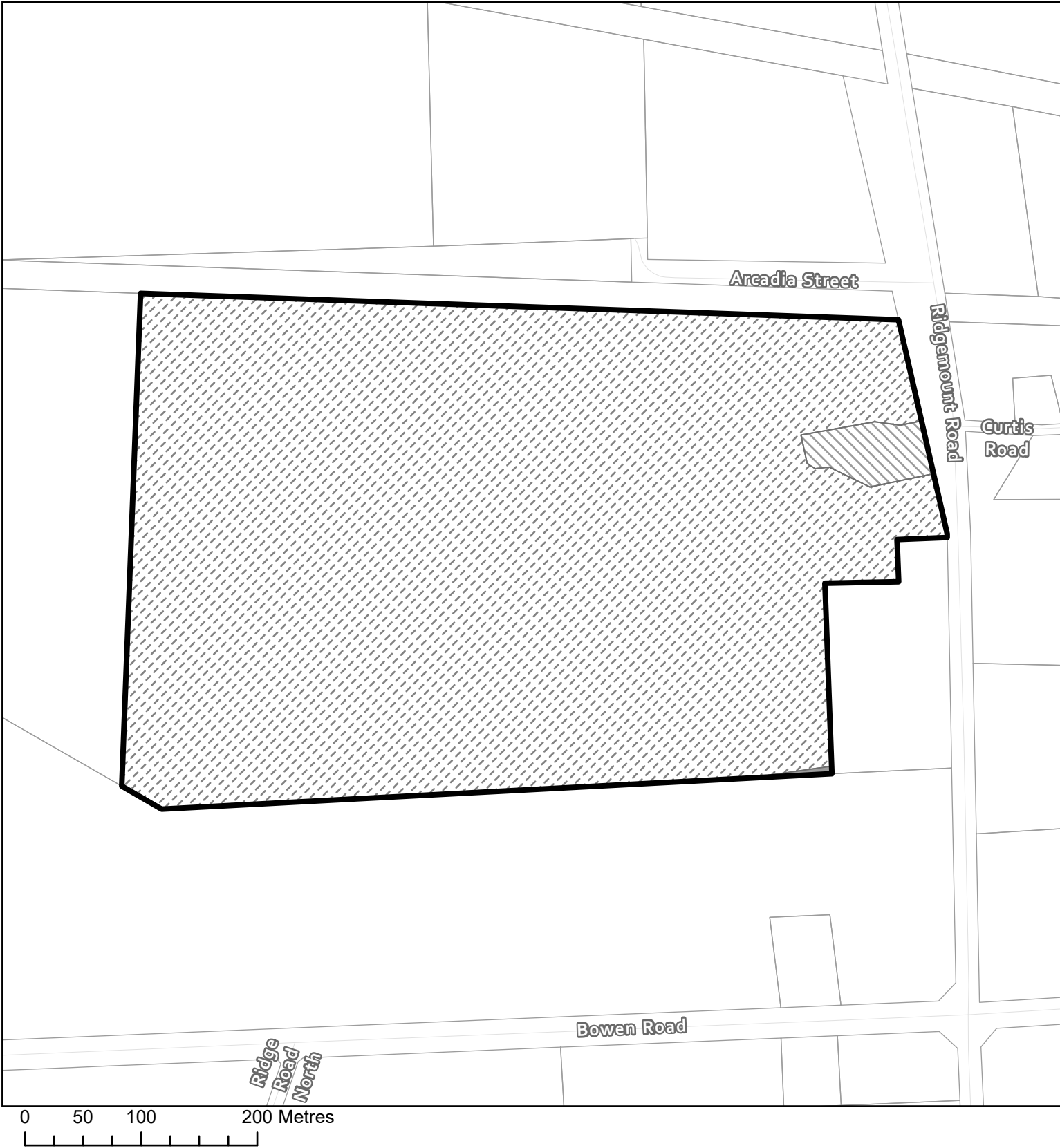
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| i. | Minimum Lot Frontage | 140.02 metres |
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That the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, 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 20th day of July 2026.

Mayor

Clerk



BY-LAW 55-2026

This Sketch Forms Part of Schedule "A" to By-law 129-90 Passed This 20th Day Of July, 2026

-  Subject Land - 2277 Ridgemount Road, Fort Erie
-  From Agricultural (A) Zone to Agricultural Site Specific (A-828) Zone
-  From Agricultural (A) Zone to Agricultural Site Specific (A-829) Zone
-  Remain Environmental Conservation (EC) Overlay

