



The Corporation of the Town of Fort Erie By-law 66-2026

Being a By-law to Amend Zoning By-law 129-90, as amended 19 Derby Road

Whereas an application was received from the Owner, Steve Bremner, to amend the Town's Comprehensive Zoning By-law 129-90, as amended for the lands known as 19 Derby 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 February 23, 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-12-1-2026 considered and approved at the Council-in-Committee meeting held on August 10, 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 lands known as 19 Derby Road and shown on the attached Schedule "A" from "Residential Multiple 1-692 (RM1-692) Zone" to "Residential Multiple 2-830 (RM2-830) Zone".
2. That Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 15 – Residential Multiple 2 (RM2) Zone" Subsection "Exceptions to the Residential Multiple 2 (RM2) Zone" the following exception:

RM2-830 (67-2026) 19 Derby Road

These lands are zoned "Residential Multiple 2-830 (RM2-830) 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 2-830 (RM2-830) Zone" subject to the following special provisions:

- a) Notwithstanding the "Regulations for Apartment Dwellings and Assisted Living House" in Section 15.3, related to Minimum Lot Area, the following shall apply:
 - i) Minimum Lot Area 99.32 sq m per unit
 - b) Notwithstanding the requirements of "Landscaping and Planting Strips" in section 6.21(b) related to Width, the following shall apply:
 - i) Where land is required to be used for no other purpose than a planting strip, it shall have a minimum width of 0.91 m measured perpendicular to the lot line it adjoins.
3. **That** this by-law shall automatically repeal if site plan approval has not been issued for the subject lands within five (5) years from enactment of the by-law, and if so repealed, the zoning of the subject lands shall revert to the original zoning.

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 24th day of August 2026.

Mayor

Clerk



BY-LAW 66-2026

This Sketch Forms Part of Schedule "A" to By-law 129-90 Passed This 24th Day of August, 2026.

-  Subject land - 19 Derby Road, Fort Erie
-  From Residential Multiple 1 (RM1-692) Zone to Residential Multiple 2 (RM2-830) Zone

