



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 141-2018

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**Being a By-law to Amend Zoning By-law No. 129-90, as  
Amended – Removal of Holding Provision  
High Pointe Estates  
(Marina (Green Acres) Developments Ltd. – Farhan Adam,  
Faheem Adam & Luciano Fruiti)**

350309-0307

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**Whereas** the Municipal Council of The Corporation of the Town of Fort Erie passed By-law No. 121-08 on the 18<sup>th</sup> day of August, 2008, rezoning certain lands within the High Pointe Estates subdivision generally located on north of Regional Road 3 (Garrison Road), west of Pettit Road to “Residential 1 R1-390 (H) Zone”, “Residential 2 R2-391 (H) Zone”, Residential 2A R2A (H) Zone”, “Residential Multiple 1 RM1-392 (H) Zone” and “Open Space OS-393 (H) Zone” with a Holding provision preventing the development of the lands until Council approved a Subdivision Agreement for the lands; and

**Whereas** the Municipal Council of The Corporation of the Town of Fort Erie passed By-law No. 76-2017 on the 17<sup>th</sup> day of July, 2017, approving a subdivision agreement between The Corporation of the Town of Fort Erie and Marina (Green Acres) Developments Ltd. for High Pointe Estates; and

**Whereas** Marina Homes, the owner, requested the holding provision be removed in a letter dated October 12, 2018;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule “A” of By-law 129-90 as amended is further amended by changing the zoning on the lands shown on the attached Appendix “1” from “Residential 1 R1-390 (H) Zone”, “Residential 2 R2-391 (H) Zone”, Residential 2A R2A (H) Zone”, “Residential Multiple 1 RM1-392 (H) Zone” and “Open Space OS-393 (H) Zone” to “Residential 1 R1-390 Zone”, “Residential 2 R2-391 Zone”, Residential 2A R2A Zone”, “Residential Multiple 1 RM1-392 Zone” and “Open Space OS-393 Zone”.

2. **That** the Clerk of the Town is authorized to effect 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.

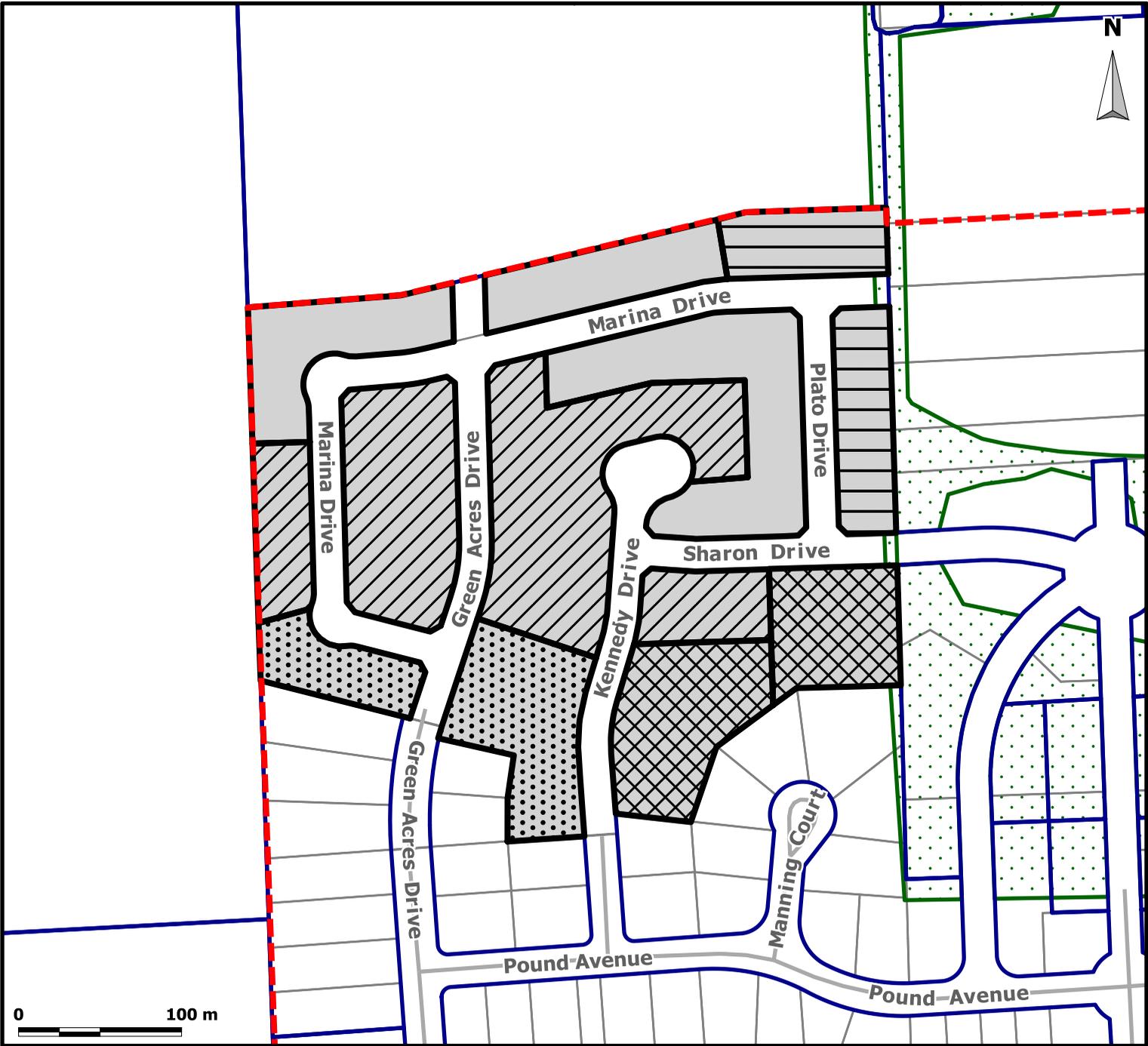
**Read a first, second and third time and finally passed this 19<sup>th</sup> day of November, 2018.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 141 -2018 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_.

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**By-law No. 141-2018**

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 19th DAY OF NOVEMBER, 2018**

-  Subject Lands - High Pointe Subdivision
-  Part 1 - Change from Residential 1 R1-390(H) Zone to Residential 1 R1-390 Zone
-  Part 2 - Change from R2-391(H) Zone to Residential 2 R2-391 Zone
-  Part 3 - Change from Residential Multiple 1 RM1-392(H) Zone to Residential Multiple 1 RM1-392 Zone
-  Part 4 - Change from Open Space OS-393(H) Zone to Open Space OS-393 Zone
-  Part 5 - Change from Residential 2A R2A(H) Zone to Residential 2A R2A Zone