

# The Municipal Corporation of the Town of Fort Erie

## By-law No. 68-2020

---

### Being a By-law to Amend Zoning By-law No. 129-90 986 Ridge Road North George Parazader– Owner

---

350309-0505

**Whereas** an application was received from George Parazader (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as Bertie Con 3 LE, Pt Lots 21 and 22, RP 59R6020, Part 9, Pt Part 6 RP 59 R8360 Parts 2 and 3 and RP 59R15675 Part 4, Town of 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 June 15, 2020, and

**Whereas** it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to the recommendations of Report No. PDS-26-2020 considered and approved at the Regular Council meeting of June 15, 2020;

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

1. **That** Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands as described above shown on the attached Appendix "1" from "Rural Residential (RR) Zone" and "Environmental Conservation (EC) Overlay Zone" to "Rural Residential (RR-650) Zone" (Part 1), and "Rural Residential (RR-651) Zone" and "Environmental Conservation (EC) Overlay Zone" (Part 2).
2. **That** By-law No.129-90 as amended, is further amended by adding to "Section 9 – Rural Residential (RR) Zone" Subsection – "Exceptions to the Rural Residential (RR) Zone" the following exception:

**"RR-650 (68-2020) 986 Ridge Road N (Part 1)**

These lands are zoned "Rural Residential (RR-650) Zone", and "Environmental Conservation (EC) Overlay Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-650) Zone" shall be subject to the following provisions:

- a) Minimum Lot Frontage – 20 m.

**RR-651 (68-2020) 986 Ridge Road N (Part 2)**

These lands are zoned "Rural Residential (RR-651) Zone", and "Environmental Conservation (EC) Overlay Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-651) Zone" shall be subject to the following provisions:

- a) Minimum Lot Frontage – 30 m.

3. **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 20<sup>th</sup> day of July, 2020.**

---

Mayor

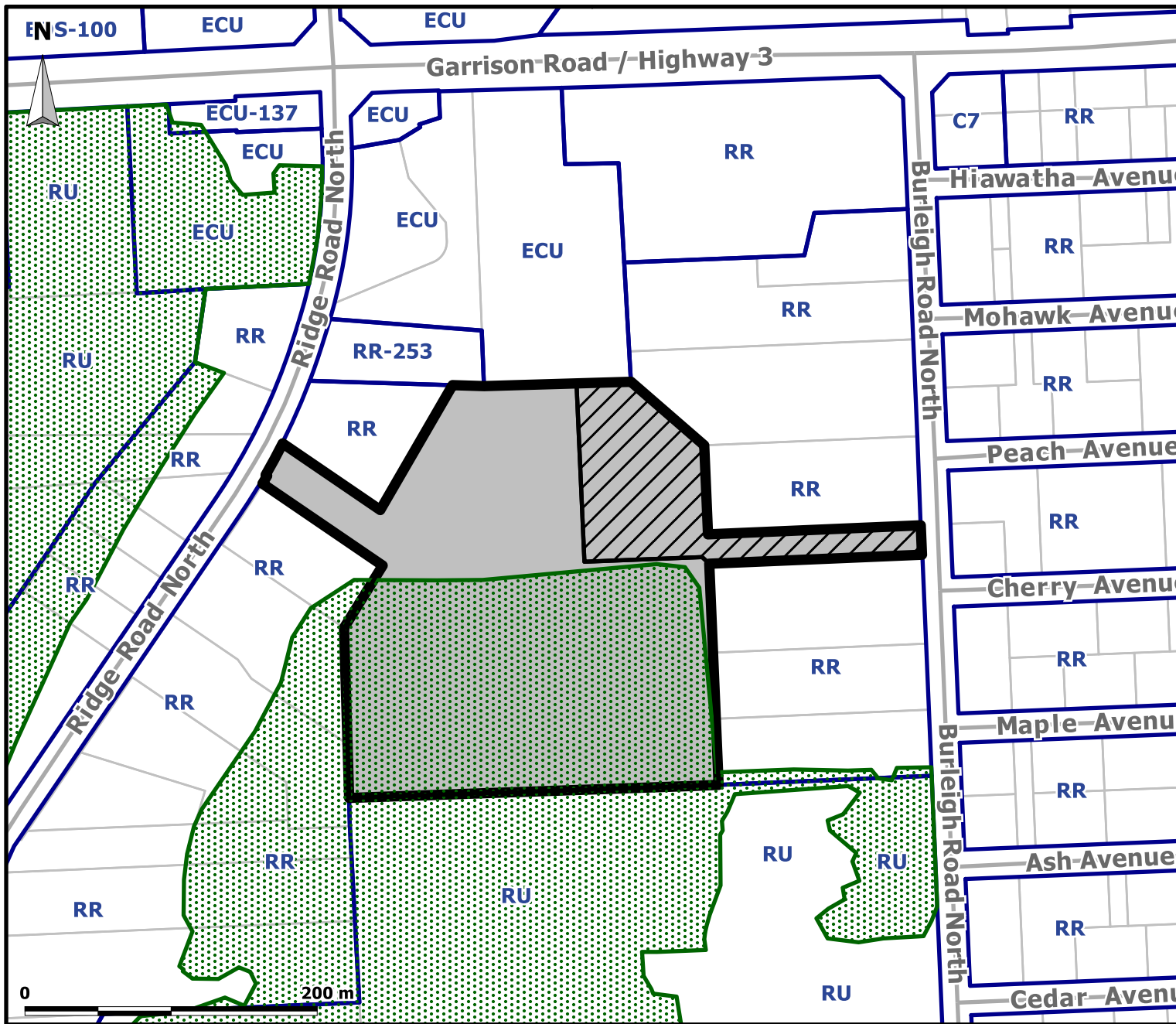
---

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No.68-2020 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_\_\_





---

# APPENDIX "1"



## By-law No. 68-2020

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 20th DAY OF JULY, 2020**

-  Subject Lands -986 Ridge Road North
-  Environmental Conservation (EC) Overlay Zone
-  Part 1 - Change from Rural Residential (RR) Zone to Rural Residential (RR-650) Zone
-  Part 2 - Change from Rural Residential (RR) Zone and Environmental Conservation (EC) Overlay Zone to Rural Residential (RR-651) Zone and Environmental Conservation (EC) Overlay Zone