



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 95-2021

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### Being a By-law to Amend Zoning By-law No. 129-90 2751 Nigh Road

**P. Leigh Whyte (PLW Consulting)- Agent  
Christine and Jesse Savage– Owner**

350309-0520

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**Whereas** an application was received from P. Leigh Whyte, (Agent) on behalf of Christine and Jesse Savage (Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands described as 2751 Nigh 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 19, 2021, 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-60-2021 considered and approved at the Regular Council meeting held on July 19, 2021;

**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 and shown on the attached Appendix "1" from "Rural (RU) Zone", to "Rural RU (RU-663) Zone" (Part 1), "Rural RU (RU-664) Zone" (Part 2).
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 8– Rural (RU) Zone" Subsection – "Exceptions to the Rural (RU) Zone" the following exceptions:

**"RU-663 (95-2021) 2751 Nigh Road (Part 1)**

These lands are zoned "Rural RU (RU-663) Zone" (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural RU (RU-663) Zone" subject to the following special regulations:

- a) Minimum Lot Frontage- 81 m
- b) Minimum Lot Area – 1.2 ha

**RU-664 (95-2021) 2751 Nigh Road (Part 2)**

These lands are zoned "Rural RU (RU-664) Zone" (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural (RU) Zone" by this by-law

shall apply to those lands zoned "Rural RU (RU-664) Zone" shown as Part 2 on the attached Appendix "1" and shall be subject to the following special regulation:

a) Minimum Lot Area – 4.7 ha"

- 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 23<sup>rd</sup> day of August, 2021.**

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Mayor

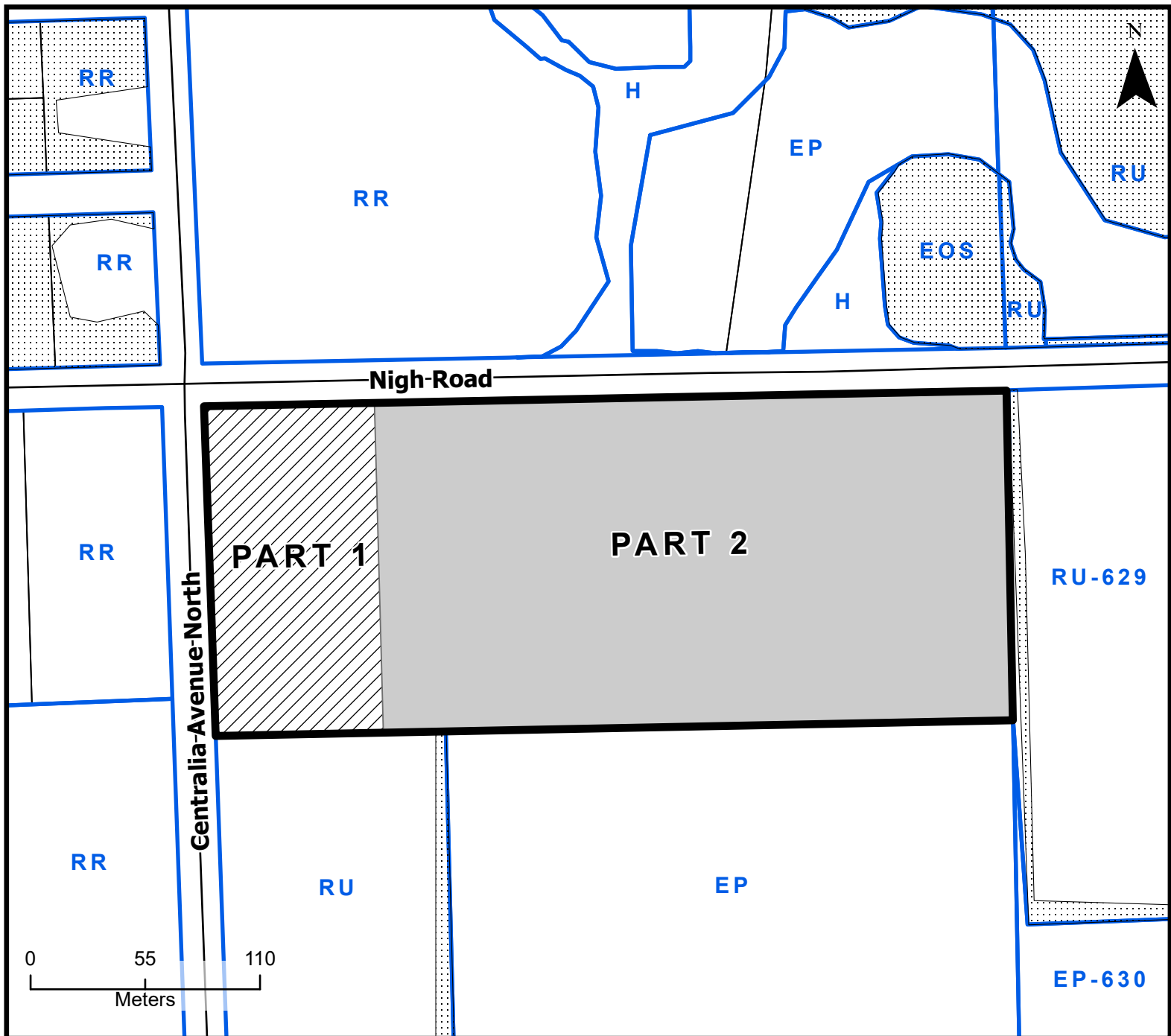
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Clerk

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. 95-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

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# APPENDIX "1"



**By-law No. 95-2021**

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90  
PASSED THIS 23rd DAY OF AUGUST, 2021**



Subject Lands - 2751 Nigh Road



Part 1 - Change from Rural RU Zone to Rural RU-663 Zone



Part 2 - Change from Rural RU Zone to Rural RU-664 Zone