

The Municipal Corporation of the Town of Fort Erie

By-law No. 44-2023

Being a By-law to Amend Zoning By-law No. 129-90, as amended 316 Ridgeway Road Kevin Ronald Reichel – Owner

Whereas an application was received from Kevin Ronald Reichel (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 316 Ridgeway 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 March 20, 2023; 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-23-2023 considered and approved at the Council-in-Committee meeting held on March 20, 2023;

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 known municipally as 316 Ridgeway Road and shown on the attached Appendix "1" from "Neighbourhood Development (ND) Zone" to "Residential 2B (R2B-772) Zone".
2. **That** By-law No. 129-90, as amended, is further amended by adding to "Section 12B – Residential 2B (R2B) Zone" Subsection – "Exceptions to the Residential 2B (R2B) Zone" the following exception:

"R2B-772 (44-2023) 316 Ridgeway Road

These lands are zoned "Residential 2B (R2B-772) Zone", and all of the provisions that relate to lands zoned "Residential 2B (R2B) Zone" by this by-law shall apply to those lands zoned "Residential 2B (R2B-772) Zone" subject to the following special provision:

- a) Notwithstanding the list of permitted uses in Subsection 12B.2, the lands may also be used for the following uses:
 - U-Brew-Your-Own Establishment
 - Convenience retail stores

- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Bake Shops
- Spa Services
- Dwelling Units
- Uses, buildings and structures accessory to a permitted use, excluding open storage.

b) Notwithstanding the requirements of Subsection 6.21 (b) – Landscaping and Planting Strips – Width, planting strips shall have a minimum width of no less than:

- 0.9 m between the asphalt area and along the east property line;
- None along the north and south property line”

3. **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.

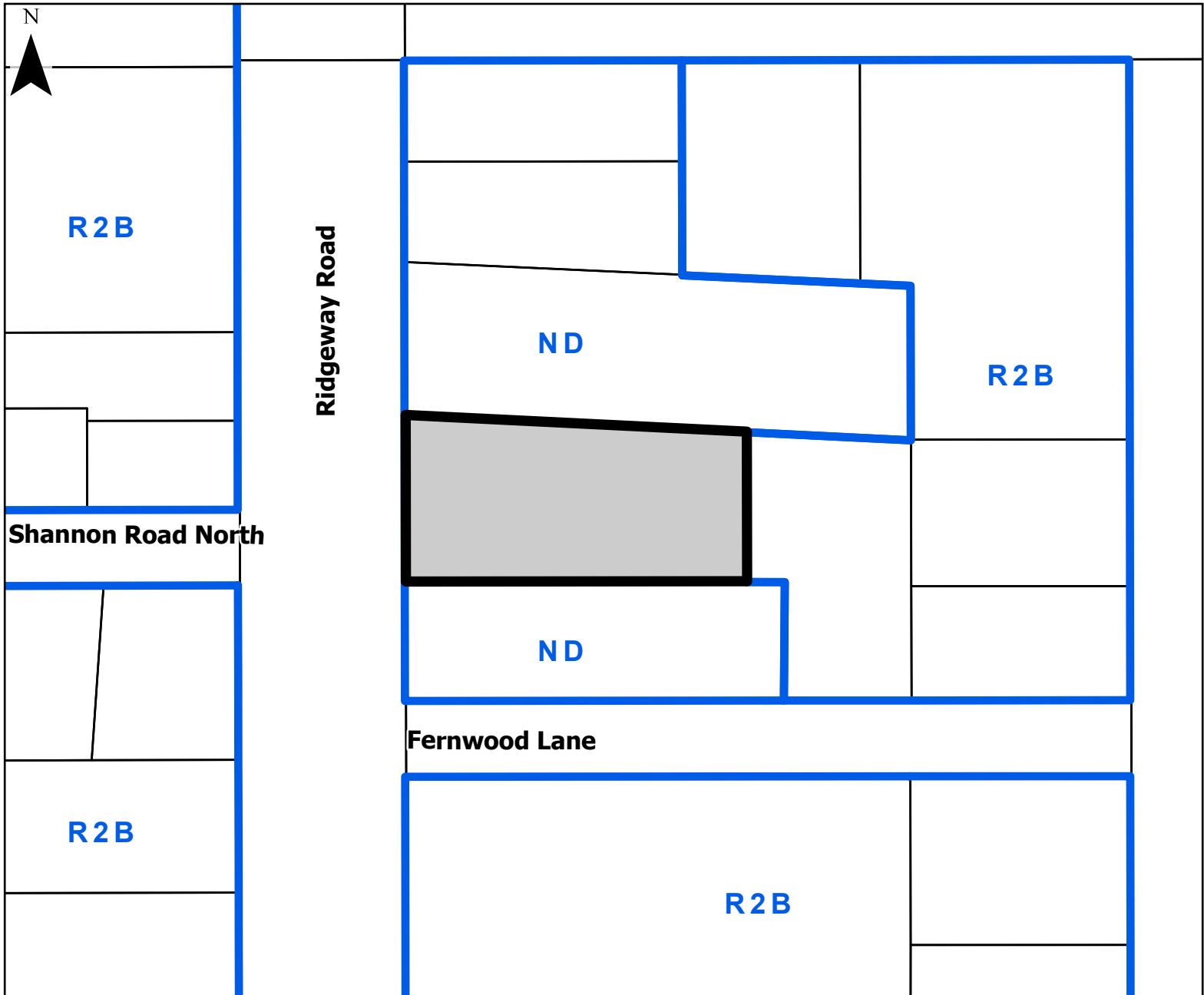
Read a first, second and third time and finally passed this 27th day of March, 2023.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 44-2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 44-2023

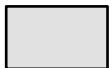
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90

PASSED THIS 27th DAY OF MARCH, 2023

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Meters



Subject Lands - 316 Ridgeway Road



Change from Neighbourhood Development (ND) Zone to Residential 2B (R2B-772) Zone