



The Corporation of the Town of Fort Erie By-law 111-2024

Being a By-law to Amend Zoning By-law 129-90, as amended 576 Ridge Road North (Block 50)

Whereas an application was received from William Heikoop of Upper Canada Consultants on behalf of the Owner, 2846300 Ontario Inc. (Bryce Ivanchuk), to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 576 Ridge Road North, Fort Erie (Block 50); 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 12, 2024; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-62-2024 considered and approved at the Council meeting held on October 7, 2024;

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 municipally as 576 Ridge Road North (Block 50) and shown on the attached Schedule "A" from "Institutional (I) Zone" to "Residential Multiple 1 (RM1-808) Zone"
2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to "Section 14 – Residential Multiple 1 (RM1) Zone", Subsection – "Exception to the Residential Multiple 1 (RM1) Zone" the following exceptions:

"RM1-808 (111-2024) 576 Ridge Road North (Block 50)"

These lands are zoned "Residential Multiple 1 (RM1-808) Zone", and all of the provisions that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-808) Zone" subject to the following special provisions:

- a) Notwithstanding the Regulations in Section 6.13 (a), Lot Requirements, as it relates to Dwellings, the following shall apply:

Multiple detached and semi-detached dwellings may be permitted on one lot, subject to applicable regulations. One main dwelling is permitted per condominium unit.

A legal single detached dwelling, semi-detached dwelling, street townhouse dwelling and block townhouse dwelling may have up to two (2) Accessory Dwelling Units that are added onto or contained within the main dwelling. One Detached Accessory Dwelling Unit may be permitted in an accessory building on the same parcel provided the main dwelling does not exceed more than one (1) Accessory Dwelling Unit.

- b) Notwithstanding the Regulations in Section 6.20 (A), Parking Area Regulations, as it relates to the Minimum Parking Requirement, the following shall apply:

- i. Minimum 1.25 parking spaces per main dwelling unit.

- c) Notwithstanding the Regulations in Section 6.21 (b), Landscaping and Planting Strips, as it related to the width of a planting strip, 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 2.4 m measured perpendicular to the lot line it adjoins.
- d) Notwithstanding the Regulations in Section 14.3, Zone Regulations, as it relates to Minimum Lot Frontage, Minimum Lot Area, Maximum Building Height, Minimum Landscaped Area, Minimum Distance Between Buildings on the Same Lot, Minimum Distance Between a Rear Wall and a Property Line and Maximum Lot Coverage, the following shall apply:
- i. Minimum Lot Frontage
 - 50m, except 6m for street townhouse lots;
 - 7.62m for a total of 28 Semi-Detached Dwelling Condominium Units fronting a private condominium road;
 - 9.14 m for a total of 31 Single Detached Dwelling Condominium Units fronting a private condominium road; and
 - 15.24m for a total of 5 Single Detached Dwelling Condominium Units fronting a private condominium road.
 - ii. Minimum Lot Area
 - 300 sq m per dwelling unit, except 200 sq m for a street townhouse lot and 270 sq m for a street townhouse corner lot;
 - 175.00 sq m for a Semi-Detached Dwelling Condominium Unit fronting a private condominium road; and
 - 200.00 sq m for a Detached Dwelling Condominium Unit fronting a private condominium road.
 - iii. Maximum Building Height
 - 2 storeys; 10 m
 - iv. Minimum Landscaped Area
 - 40% including Privacy Areas, except 25% for street townhouse lots.
 - v. Minimum Distance Between Buildings on the Same Lot
 - 15 m between two rear walls.
 - 2.4 m between two end walls.
 - 9m between an end wall and a rear wall.
 - 6m between two front walls.
 - 6m between a front wall and an end wall.
 - vi. Minimum Distance Between a Rear Wall and a Property Line
 - 6m between a rear wall and a property line.
 - vii. Maximum Lot Coverage
 - Block townhouse or exterior streets townhouse – 40%.
 - Interior street townhouse – 60%.

Single Detached Dwellings fronting a private condominium road – 50% per condominium unit.

Semi-Detached Dwellings fronting a private condominium road – 55% per condominium unit.

e) Notwithstanding the Regulations in Section 14.4, Zone Regulations for Single Detached Dwellings not Located on the Same Lot as a Townhousing Development, the following shall apply:

i. The regulations of Section 12.3 shall not apply.

f) Notwithstanding the Regulations in Section 14.5, Zone Regulations for Semi-Detached Dwellings not Located on the Same Lot as a Townhousing Development, the following shall apply:

i. The regulations of Section 13.4 shall not apply.

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 21st day of October 2024.

Mayor

Clerk