



The Corporation of the Town of Fort Erie
By-law 66-2025

Being a By-law to Amend Zoning By-law 129-90, as amended
745 Dominion Road

Whereas an application was received from Matthew Trendota of Quartek Group Inc. on behalf of the Owner, Crystal Ridge Homes c / o Jeff Davis, to amend the Town’s Comprehensive Zoning By-law 129-90, as amended, for the lands known as 745 Dominion 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 June 23, 2025; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PBBS-46-2025 considered and approved at the Council meeting held on June 23, 2025; and

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 as 745 Dominion Road and shown on the attached Schedule “A” from “Residential 2 (R2) Zone” to “Residential 3 (R3-820) Zone”.
- 2. **That** Comprehensive Zoning By-law 129-90, as amended, is further amended by adding to “Section 13 – Residential 3 (R3) Zone” Subsection – “Exceptions to the Residential 3 (R3) Zone” the following exception:

“R3-820 (66-2025) 745 Dominion Road
 - a) Notwithstanding the “Regulations for Semi-Detached Dwellings” in Section 13.4 related to Minimum Lot Frontage and Minimum Lot Area, the following shall apply to semi-detached dwellings:
 - i. Minimum Lot Frontage 7.6 m
 10.5 m (corner lot)
 - ii. Minimum Lot Area 238 sq m”
- 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 July 2025.

Mayor

Clerk