



**The Municipal Corporation of the
Town of Fort Erie**

BY-LAW NO. 145-2000

BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90

RIDGEWAY SHORES GOLF CLUB LIMITED

West of North Shore Drive

(Roll No. 2703 020 012 09500 0000)

350309-0176 (D14-0176)

**THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE
HEREBY ENACTS AS FOLLOWS:**

1. Schedule A21 of By-law 129-90 is amended by changing the zoning of the lands shown on the attached Schedule A from "Open Space OS Zone" to "Residential 1 R1-227 Zone" which attached Schedule A is hereby declared to form part of this by-law.
2. By-law 129-90 is amended by adding to Subsection Schedule A21 of Section 35 (Exceptions) thereto the following exception:

"R1-227 These lands are zoned "Residential 1 R1-227 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 1 R1 Zone" by that By-law shall apply to those lands zoned "Residential 1 R1-227 Zone" on Schedule A21, except:
(a) that notwithstanding the requirements of Subsection 9.3(h), the minimum floor area shall not be less than 140 square metres;
(b) That the minimum rear yard setback shall not be less than 10 metres except the minimum rear yard along Lake Erie shall be not less than 15 metres from the 100 year floodline of 177.2 metres referenced to in the Geodetic Survey of Canada Datum.
3. The lands referred to in Sections 1 & 2 are situated on the west of North Shore Drive and consist of Part of Lots 21 and 22, Broken Front Concession L.E. , formerly in the Township of Bertie, now in the Town of Fort Erie, in the Regional Municipality of Niagara.

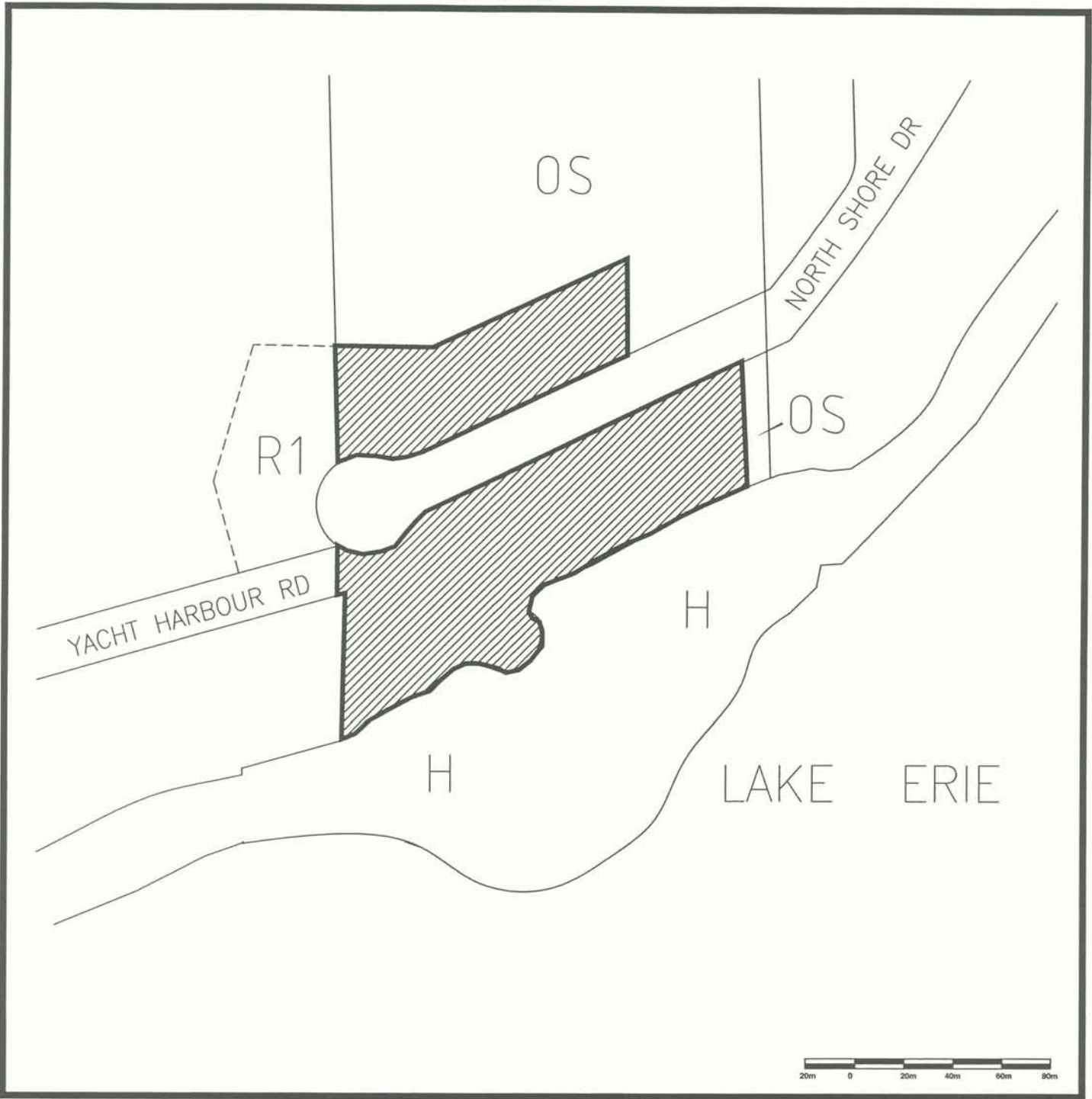
**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17TH DAY OF
JULY, 2000.**


MAYOR


CLERK

I, CAROLYN BOOTH, CLERK OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY
CERTIFY THE FOREGOING TO BE A TRUE CERTIFIED COPY OF BY-LAW NO. 145-2000 OF THE SAID
TOWN. GIVEN UNDER MY HAND AND THE SEAL OF THE SAID CORPORATION THIS ____ DAY OF ____
_____, 2000.

SCHEDULE A



BY-LAW NO. 145-2000

THIS SKETCH FORMS PART OF SCHEDULE 'A21'
TO BY-LAW 129-90

PASSED THIS 17th DAY OF JULY 2000



 CHANGE FROM OPEN SPACE "OS" ZONE
TO RESIDENTIAL 1 R1-227 ZONE

SKETCH OF PART OF LOTS 21 AND 22, BROKEN FRONT CONCESSION LE
FORMER BERTIE TOWNSHIP, NOW TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

DEPARTMENT OF PLANNING AND PROPERTY SAFETY
JULY 2000