

The Municipal Corporation of the Town of Fort Erie

By-law No. 162-2021

**Being a By-law to Amend Zoning By-law No. 129-90,
as amended
Part Lot 196, Lot 197, Plan 511 (Idylewylde Street)
PLW Planning & Environmental Consulting (Leigh Whyte) -
Agent
David Smith and Charlene Smith - Owners**

Whereas an application was received from Leigh Whyte of PLW Planning & Environmental Consulting (Agent) on behalf of David Smith and Charlene Smith (Owners) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands described as Part Lot 196 and Lot 197, Plan 511 being part of 57 Idylewylde Street; and

Whereas a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c. P.13 was held on November 15, 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-104-2021 considered and approved at the Council-in-Committee meeting held on December 6, 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 described as Part Lot 196 and Lot 197, Plan 511 being part of 57 Idylewylde Street, and as shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential 2 (R2-739) Zone".
2. **That** By-law No. 129-90, as amended, is further amended by adding to "Section 11 – Residential 2 (R2) Zone" Subsection – "Exceptions to the Residential 2 (R2) Zone" the following exception:

"R2-739 (162-2021) 0 Idylewylde Street (Part Lot 196, Lot 197, Plan 511)

These lands are zoned "Residential 2 (R2-739) Zone", and all of the provisions that relate to lands zoned "Residential 2 (R2) Zone" by this by-law shall apply to those lands zoned "Residential 2 (R2-739) Zone", subject to the following special provisions:

- a) Minimum Lot Frontage - 11.43 m
- b) Minimum Lot Area - 348.49 sq m
- c) Maximum Lot Coverage for a 1 Storey Dwelling - 39.4%"

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.

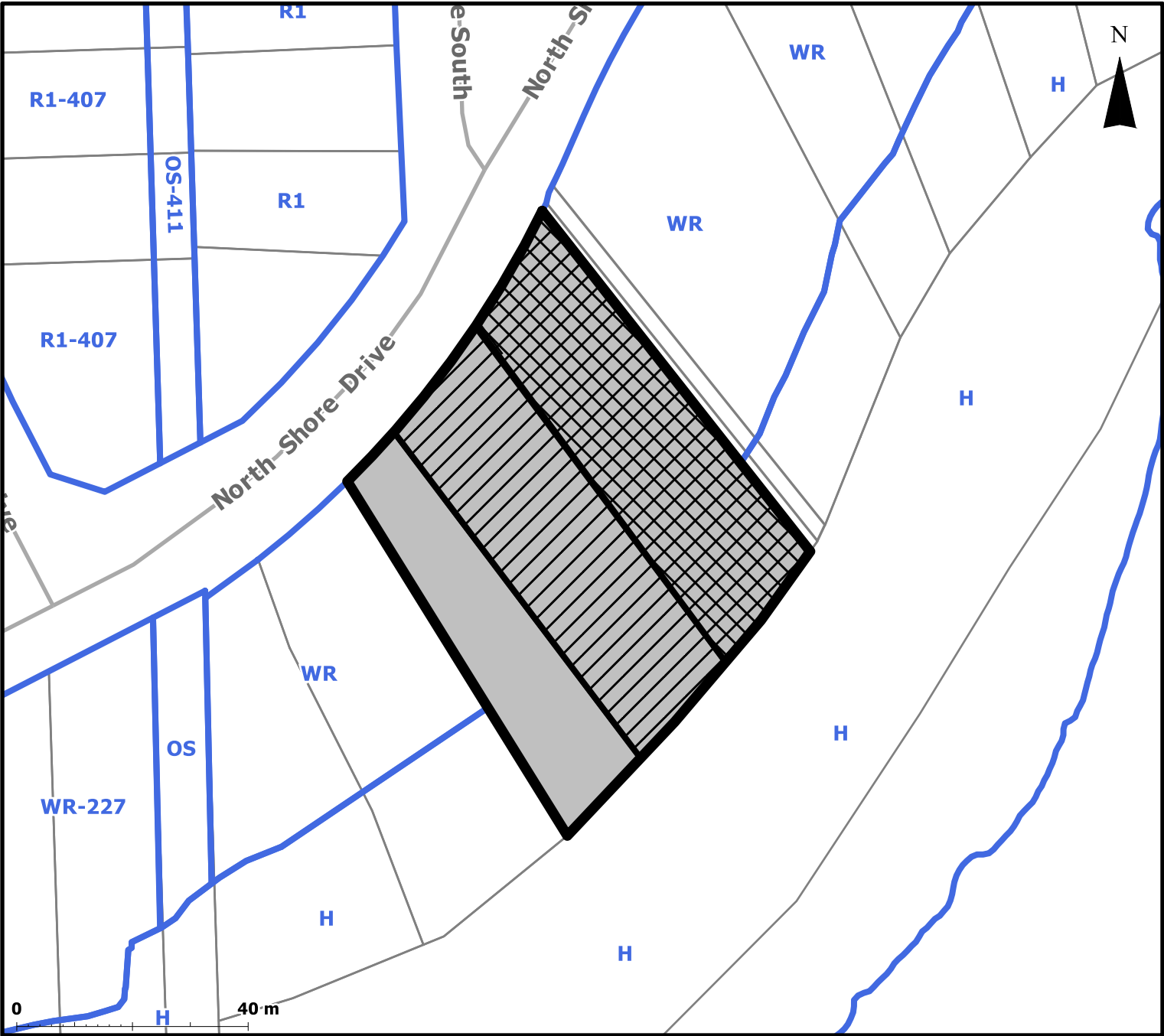
Read a first, second and third time and finally passed this 13th day of December, 2021.

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. 162-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 146-2021
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 22nd DAY OF NOVEMBER, 2021

-  Subject Property - 3399 North Shore Drive
-  Part 1 - Change from Waterfront Residential (WR) Zone to Waterfront Residential (WR-736) Zone
-  Part 2 - Change from Waterfront Residential (WR) Zone to Waterfront Residential (WR-737) Zone
-  Part 3 - Change from Waterfront Residential (WR) Zone to Waterfront Residential (WR-738) Zone