



The Municipal Corporation of the Town of Fort Erie

By-law No. 33-2022

Being a By-law to Amend Zoning By-law No. 129-90, as amended 85 Idylewylde Street Stella Unger - Agent Eduard Unger – Owner

Whereas an application was received from Stella Unger (Agent) for Eduard Unger (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands municipally known as 85 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 August 23, 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-12-2022 considered and approved at the Council-in-Committee meeting held on March 21, 2022;

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 municipally known as 85 Idylewylde Street and shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential 3 (R3-741) Zone".
2. **That** By-law No. 129-90 as amended, is further amended by adding to "Section 13 – Residential 3 (R3) Zone" Subsection – "Exceptions to the Residential (R3) Zone" the following exception:

"R3-741 (33-2022) 85 Idylewylde Street

These lands are zoned "Residential 3 (R3-741) Zone" and all of the provisions that relate to lands zoned "Residential 3 (R3) Zone" by this by-law shall apply to those lands zoned "Residential 3 (R3-741) Zone" subject to the following special provision:

- a) Maximum Lot Coverage - 46.8%"

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 28th day of March, 2022.

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. 33-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 33-2022

THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 28th DAY OF MARCH, 2022



Subject Property - 85 Idylewylde Street



Change from Residential 2 (R2) Zone to Residential 3 (R3-741) Zone