



The Municipal Corporation of the Town of Fort Erie

By-law No. 45-2023

Being a By-law to Amend Zoning By-law No. 129-90, as amended

**0-19302 Courtwright Street
David Zappone – Owner**

Whereas an application was received from David Zappone (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 0-19302 Courtwright 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 March 6, 2023; 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-18-2023 considered and approved at the Special Council-in-Committee meeting held on March 6, 2023;

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 known municipally as 0-19302 Courtwright Street and shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential 3 (R3-771) 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 3 (R3) Zone" the following exception:

"R3-771 (45-2023) 0-19302 Courtwright Street

These lands are zoned "Residential 3 (R3-771) 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 (R3-771) Zone" subject to the following special provision:

- a) Notwithstanding the "Regulations for Semi-Detached Dwellings" in Section 13.4, semi-detached dwellings shall be subject to the following special provisions:
 - I. Minimum Unit Frontage - 7.62 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.

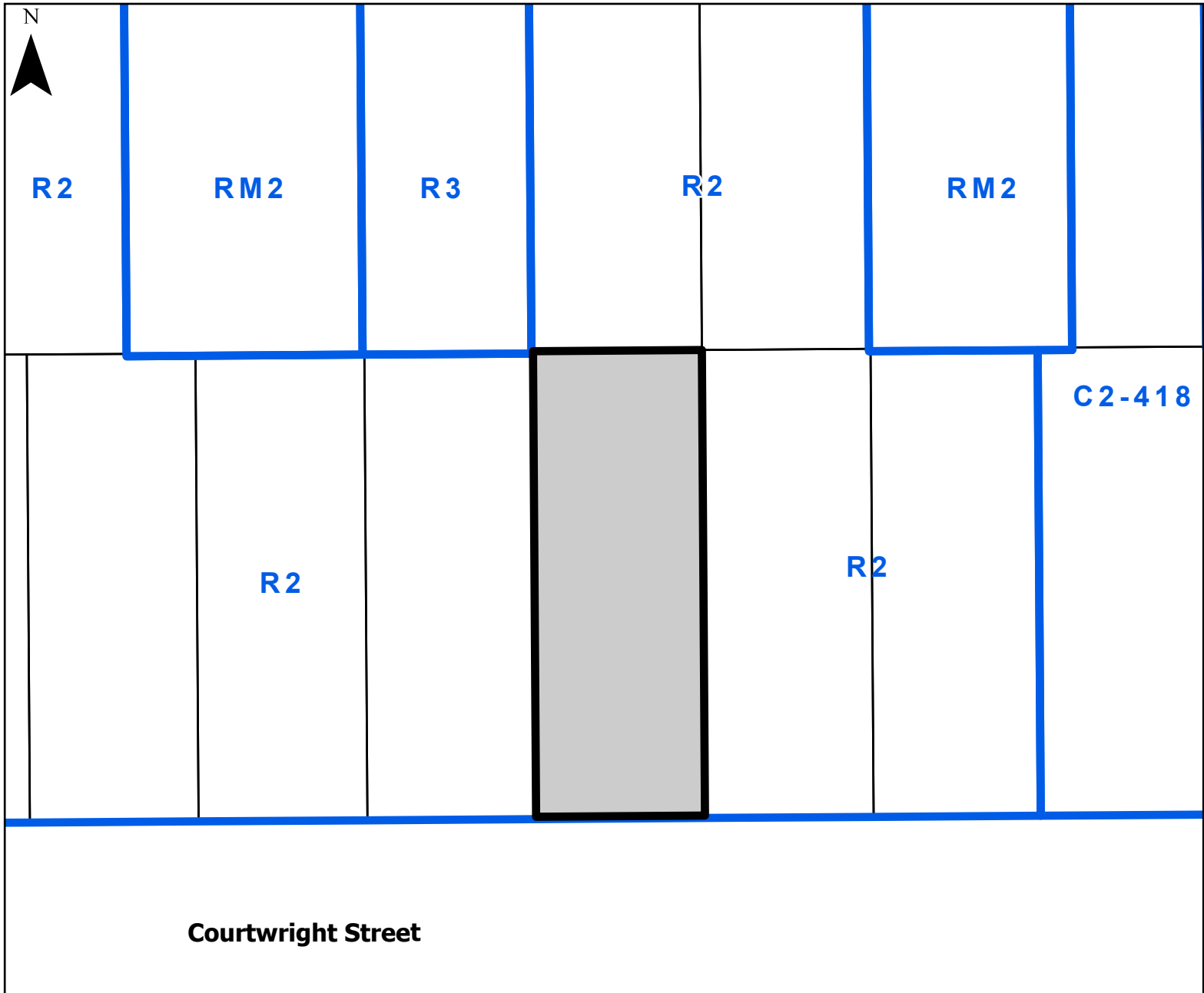
Read a first, second and third time and finally passed this 27th day of March, 2023.

Mayor

Clerk

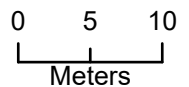
I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 45-2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20

APPENDIX "1"



By-law No. 45-2023

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW NO. 129-90
PASSED THIS 27th DAY OF MARCH, 2023**



Subject Lands - 0-19302 Courtwright Street



Change from Residential 2 (R2) Zone to Residential 3 (R3-771) Zone