



The Corporation of the Town of Fort Erie By-law 18-2024

Being a By-law to Amend Zoning By-law 129-90, as amended 557 Walden Boulevard and 0-10539 DiPietro Street

Whereas an application was received from Greg Taras of Urban and Environmental Management Inc. on behalf of Rachel Stempski (Owner) to amend the Town's Comprehensive Zoning By-law 129-90, as amended, for the lands known municipally as 557 Walden Boulevard and 0-10539 DiPietro 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 January 29, 2024; and

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law 129-90, as amended, pursuant to the recommendations of Report PDS-03-2024 considered and approved at the Council meeting held on January 29, 2024;

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule "A" of By-law 129-90, as amended, is further amended by changing the zoning of the lands known municipally as 557 Walden Boulevard and 0-10539 DiPietro Street as shown on the attached Schedule "A" from "Local Commercial (C1) Zone" to "Residential 3 (R3) Zone".
- 2. That** Schedule "A" of By-law 129-90, as amended, is further amended by changing the zoning of the lands known municipally as 557 Walden Boulevard and 0-10539 DiPietro Street and shown on the attached Schedule "A" from "Local Commercial (C1) Zone" to "Residential 3 Holding (R3 (H)) Zone".
- 3. That** pursuant to Section 36(1) of the *Planning Act*, the "H" Holding Symbol shall be removed upon proof of adequate sanitary sewer conveyance capacity for the subject lands, to the satisfaction of the Town.
- 4. 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 26th day of February, 2024.



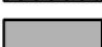
Mayor

Clerk



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BY-LAW 18-2024
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 26TH DAY OF FEBRUARY 2024

-  Subject lands - 557 Walden Boulevard and 0-10539 DiPietro Street
-  Change from Local Commercial (C1) Zone to Residential 3 Holding (R3 (H)) Zone
-  Change from Local Commercial (C1) Zone to Residential 3 (R3) Zone

