

# The Municipal Corporation of the Town of Fort Erie

## By-law No. 23-2023

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### Being a By-law to Amend Zoning By-law No. 129-90, as amended 63 Idylewylde Street Frank Anthony Alessio - Owner

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**Whereas** an application was received from Greg Hyde of Urban Environments on behalf of Frank Anthony Alessio (Owner) to amend the Town's Comprehensive Zoning By-law No. 129-90, as amended, for the lands known municipally as 63 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 December 5<sup>th</sup>, 2022; 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-05-2023 considered and approved at the Regular Council meeting held on January 23<sup>rd</sup>, 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 63 Idylewylde Street as shown on the attached Appendix "1" from "Residential 2 (R2) Zone" to "Residential 3 (R3-766) 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:

**"R3-766 (23-2023) 63 Idylewylde Street"**

These lands are zoned "Residential 3 (R3-766) Zone" and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned "Residential 3 (R3) Zone" by this by-law shall apply to those lands zoned "Residential 3 (R3-766) Zone" subject to the following special provisions:

- a) That notwithstanding Subsection 13.4 Regulations for Semi-detached Dwellings the following regulations shall apply:
  - i. Minimum Lot Frontage - 8.32 m
  - ii. Minimum Lot Area - 253.60 sq m
  - iii. Maximum Lot Coverage - 2 storey - 45%

- iv. Minimum Interior Side Yard for a 2 Storey Dwelling - 1.70 m to adjacent parcels; 1.20 m between the proposed semi-detached dwellings on the subject property; except where no private garage or carport is provided a side yard of not less than 3.00 m on one side of each semi-detached dwelling is required.”
- 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 February, 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. 23-2023 of the said Town. Given under my hand and the seal of the said Corporation, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.




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# APPENDIX "1"



**By-law No. 23-2023**

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

-  Subject Lands - 63 Idylewylde Street
-  Change from Residential 2 (R2) Zone to Residential 3 (R3-766) Zone
-  Zoning Boundary

