

**Information Open House**  
**APPLICATION FOR COMBINED OFFICIAL**  
**PLAN & ZONING BY-LAW AMENDMENT**  
**0-10546 DiPietro Street**

Owner: 2655321 Ontario Ltd (Mark Spadafora)  
Applicant: LandPro Planning Solutions (Mike Sullivan)  
File No. 350302-0132 & 350309-0525  
February 15, 2022



Slide 1

This information open house is intended to provide information on a proposed Combined Official Plan & Zoning By-law Amendment for 0-10546 DiPietro Street and to receive initial feedback and comments from the public on the proposal. This Combined Official Plan & Zoning By-law Amendment proposes development of three single detached dwellings fronting onto Walden Boulevard.

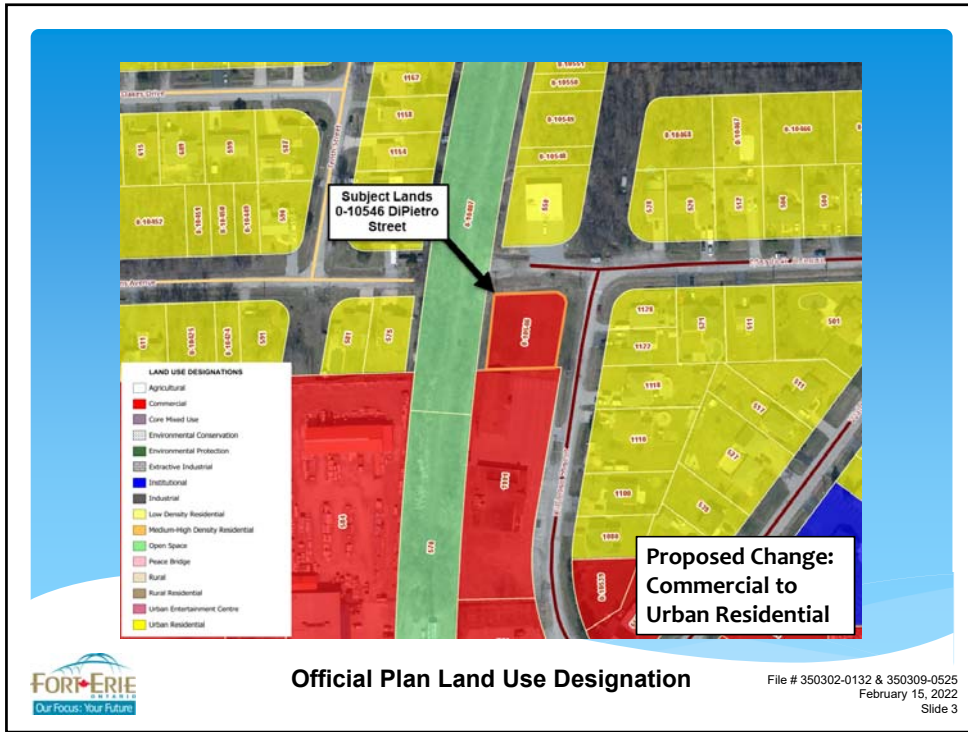
An Official Plan Amendment is required to change the land use designation from Commercial to Urban Residential.

A Zoning By-law Amendment is also required to change the zoning from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone.

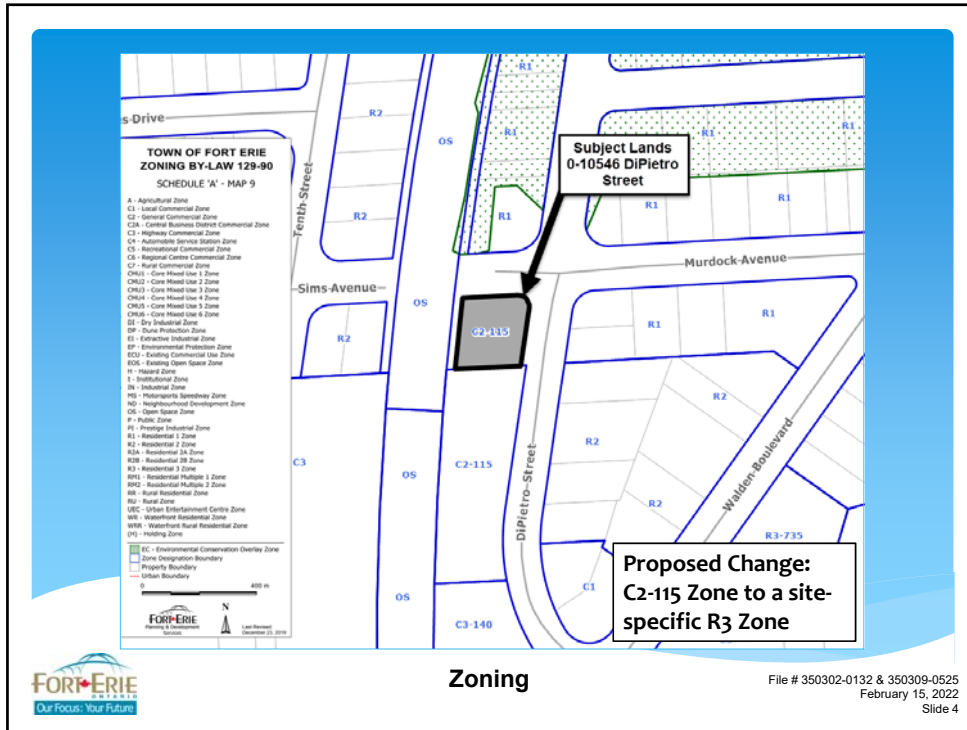


The subject property is located in the Walden neighbourhood of the Town of Fort Erie on the southeast corner of DiPietro Street and Murdock Avenue. The following summarizes the land uses surrounding the subject property:

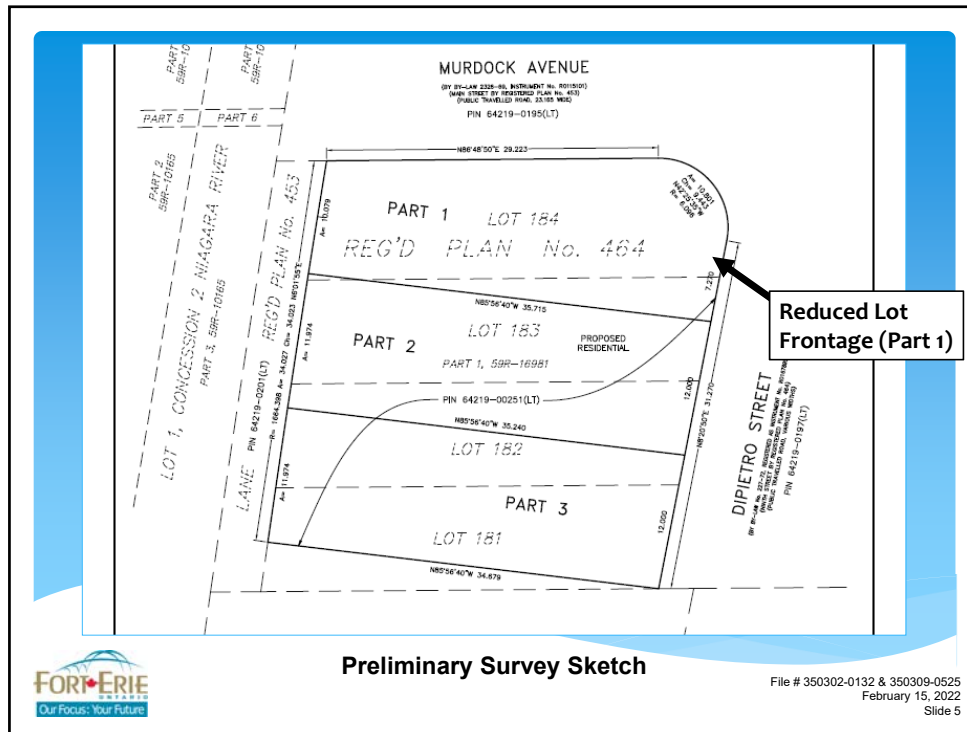
- North:** Murdock Avenue, a commercial use and vacant residential land.
- South:** Commercial uses.
- East:** DiPietro Street and single detached dwellings.
- West:** A small laneway owned by the Town, a former rail corridor owned by the Town that functions as open space, and single detached dwellings.



The subject property is designated Commercial in the Town’s Official Plan. An Official Plan Amendment is required to change the land use designation to Urban Residential to permit development of residential uses. Single detached dwellings are a permitted land use under the Urban Residential land use designation.



The subject property is currently zoned General Commercial (C2-115) Zone in the Town’s Zoning By-law. The zoning of the subject property is proposed to change to a site-specific Residential 3 (R3) Zone. The R3 zone permits single detached dwellings. A site-specific provision is required for reduced lot frontage for the northern corner lot.



This is a survey sketch illustrating the proposed lot configuration of the three lots proposed for single detached dwellings.

A site-specific zoning provision is required to permit reduced lot frontage for the corner lot, shown as Part 1 on the sketch. The R3 zoning requires a minimum lot frontage of 15.00 m for corner lots. Part 1 is proposing approximately 13.69 m of lot frontage.

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Please note that the presentation has concluded. The information open house will remain open and online from 5:00 p.m. to 6:00 p.m. Staff will monitor the attendee waiting room until 6:00 p.m. for any late attendees and will be available for questions or comments.

If you are watching this stream on YouTube and would like to ask some questions or provide comments, please visit the link below and click on 'Zoning Amendment – 0 DiPietro Street' for the Zoom meeting link.

<https://www.forterrie.ca/pages/CurrentPublicNotices>



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