



The Corporation of the Town of Fort Erie
By-law 46-2025

To Amend the Zoning By-law 129-90, as Amended
Removal of Holding Provision for 409 and 423 Walden Boulevard

Whereas the Municipal Council of The Corporation of the Town of Fort Erie passed By-law 40-2024 on the 22nd day of April 2024, rezoning the lands known municipally as 409 and 423 Walden Boulevard with a Holding Provision, to address sewer capacity concerns to the satisfaction of the Town; and

Whereas the applicant submitted a Functional Service Report prepared by Hallex Engineering, dated August 8, 2024. The Town initiated a peer review report prepared by GEI Consultants, dated December 7, 2024. The reports demonstrated that there is sufficient sanitary capacity to accommodate five (5) street townhouse dwellings on a portion of the subject land; and

Whereas Urban Environments (Greg Hynde), agent for the Owner, requested the Holding provision be removed in a letter dated February 16, 2025; and

Whereas it is deemed desirable to authorize and approve the removal of the said Holding provision;

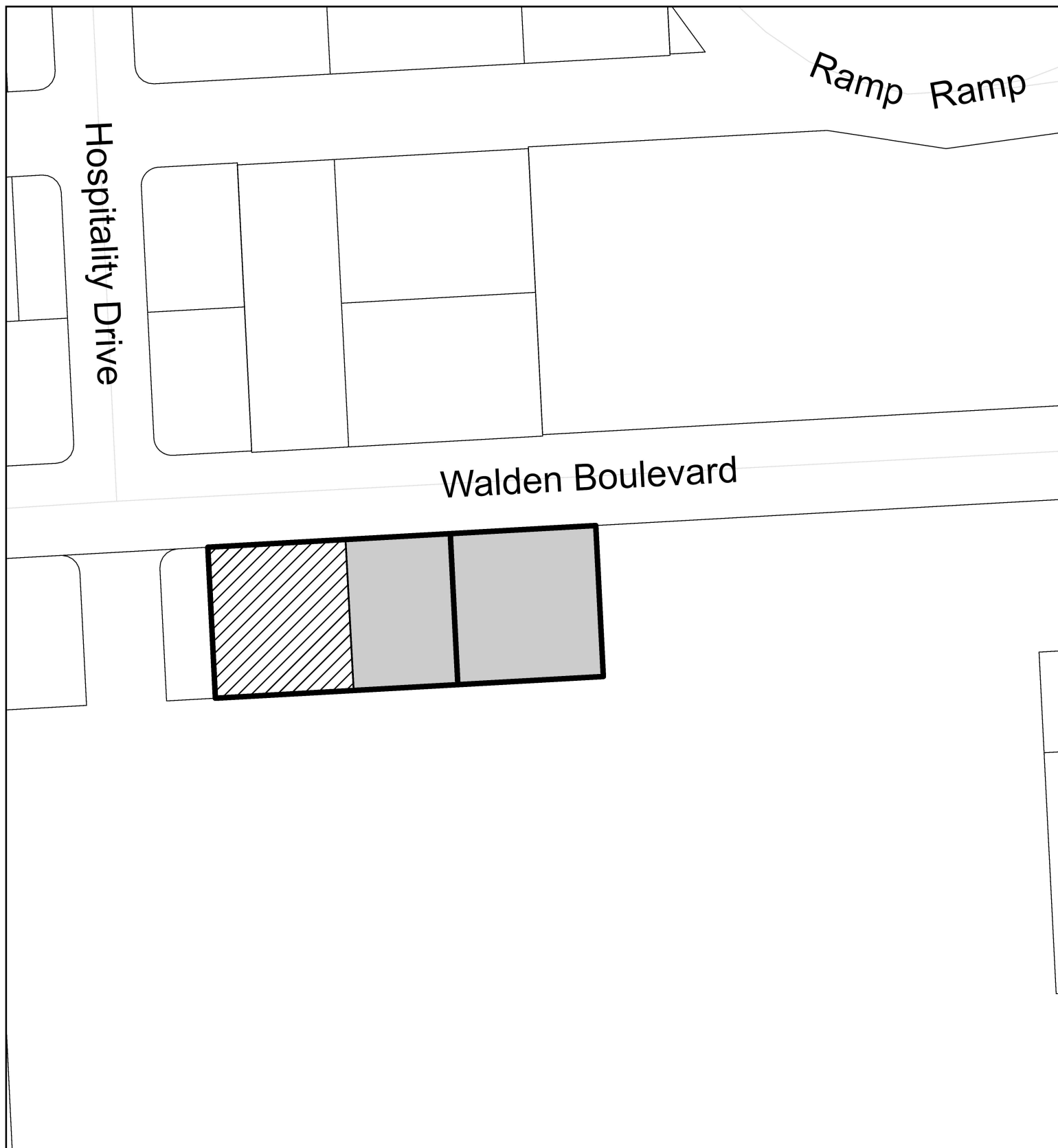
Now, therefore, the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule “A” of By-law 129-90 as amended, is further amended by changing the zoning on a portion of the subject lands shown on the attached Schedule “A” from “Residential Multiple 1 (RM1-794 (H)) Zone” to “Residential Multiple 1 (RM1-794) Zone”; and
- 2. 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 May 2025.

Mayor

Clerk



By-law No. 46-2025

This Sketch Forms Part of Schedule "A" to By-law 129-90 Passed This 26 Day of May 2025.



Subject lands- 409 and 423 Walden Boulevard, Fort Erie



From Residential Multiple 1 (RM1-794 (H)) Zone to Residential Multiple 1 (RM1-794) Zone



Remains Residential Multiple 1 (RM1-794 (H)) Zone

N

