

NOTICE OF PASSING OF A ZONING BY-LAW

OWNER: Scott Hunter
FILE NO. 350309-0466

TAKE NOTICE that the Council of the Town of Fort Erie passed **By-law No. 88-2018** on the 16th day of July, 2018 under section 34 (18) of The Planning Act, 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeals Tribunal in respect of the by-law by filing with the Clerk of the Town of Fort Erie not later than the **15th day of August, 2018**, a notice of the appeal setting out the objection to the by-law and the reasons in support of the objection. Any appeal must be accompanied by the Tribunal's fee of \$300.00. A certified cheque or money order in this amount made payable to the Minister of Finance must accompany the Notice of Appeal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeals Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The complete By-law and map is available for inspection in the Clerk's office during regular office hours and can also be found on the **Town of Fort Erie Website: www.forterie.ca**.

PURPOSE AND EFFECT

The purpose and effect of By-law No. 88-2018 is to amend Town of Fort Erie Comprehensive Zoning By-law No. 129-90 by changing the zoning of the lands shown on the location map from "Rural Residential (RR) Zone" to "Rural Residential (RR-625) Zone".

RR-625 (88-2018) 1201 Ridge Road N

These lands are zoned "Rural Residential (RR-625) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-625) Zone" on the attached Appendix "1" shall be subject to the following special provisions:

- a) Notwithstanding the "Regulations for Dwellings" in Section 9.3, the permitted uses shall be subject to the following provisions:
 - i) Minimum lot frontage – 25 m
 - ii) Minimum dwelling size – 94 sq m

