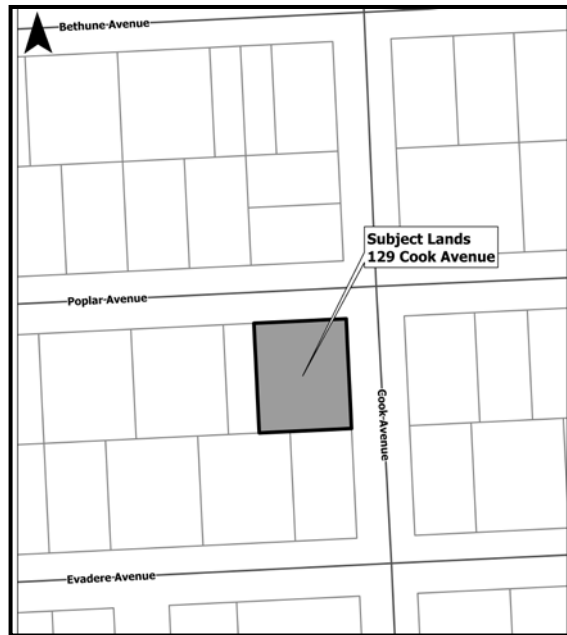# PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 129 COOK AVENUE
OWNER: PEGGY BOLES
AGENT: BOB COSBY

PROPOSAL:

A Zoning By-law amendment is requested to facilitate a future severance to create a new residential lot (Survey Sketch attached as Schedule 1) on the lands known as 129 Cook Avenue.

The lands are located within the Urban Area and are currently designated Low-Density Residential in the Ridgeway-Thunder Bay Secondary Plan. The lands are currently zoned Residential 1 (R1) Zone, in part, in accordance with the Zoning By-law 129-90. The site-specific R1 regulations are requested for a reduction in the minimum lot frontage and minimum lot area requirements of the by-law. The applicant is requesting to reduce the minimum lot frontage for Part 1 from 18 m to 15 m and the minimum lot area from 600 sq. m to 570 sq.m. Further, for Part 2 a reduction in the minimum lot frontage is requested from 20 m to 17 m. Part 2 complies with the minimum lot area requirement of the by-law.

We would like to hear from you: We invite you to attend an evening Public Open House meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Residents can participate in a Zoom Public Open House meeting in two different ways:

1.   Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) who will provide them to Council.

2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) to receive information on joining the Zoom meeting.

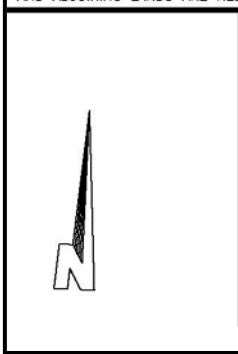Details for Public Open House are as follows:

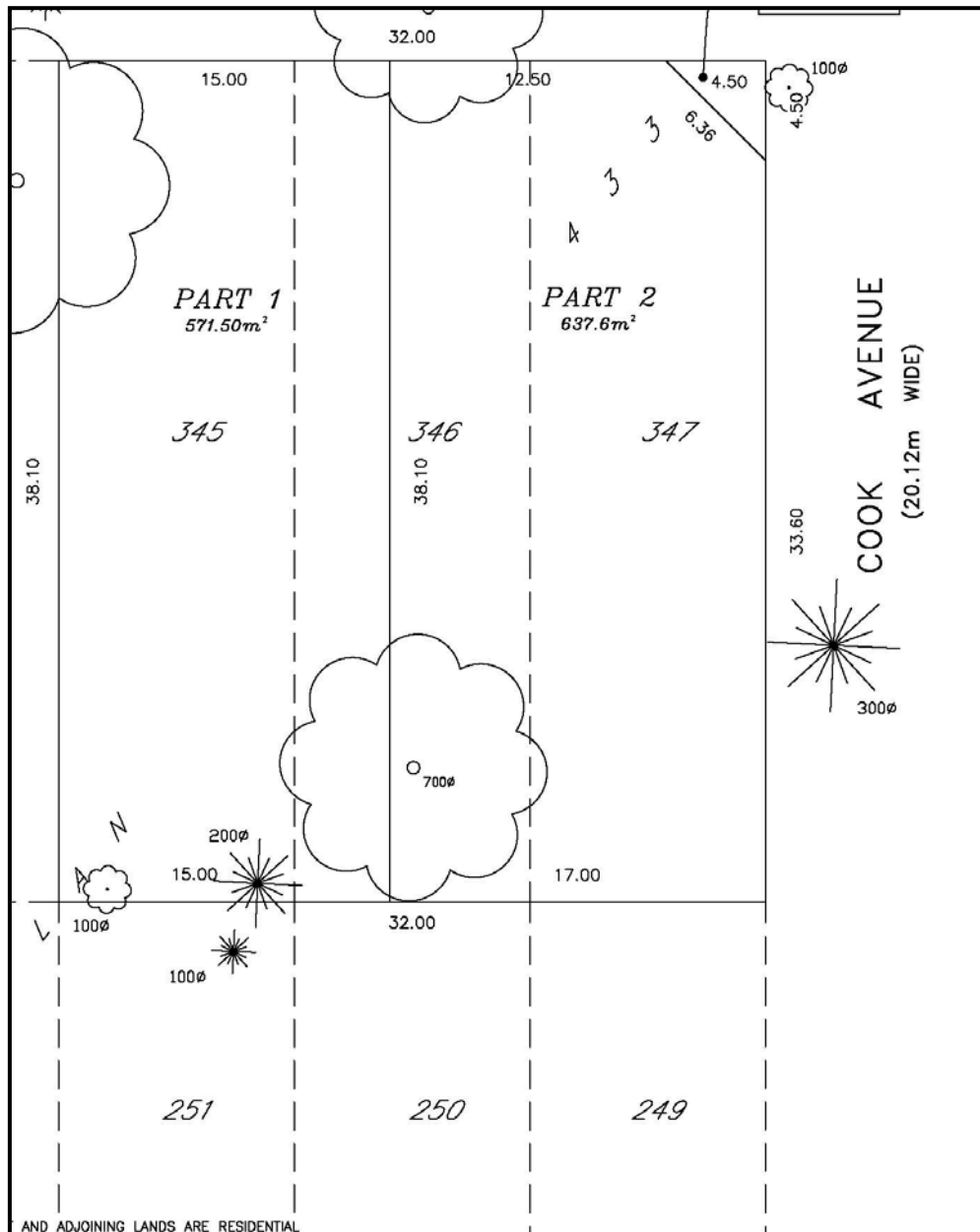**Date: Thursday, June 3, 2021**
Time: 5:00 P.M.- 6.00 PM
Location: This is a virtual meeting

For additional information, please contact
Anamika Dilwaria, MCIP, RPP, Senior Development Planner
at 905-871-1600 ext. 2507 or at adilwaria@forterie.ca

SCHEDULE 1

PART 1
571.50m²

PART 2
637.6m²

32.00

15.00   12.50   4.50   100ø
                              6.36   4.50

345   346   347

38.10   38.10   33.60

COOK AVENUE
(20.12m WIDE)

300ø

700ø

200ø   100ø
15.00   17.00
N   100ø   32.00
100ø

251   250   249

AND ADJOINING LANDS ARE RESIDENTIAL

SKETCH
PREPARED FOR BY-LAW AMENDMENT
LOTS 345, 346 & 347
PLAN 433
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250 (METRIC)

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CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
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DECEMBER 15, 2020
DATE

DONALD G. CHAMBERS, B. Sc., O.L.S.

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