

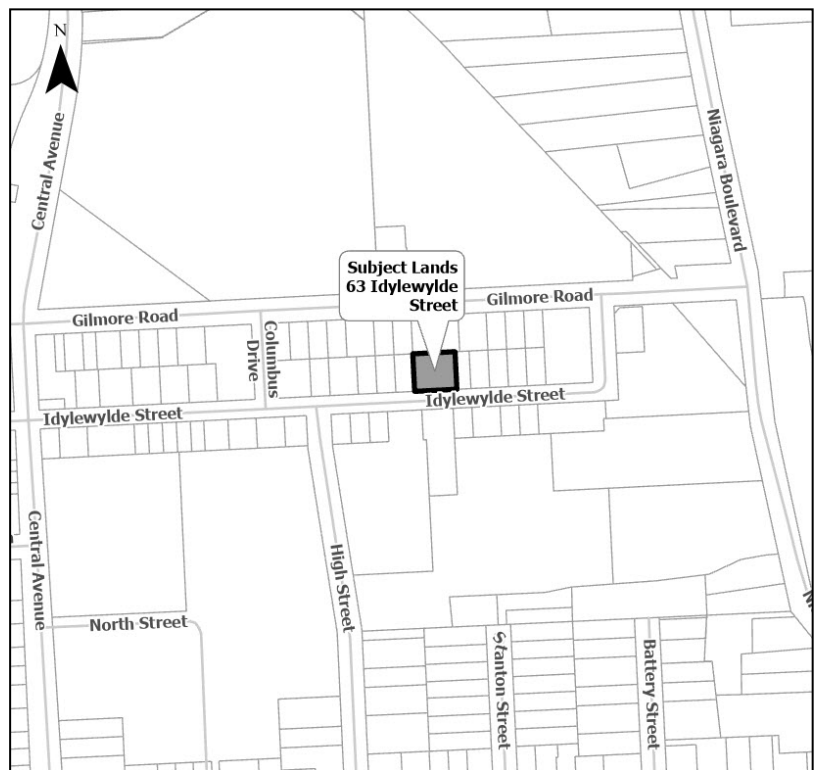


**Notice of Complete Application & Public Meeting  
Proposed Zoning By-law Amendment Application  
63 Idylewylde Street  
Owner: Frank Alessio  
Agent: Urban Environments (Greg Hynde)**

**PROPOSED CHANGE**

A Zoning By-law Amendment application has been submitted for 63 Idylewylde Street. The application is proposing to rezone the property to permit development of two semi-detached dwellings with a total of four dwelling units.

The lands are located within the Urban Area and are currently designated Low Density Residential in the Southend Secondary Plan. The Low Density Residential land use designation permits use of the land for semi-detached dwellings. The lands are currently zoned Residential 2 (R2) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is required as the current R2 zoning only permits single detached dwellings.



The zoning is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 3 (R3) Zone that only permits semi-detached dwellings and contains special provisions to permit reduced lot frontage, reduced lot area, reduced interior side yard setbacks between the two proposed semi-detached dwellings and increased lot coverage.

**PUBLIC MEETING**

**Date: December 5, 2022**

**Time: 6 p.m.**

**Place: This will be a hybrid meeting. Members of the public may attend the**

**meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.**

### **HAVE YOUR SAY**

Input on any proposed matter is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note, unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

### **WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed change is adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

### **MORE INFORMATION**

A copy of the Information Report will be available to the public by 5 p.m. on November 30, 2022. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

For more information about this matter, including information about preserving your appeal rights, contact Daryl Vander Veen, Intermediate Development Planner, at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca) or 905-871-1600 ext. 2509