



Notice of Public Meeting
Town-initiated Housekeeping Amendment to the Town’s
Comprehensive Zoning By-law 129-1990
Applicant: Town of Fort Erie

PROPOSED CHANGE

The Town of Fort Erie has initiated a Housekeeping Amendment to the Comprehensive Zoning By-law 129-90. The following table summarizes the contemplated changes to the By-law.

Zoning By-law Section	Topic	Commentary
6 - General Provisions	New - Community Gardens	Add provision to permit use of community gardens.
	New - Hardscape on Lots	Consider provisions to limit hardscape material on lots, concerning rear and side yard drainage.
	6.21 Landscaping and Planting Strips	Expand what can be considered as landscaped open space such as green roofs. Add a minimum percentage for landscaped open space in the rear yard of any residential zone.
	6.36 Temporary Uses	Permit a temporary trailer for habitation during construction of a dwelling for a period of 12 months in the A, RR and RU zones.
	6.47 Average Setbacks	Add a provision for average setback in the case of a corner lot.
	6.50 Outdoor Patios Associated with Eating Establishments and/or Taverns	Relax setback requirements for outdoor patios in Core Mixed Uses Zones. Review the current restrictions on entertainment on outdoor patios.
	6.51 Model Homes in Draft Approved Plans of Subdivision	Introduce a limit on the number of model homes based on a percentage of the total number of lots in a plan of subdivision.

Zoning By-law Section	Topic	Commentary
7 – Agricultural (A) Zone	7.3 Value-added Uses	Introduce some value-added uses to the A zone in accordance with the 2020 housekeeping amendment to the Official Plan.
8 – Rural (RU) Zone	8.2 Value-added Uses	Introduce some value-added uses to the RU zone in accordance with the 2020 housekeeping amendment to the Official Plan.
	8.3 Regulations	<p>Add a provision that permits a minimum lot area of 1.00 ha for a lot in the RU Zone where the principal use is a single detached dwelling in support of the Official Plan’s existing policy for infill severances in areas with Rural designation.</p> <p>A minimum lot area of 0.40 ha may be permitted if a hydrogeological study undertaken by the applicant demonstrates that a private septic system can be achieved on a smaller lot than 1.00 ha without negative impacts.</p>
14 - Residential Multiple 1 (RM1) Zone	14.3 Zone Regulations	Remove minimum lot area of 4,000.00 sq m and replace with a minimum lot area based on density permissions.
31 - Institutional (I) Zone	31.5 Regulations for Dwelling Units Accessory to a Permitted Use	Add zone-specific regulations for dwelling units accessory to an institutional use.
Various	Residential Zones	Remove the minimum floor area requirement for single detached dwellings in the A, RU, RR, R1, WR and WRR Zones.
		Remove the minimum floor area requirement for duplex dwellings in the R3 Zone.
Various	Commercial Zones	Add ‘Fitness Centre’ as a permitted use to the C2, C2A, C3, CMU1, CMU2, CMU3, CMU4, CMU5 & CMU6 Zones.
Various	Numbering, Cross-references and Typos	Various updates will be made to section numbering, incorrect cross-references, typos and grammatical errors.

PUBLIC MEETING

Date: February 14, 2022

Time: 6 p.m.

Place: This will be a virtual meeting,

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 Zoom Council meeting in two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Junior Planner (dvanderveen@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 Daryl Vander Veen, Junior Planner (dvanderveen@forterie.ca) to receive information on joining the Zoom meeting.

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

MORE INFORMATION

A copy of the Information Report will be available to the public by 5 p.m. on February 9, 2022. The information report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Daryl Vander Veen, Junior Planner at dvanderveen@forterie.ca.

For more information about this matter, including information about preserving your appeal rights, contact Daryl Vander Veen, Junior Planner at dvanderveen@forterie.ca or 905-871-1600 ext. 2509.