

Information Open House
TOWN-INITIATED AMENDMENT TO THE
ZONING BY-LAW (HOUSEKEEPING 2022)

Applicant: Town of Fort Erie

File No. 350309-0534

January 6, 2022

SUMMARY OF CONTEMPLATED CHANGES

Updates to General Provisions

- New – Community Gardens. Add a section to permit and regulate Community Gardens.
- New – Hardscape on Lots. Consider provisions to limit hardscape material on lots, concerning rear yard and drainage.
- Landscaping and Planting Strips - Expand what can be considered as landscaped open space such as green roofs, permeable pavers, etc.
- Landscaping and Planting Strips - Add a minimum percentage for landscaped open space in the rear yard of any residential zone.
- 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.

SUMMARY OF CONTEMPLATED CHANGES

Updates to General Provisions... continued

- Average Setbacks - Add a provision for average front yard setback in the case of a corner lot.
- Outdoor Patios - Relax setback requirements for outdoor patios in Core Mixed Use Zones. Review the current restrictions on entertainment on outdoor patios.
- Model Homes - Introduce a limit on the number of model homes based on a percentage of the total number of lots in a plan of subdivision.

SUMMARY OF CONTEMPLATED CHANGES

Remove Minimum Floor Areas for Residential Dwellings

- 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.

SUMMARY OF CONTEMPLATED CHANGES

Value-added Uses to Agricultural (A) Zone and Rural (RU) Zone

- Introduce new value-added uses to the A Zone and RU Zone in accordance with the 2021 housekeeping amendment to the Town's Official Plan.
- Modify zoning definitions to enhance agricultural production capabilities such as permitting distribution and warehousing of agricultural products.
- Permit agri-tourism uses secondary to agricultural operations such as special events facilities, on-site weddings, educational facilities, culinary schools, etc.

SUMMARY OF CONTEMPLATED CHANGES

Add Regulations for Infill Dwellings to Rural (RU) Zone

- 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.
- Consider permitting a minimum lot area of 0.40 ha 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.

SUMMARY OF CONTEMPLATED CHANGES

Modify Minimum Lot Area for Regulations for Block Townhouse Dwellings

- Remove minimum lot area of 4,000.00 sq m for block townhouses and replace with a minimum lot area based on units per hectare, i.e. 200.00 sq m per dwelling unit

SUMMARY OF CONTEMPLATED CHANGES

Regulations for Accessory Dwelling Units in Institutional (I) Zone

- Add zone-specific regulations for residential dwelling units operating in conjunction with an institutional use.

SUMMARY OF CONTEMPLATED CHANGES

Other Miscellaneous Changes

- Add 'Fitness Centre' as a permitted use to the C2, C2A, C3, CMU1, CMU2, CMU3, CMU4, CMU5 & CMU6 Zones.
- Various housekeeping updates such as correcting section numbering, cross-references, typos and grammatical errors.

Timeline...

• Notice of open house meeting in newspaper

- December 16, 2021

• Open House

- January 6, 2022

• Public Meeting and Information Report to Council

- February 14, 2022

• Consider Input Received

- February-March

Timeline...

