



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 0-1215 LAVINIA STREET
OWNER: VENANZIO PINGUE
AGENT: AIMEE POWELL (Powell Planning & Associates)**

PROPOSAL:

A Zoning By-law Amendment is requested to allow the construction of a semi-detached dwelling with a total of two units on 0-1215 Lavinia Street. The subject property is located on the south of Lavinia Street and east of Battery Street. A site plan of the proposal is attached as Schedule 1.

The subject property is located within the urban area and is designated Low-Density Residential in the Southend Secondary Plan. The land use designation allows single detached dwellings as housing forms.



The subject property is correspondingly zoned Residential 2 (R2) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is requested to rezone the property to Residential 3 (R3) Zone to facilitate the construction of a semi-detached dwelling. A zoning amendment is required as the proposed use is not permitted in the R2 zone.

We would like to hear from you: We invite you to attend an evening Public Information 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. Details for Public Information Open House Meeting are as follows:

Date: Thursday, May 25, 2023

Time: 5:00 P.M - 6.00 PM

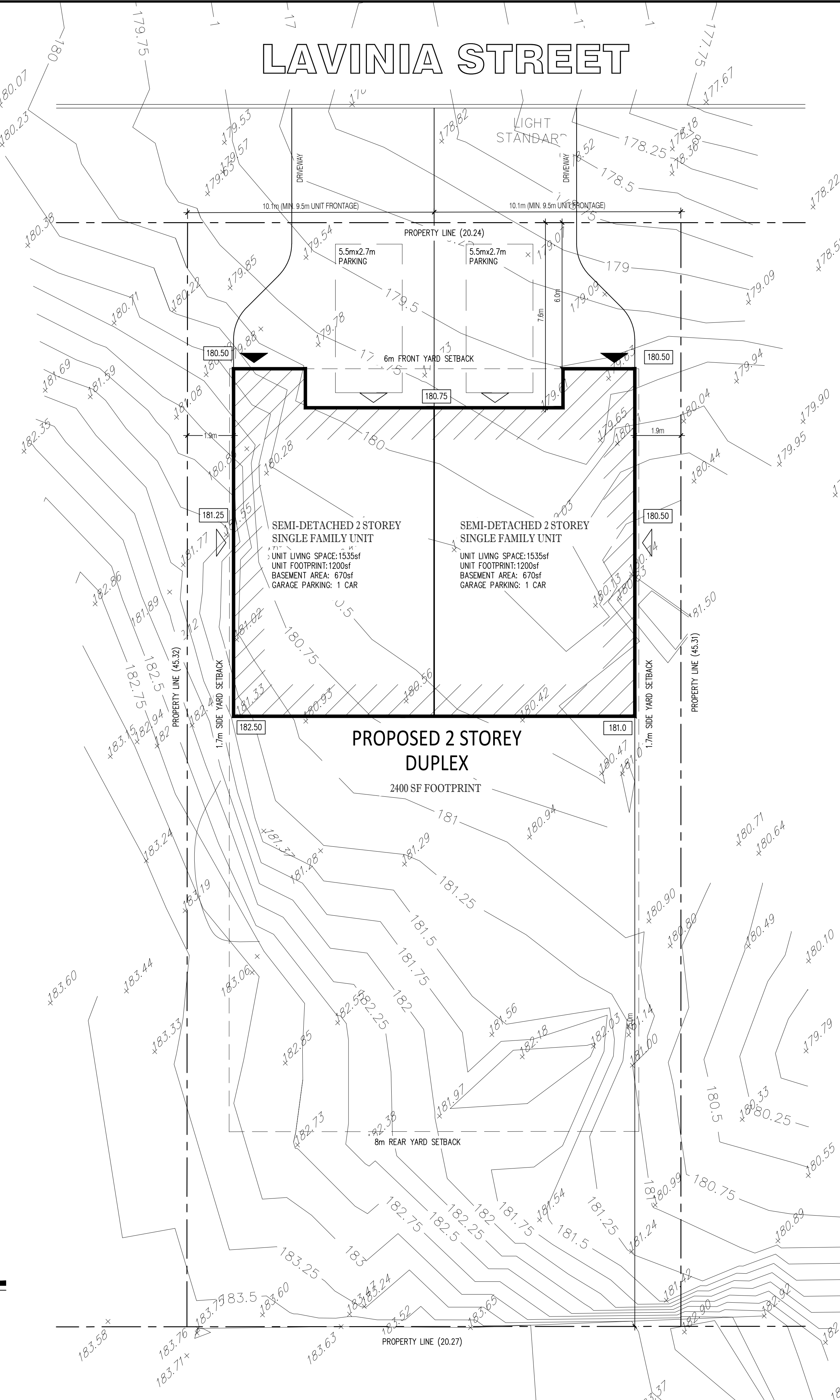
Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

Please note that this is not a Statutory Public Meeting with the Town Council.

For additional information, please contact:
Samantha Yeung, Junior Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

Schedule 1

LAVINIA STREET



SEMI-DETACHED 2 STOREY
SINGLE FAMILY UNIT
UNIT LIVING SPACE: 1535sf
UNIT FOOTPRINT: 1200sf
BASEMENT AREA: 670sf
GARAGE PARKING: 1 CAR

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**PROPOSED 2 STOREY
DUPLEX**
2400 SF FOOTPRINT

5.5m x 2.7m
PARKING

5.5m x 2.7m
PARKING

6m FRONT YARD SETBACK

8m REAR YARD SETBACK

1.7m SIDE YARD SETBACK

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10.1m (MIN. 9.5m UNIT FRONTAGE)

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PROPERTY LINE (20.24)

PROPERTY LINE (20.27)

PROPERTY LINE (45.32)

PROPERTY LINE (45.31)