



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 0-19302 COURTWRIGHT STREET
OWNER / APPLICANT: DAVID ZAPPONE**

PROPOSAL:

Town of Fort Erie Planning Staff have received a Zoning By-law Amendment application for 0-19302 Courtwright Street. The Applicant is proposing to remove the existing detached garage and rezone the subject property to facilitate the construction of a semi-detached dwelling. A conceptual Site Plan is attached to this notice as Schedule "1".



The subject property is located within the Urban Area and is designated Low Density Residential in the Bridgeburg Secondary Plan. The Low Density Residential designation is reserved for single detached, semi-detached, and duplex dwellings, and uses accessory thereto.

The subject property is currently zoned Residential 2 (R2) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended. The Applicant is proposing to rezone the property to Residential 3 (R3) Zone to facilitate the construction of a semi-detached dwelling. A semi-detached dwelling is not a permitted use under the R2 Zone that currently applies to the property. As the proposed lot frontage for each unit (7.62 m) is less than what is required (9.50 m), the Applicant is requesting site-specific relief.

We would like to hear from you: We invite you to attend an evening Public Information Open House 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. Members of the public can participate in two different ways:

1. Send your comments via mail or email to Samantha Yeung, Junior Development Planner (syeung@forterie.ca) who will provide them to Council;

or

2. Participate in the Public Information Open House. The meeting details are as follows:

Date: Wednesday, January 18, 2023

Time: 5:00 PM - 6.00 PM

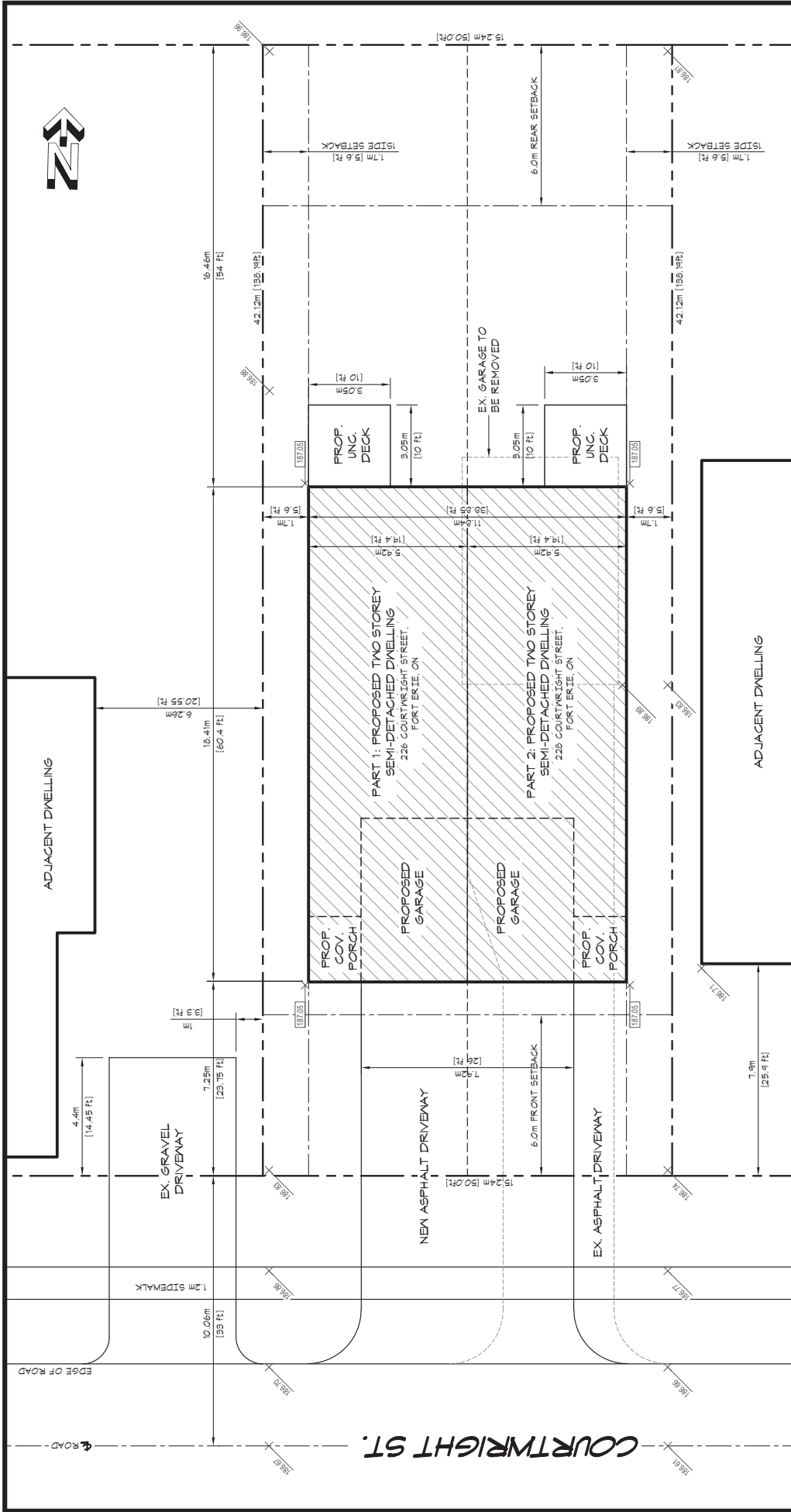
Location: Fort Erie Town Hall, 1 Municipal Centre Drive, Fort Erie, ON

Room: Front Atrium

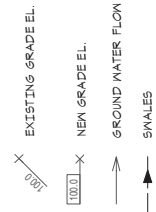
For additional information, please contact:
Samantha Yeung, Junior Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

Notice date: January 3, 2023

SCHEDULE "1"



LEGEND:



LAND USE SCHEDULE - PART 2 (ZONE R3)

TOTAL LOT AREA	1320.49 sq.m [15,454.46 sq.ft.]	100.0%
TOTAL NEW LOT COVERAGE	1109.15 m ² [11,174.90 ft ²]	84.0%
MAX. ALLOWABLE COVERAGE	1128.91 m ² [11,981.78 ft ²]	40.0%

LAND USE SCHEDULE - PART 1 (ZONE R3)

TOTAL LOT AREA	1320.49 sq.m [15,454.46 sq.ft.]	100.0%
TOTAL NEW LOT COVERAGE	1109.15 m ² [11,174.90 ft ²]	84.0%
MAX. ALLOWABLE COVERAGE	1128.91 m ² [11,981.78 ft ²]	40.0%

BENCHMARK: TOP OF HYDRANT OPPOSITE 2228 COURTWRIGHT = 187.49m

SITE PLAN
SCALE: 1:100

	SEAL: S.A. DE ROSE 11260015 11 OCT 2022 PROVINCE OF ONTARIO	DRN BY: G.C.H. DATE: 11 OCT 2022 SCALE: AS STATED PROJ:	FINAL REVIEWER: MR. BIBEK MONDAL, P.ENG. BM CONSORTIUM 10 1/2 LEASIDE DR. ST. CATHARINES, ON L2M 4G5 TEL: 284-929-1672	PROJ. NO.: 06/2022 DWG NO.: S1 DWG 1 of 1
DWG TITLE: #228 COURTWRIGHT (EAST LOT) FORT ERIE, ON SITE PLAN		SAM DE ROSE, P.ENG. 6497 CHARNWOOD AVE., NIAGARA FALLS, ONTARIO L2H 1Y8 TEL: (905) 324-4394		
INITIAL SUBMISSION 11 OCT 2022		REVISION DATE		