



Notice of Public Information Open House
2023 Housekeeping Amendment to the Town of Fort Erie
Comprehensive Zoning By-law No. 129-90
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 in response to recent changes to the *Planning Act* by the Province of Ontario’s Bill 23, *More Homes Built Faster Act, 2022*. The following table summarizes the contemplated changes to the Zoning By-law:

Zoning By-law Section	Topic	Commentary
5 - Definitions	Various	Review and revise definitions to align with the new terminology and policies in the <i>Planning Act</i> related to the new regulations for as-of-right residential dwelling units.
6 - General Provisions	New - Permit Additional Residential Dwelling Units in Select Non-Residential Zones	Add provision to permit the additional residential dwelling units permitted under the <i>Planning Act</i> in any non-residential zone that permits stand-alone detached, semi-detached or rowhouse dwellings in Permitted Uses or via a Zoning Exception.
	6.1 Accessory Uses	Remove general prohibition of human habitation in accessory structures. Permit use of an accessory structure for one residential dwelling unit provided there are not more than two residential dwelling units in the main dwelling on the same parcel.
	6.3 Dwelling Units (b) Location Above a Private Garage	Remove the provision prohibiting a dwelling unit located in its entirety above a private garage.
	6.13 Lot Requirements (a) Dwellings	Modify provision to reflect that one residential dwelling unit may be permitted in a detached accessory building on the same lot as a detached, semi-detached or rowhouse dwelling.
	6.20 Parking Area Regulations (A)	Review the parking requirement for block townhouse dwellings and use of tandem parking for accessory dwelling units.
	6.21 Landscaping and Planting Strips (g)	Consider adding a minimum percentage requirement for landscaped area in the rear yard of a Residential Zone.

Zoning By-law Section	Topic	Commentary
	6.40 Covered or Uncovered Porches, Balconies, Decks and Patios	Consider permitting at-grade (0 m height) uncovered patios to project into required interior side yards.
	6.43 Accessory Apartments	Revamp this section to regulate the residential dwelling units permitted as-of-right under the new <i>Planning Act</i> policies. Establish regulations for a residential dwelling unit added to an existing detached accessory building versus a new detached accessory building. Develop new regulations for height and lot coverage for accessory structures housing residential dwelling units.
Residential Zones in Urban Boundary (R1, R2, R2A, R2B, R3, RM1, WR & ND Zones)	10.2, 11.2, 12.2, 12B.2, 13.2, 14.2, 16.2, 17.2 Permitted Uses	Revise the permitted uses to permit up to three residential dwelling units in a detached , semi-detached or rowhouse dwelling. Revise the permitted uses to permit up to two residential dwelling units in a detached , semi-detached or rowhouse dwelling with one residential dwelling unit in a detached accessory building on the same parcel.
Various	Miscellaneous	Minor housekeeping revisions to various regulations as recommended by Building Division and By-law Enforcement staff.
Various	Numbering, Cross-references and Typos	Various updates will be made to section numbering, incorrect cross-references, typos and grammatical errors as required.

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. Members of the public can participate in a Public Information Open House meeting in two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Intermediate Development Planner (dvanderveen@forterie.ca) who will provide them to Council.
2. Participate in the Public Information Open House Meeting. The meeting will be held for one hour in the Atrium of Town Hall from 5:00 P.M. to 6:00 P.M.

A copy of this notice is available for download at the following link:
<https://www2.forterie.ca/resource/planningApplications.xsp>

Details for Public Information Open House are as follows:

Date: Thursday, August 17, 2023

Time: 5:00 P.M. - 6.00 PM

Location: Atrium, Town Hall. This is an in-person meeting.

For additional information, please contact
Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca