



Notice of Public Meeting
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	<p>Revise the permitted uses to permit up to three residential dwelling units in a lawful single detached, semi-detached or townhouse dwelling.</p> <p>Revise the permitted uses to permit up to two residential dwelling units in a lawful single detached, semi-detached or townhouse dwelling with one residential dwelling unit in a detached accessory building on the same parcel.</p>
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.

PUBLIC MEETING

Date: September 18, 2023

Time: 6 p.m.

Place: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.

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 the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting

will be provided on the Town's website an hour before the Council 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 Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to acarter@forterie.ca.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5 p.m. on September 14, 2023. The information report will be available at www.forterie.ca (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

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