

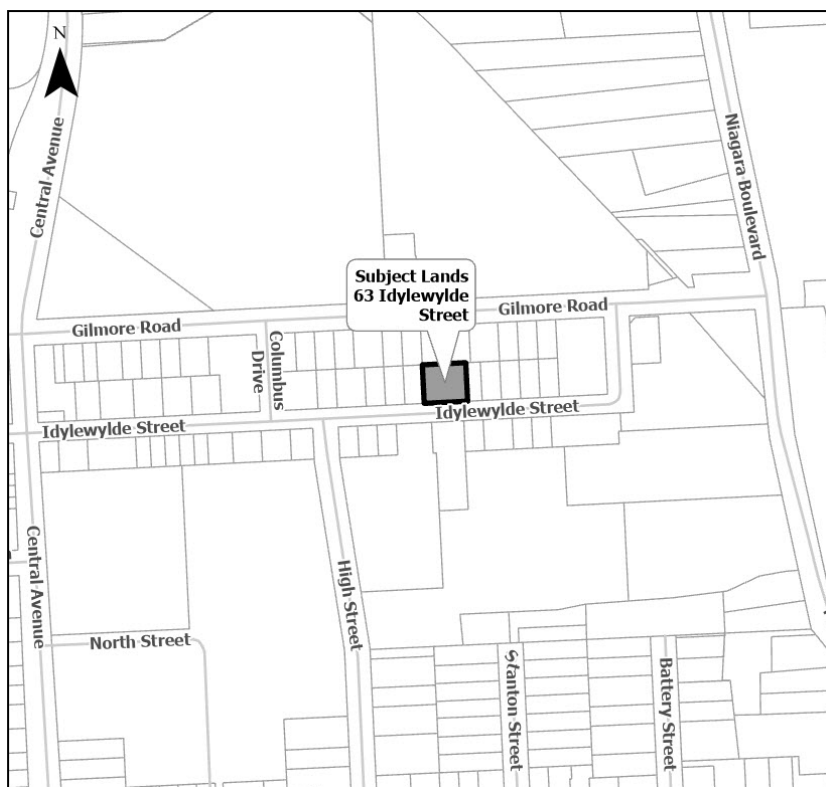


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
LOCATION: 63 IDYLEWYLDE STREET
OWNER: FRANK ANTHONY ALESSIO
AGENT: URBAN ENVIRONMENTS (GREG HYNDE)**

PROPOSAL:

A Zoning By-law Amendment application has been submitted for 63 Idylewylde Street. The application is proposing to rezone the property to permit development of two semi-detached dwellings with a total of four dwelling units. A preliminary site plan is attached for review as Schedule "1" to this notice.

The lands are located within the Urban Area and are currently designated Low Density Residential in the Southend Secondary Plan. The Low Density Residential land use designation permits use of the land for semi-detached dwellings. The lands are currently zoned Residential 2 (R2) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is required as the current R2 zoning only permits single detached dwellings.



The zoning is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 3 (R3) Zone that only permits semi-detached dwellings and contains special provisions to permit reduced lot frontage, reduced interior side yard setbacks between the two proposed semi-detached dwellings and increased lot coverage.

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, September 29, 2022

Time: 5:00 P.M - 6.00 PM

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

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

SCHEDULE "1"

