



**Notice of Public Information Open House & Public Meeting
Housekeeping Amendment to the Town’s
Comprehensive Zoning By-law 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. The following table summarizes the contemplated changes to the By-law.

Section	Topic	Proposed Changes
5 – Definitions	Front Lot Line, Corner Lot, Through Lot	Clarify front lot line meaning when a corner has more than two sides.
	Infill Lot	Clarify that the rear is not considered a side for the purpose of this definition.
	Lot Coverage	Clarification regarding uncovered patios, decks, steps or porches.
6 – General Provisions	6.1 (b) Accessory Buildings	Clarify that accessory buildings shall be located in rear yard or interior side yard on lots where the main use is residential.
	6.13 (a) Number of Dwellings on a Lot	Clarify that accessory apartment dwellings and second dwelling units are permitted exceptions to one dwelling per lot regulation.
	6.18 Non-Conforming Uses, Buildings, Structures and Lots	Permit the construction of residential accessory buildings on lots containing a legal non-conforming residential use.
	6.20 (A) (i) Minimum Parking Requirements – Industrial Use	Reduce the parking requirement for industrial uses from 1 space for every 100 m ² of gross floor area (or 1 per every 2 employees, whichever is less) to 1 space for every 180 m ² .
	6.20 (D)(iii) Ingress and Egress	Add road classifications (i.e., local, collector, arterial) for distance between driveways and an intersection.
	6.41 (c) Enclosed Structures	Clarify that this subsection applies to both above-ground and below-ground structures.
	6.43 (a) (iii) Maximum Floor	Modify provision to clarify that when an accessory apartment is located in the basement

Section	Topic	Proposed Changes
	Area of Accessory Apartments	or cellar of a new dwelling, that area is included in the total floor area of the dwelling.
7 – Agricultural (A)	7.9 Regulations for Greenhouses	Reduce the parking requirement from 1 space for every 100 m ² of gross floor area (or 1 per every 2 employees, whichever is less) to 1 space for every 180 m ² .
14 – Residential Multiple (RM1)	14.3 Zone Regulations – Minimum Distance Between Buildings on the Same Lot	Amend by-law to require 15 m between two rear walls, 3 m between two end walls, 9 m between rear and end wall, and 6 m between two front walls.
28 – Prestige Industrial (PI)	28.4 Buildings Facades with Exposure to QEW	Amend provision to allow glass and decorative panelling on walls with exposure to QEW
Various Sections	Numbering, Cross-references, Typos	Various updates to section numbering, lists, cross-references, typos and grammatical errors.

PUBLIC INFORMATION MEETING

Date: November 3, 2020

Time: 5 p.m.

Place: This will be a virtual meeting

PUBLIC MEETING

Date: November 16, 2020

Time: 6 p.m.

Place: This will be a virtual meeting

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 Zoom Council meeting in two different ways:

1. Send your comments via e-mail to Aaron Butler, Manager, Development Approvals (abutler@forterie.ca) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Aaron Butler, Manager, Development Approvals (abutler@forterie.ca) to receive information on joining the Zoom 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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to cschofield@forterie.ca.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5 p.m. on November 12th, 2020. The information report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting to Aaron Butler, Manager, Development Approvals (abutler@forterie.ca).

For more information about this matter, including information about preserving your appeal rights, contact Aaron Butler, Manager, Development Approvals at abutler@forterie.ca or 905-871-1600, ext. 2502.