



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
LOCATION: 525 LAKE AVENUE
OWNER: DANIEL JOHN READ
AGENT: A.J. CLARKE & ASSOCIATES LTD. (DOUG GILES)**

PROPOSAL:

A Zoning By-law Amendment application has been submitted for 525 Lake Avenue. The application is proposing to rezone the property to permit development of a three storey semi-detached dwelling. 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 Urban Residential in the Town’s Official Plan. The Urban Residential land use designation permits use of the land for semi-detached dwellings.

The lands are currently zoned Residential 2B (R2B) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is required as the current R2B zoning only permits single detached dwellings.

The zoning is proposed to change from Residential 2B (R2B) Zone to a site-specific Residential 3 (R3) Zone that permits semi-detached dwellings. The site-specific zoning also proposes special provisions to permit reduced lot frontage, reduced lot area, reduced interior side yard setbacks and an increased maximum building height of three storeys.

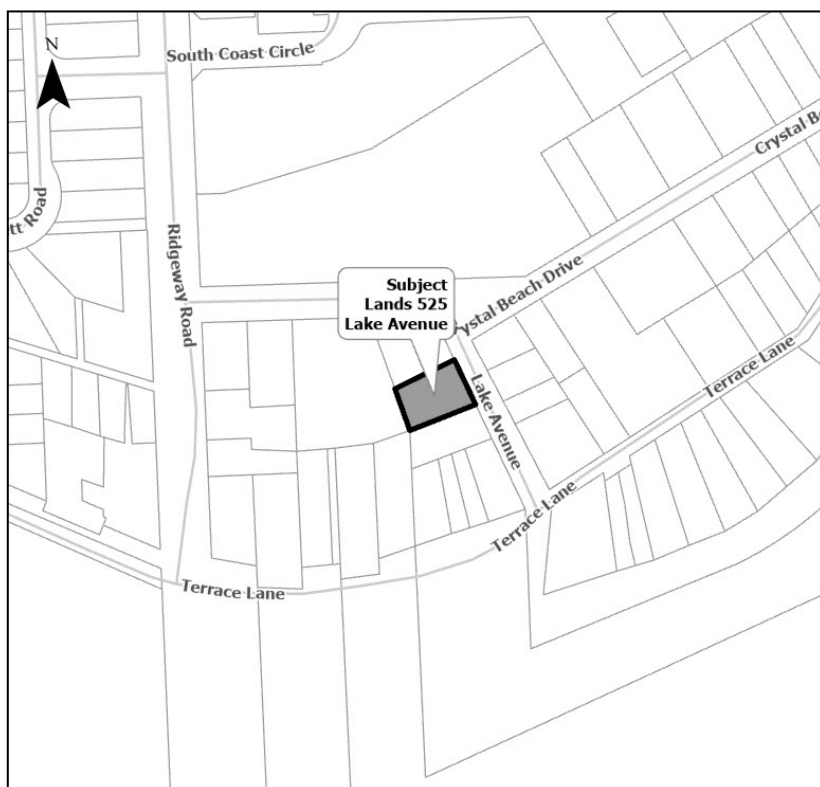
We would like to hear from you: We invite you to attend an evening Public Information Open House Meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Details for Public Information Open House Meeting are as follows:

Date: February 28, 2023

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"

LAKE AVENUE

