INSIDE fortérie

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FORT ERIE ONTARIO

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NOTICE OF PASSING OF A ZONING BY-LAW

APPLICANT: **Susan Smyth** *File No. 350309-0480*

OWNER: **1788773 Ontario Inc.**

TAKE NOTICE that the Council of the Town of Fort Erie passed **By-law No. 141-2019** on the 21st day of October, 2019 under section 34 (12) of The Planning Act, 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeals Tribunal in respect of the by-law by filing with the Clerk of the Town of Fort Erie not later than the **14th day of November, 2019**, a notice of the appeal setting out the objection to the by-law and the reasons in support of the objection. Any appeal must be accompanied by the Tribunal's fee of $300.00. A certified cheque or money order in this amount made payable to the Minister of Finance must accompany the Notice of Appeal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeals Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeals Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law and map is available for inspection in the Clerk's office during regular office hours and can also be found on the **Town of Fort Erie Website:** www.forterie.ca.

PURPOSE AND EFFECT

The purpose and effect of By-law No. 141-2019 is to amend the Town of Fort Erie Comprehensive Zoning By-law No. 129-90 by changing the zoning of the lands as described above from "Neighbourhood Development (ND-583) Zone", "Residential 1 (R1) Zone" and "Residential 3 Holding (R3-477(H)) Zone" to "Residential 3 (R3-645) Zone". The proposed zoning will permit the development of the site for 4 single detached dwellings and 50 semi-detached dwellings. The R3-645 Zone includes site specific regulations for minimum interior and exterior side yard setbacks for semi-detached dwellings, minimum lot frontage for single detached dwellings and minimum front yard setback to a covered or uncovered porch for single detached and semi-detached dwellings.

DATED AT THE TOWN OF FORT ERIE THIS 24th DAY OF OCTOBER, 2019
CAROL SCHOFIELD, CLERK