

Notice of Passing of Zoning By-law Amendment 246 & 248 Henrietta Street

NOTICE OF PASSING

The Council of the Town of Fort Erie passed **By-law No. 113-2021** on the 20th day of September, 2021 under section 34 (18) of The Planning Act, 1990. This by-law amended the zoning of the subject lands from “Residential 2 (R2) Zone” to “Residential 2 (R2-673) Zone”, in part, and “Residential 2 (R2-674) Zone” in part.

PROPOSED CHANGE

The R2-673 and R2-674 zoning will facilitate the severance of 246 & 248 Henrietta Street. Currently two single detached dwellings exist on one lot. This Zoning By-law Amendment will permit creation of one new lot so each dwelling will be on its own lot.

The R2-673 zoning will apply to 246 Henrietta Street and contains site-specific zoning provisions that permit a reduced lot frontage of 4.37 m and a reduced interior side yard setback of 1.47 m. The R2-674 zoning will apply to 248 Henrietta Street and contains site-specific zoning provisions that permit a reduced lot frontage of 13.00 m, a reduced lot area of 363.80 sq m, a reduced interior side yard setback of 1.28 m and a reduced rear yard setback of 7.27 m.

APPEAL RIGHTS

Any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law by filing with the Clerk of the Town of Fort Erie not later than the **20th day of October, 2021**, 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 \$1,100.00. A certified cheque or money order in this amount made payable to the Minister of Finance must accompany the Notice of Appeal. Note that you must have made oral submissions at a public meeting or written submissions to appeal, unless the OLT deems that there are reasonable grounds to add you as a party.

MORE INFORMATION

The complete By-law and map is available on the **Town of Fort Erie Website: www.forterie.ca**.

