

**TOWN OF FORT ERIE  
NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT  
Planning Act, 1990, c. P 13, ss.34(18), O.Reg. 545/06**

**APPLICANT: TOWN OF FORT ERIE**  
**PROJECT: ZONING IMPLIMENTATION - CRYSTAL BEACH SECONDARY PLAN**

**TAKE NOTICE** that the Council of the Town of Fort Erie passed By-law No. 144-2021 being a Zoning By-law to implement Amendment No. 56 to the Official Plan for the Town of Fort Erie, on the 22 day of November, 2021 under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Town of Fort Erie, not later than 20 days after the day of this notice, a notice (Monday, 22 December 2021), 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.



**CRYSTAL BEACH SECONDARY PLAN AREA**

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of Official Plan Amendment No. 56 which has been processed concurrently with the subject application.

**INFORMATION WITH RESPECT TO THE AMENDMENTS**

An explanation of the Purpose and Effect of the By-law, describing the lands to which the By-law applies is outlined below. The map shows the limits of the community where some of these changes apply. Not all properties within these limits are affected by zoning changes. To find out if your property is affected, you can visit the Town's website at: <http://www.forterie.ca/pages/CrystalBeachSecondaryPlan> or by contacting Planning and Development Services at Town Hall. Property owners who have seen zoning changes on their lands will also receive notice in the mail from the Town. The Town will make use of its most recent available ownership mailing information on file in this effort.

**PURPOSE AND EFFECT**

The purpose and effect of By-law 144-2021 is to amend Town of Fort Erie Comprehensive Zoning By-law No. 129-90 by changing the zoning of various lands located within the Crystal Beach community in order to implement the land-use recommendations of the Crystal Beach Secondary Plan, which were adopted by Official Plan Amendment No. 56. Several site-specific zoning exceptions were also added to recognize previous or updated regulations for specific sites within the community. Furthermore, Schedule "A" Map 8, Map D-6, Map 9 and Map 20 to By-law 129-90 will be repealed and replaced to consolidate and illustrate the change areas.

**DATED AT THE TOWN OF FORT ERIE THIS 2<sup>nd</sup> DAY OF DECEMBER, 2021.**

**Carol Schofield, Town Clerk**