TOWN OF FORT ERIE

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

ZONING BY-LAW AMENDMENT
114 IDYLEWYLDE STREET
OWNER: GIUSSEPPINA FRUMUSA
AGENT: R. DESMOND RASCH

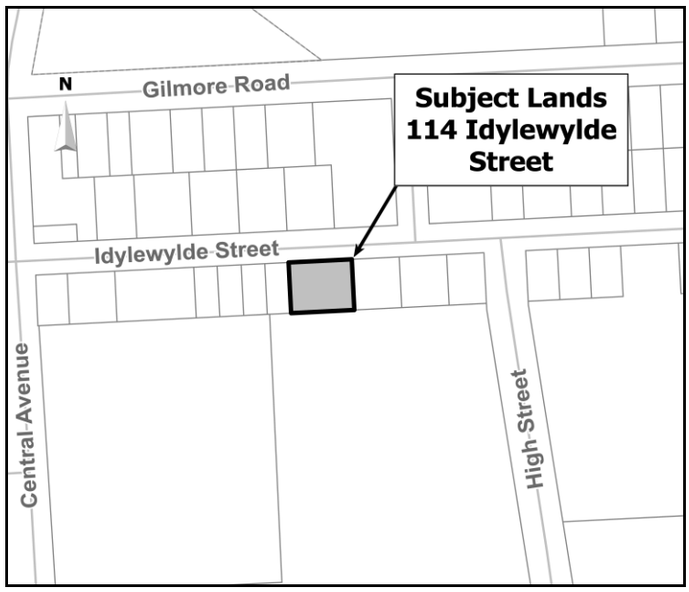
Application: 350309-0397

DATE: **MAY 19, 2015**

TIME: **6:00 PM**

LOCATION: **TOWN HALL, COUNCIL CHAMBERS**

LOCATION OF SUBJECT LANDS



PROPOSED CHANGE

A Zoning By-law Amendment application has been received for property located on the south side of Idylewylde Place, east of Central Avenue and west of High Street with the municipal address 114 Idylewylde Street. The subject property is part of a lot containing a single detached dwelling. The applicant proposes to create a building lot for a single detached dwelling with an area of 264.81 square metres and 10.87 metres of frontage onto Idylewylde Street.

The application for the Zoning By-law Amendment applies to the proposed building lot and the retained lot with the existing dwelling. The proposed amendment is to change the zoning of the proposed building lot from Residential 2 R2 Zone to a site specific Residential 2A R2A Zone to permit 10.87 metres of frontage, an area of 264.82 square metres and a maximum coverage of 67% whereas Section 12.3 of the Comprehensive Zoning By-law 129-90 requires a minimum of 12.0 metres of frontage, a minimum lot area of 375 square metres and a maximum coverage of 50% .

The applicant has also requested that the retained lot with the existing dwelling be rezoned to a site specific Residential 2 R2 Zone to permit a reduction in the minimum lot area of 478 square metres and a minimum side yard setback of 1.0 metre whereas Section 11.3 of the Comprehensive Zoning By-law 129-90 requires a minimum lot are of 510 square metres and a minimum side yard setback of 1.5 metres for anything over a 1 storey dwelling.

HAVE YOUR SAY

Input on the proposed Zoning By-law Amendments 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 that unless you do one of the above now, you may not be able to appeal the decision later.

MORE INFORMATION

For further information please contact Matt Kernahan, Senior Development Planner at (905) 871-1600 extension 2507 or mkernahan@town.forterie.on.ca . A copy of the Information Report will be available to the public by 5:00 PM on **May 13th, 2015.**

The information report will be available in the Council agenda portion of the Town's Web Site: www.town.forterie.on.ca or from the Community and Development Services Department.

WRITTEN SUBMISSION

To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment, please send a letter c/o the Interim Town Clerk Tom Mather, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to tmather@town.forterie.on.ca

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application.

After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Fort Erie in respect of the proposed Zoning By-law amendment before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Fort Erie to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Fort Erie in respect of the proposed Zoning By-law amendment before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the Zoning By-law Amendment, you must make a written request to Tom Mather, Interim Town Clerk and such request should include the name and address to which such notice should be sent.

Dated this 23rd day of April, 2015

Tom Mather, Interim Town Clerk

Richard F. Brady. MA, MCIP, RPP, Director of Community and Development Services