

**NOTICE OF PASSING OF A ZONING BY-LAW**

**OWNER: William Cutler**  
**FILE NO. 350309-0463**

**TAKE NOTICE** that the Council of the Town of Fort Erie passed **By-law No. 89-2018** on the 16th day of July, 2018 under section 34 (18) 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 **15th day of August, 2018**, 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 Ontario Municipal Board, 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](http://www.forterie.ca)**.

**PURPOSE AND EFFECT**

The purpose and effect of By-law No. 89-2018 is to amend Town of Fort Erie Comprehensive Zoning By-law No. 129-90 by changing the zoning of the lands shown on the location map from Core Mixed Used 2 (CMU2) Zone" and "Residential 2B (R2B) Zone to "Core Mixed Use 2 (CMU2-626) Zone".

**CMU2-626 (89-2018) East Side of Ridgeway Road, North of Graeber Avenue**

These lands are zoned "Core Mixed Use 2 (CMU2-626) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2 (CMU2-626) Zone" on the attached Appendix "1" shall be subject to the following special provision:

- a) Notwithstanding the "Regulations for Dwelling Units" in Section 26B.4, the regulations of Section 12B.3 shall apply to single detached dwelling units located on a separate lot

