






Notice of Complete Application and Public Meeting

Owner – 1000050145 Ontario Inc., 100052392 Ontario Inc., and 2320539 Ontario Ltd.
 Agent – Urban Environments (Greg Hynde)
 Location – 3085 Dominion Road
 Proposed Zoning By-law and Official Plan Amendments
 APPLICATION NOS.: 350302-172 (OPA-07/23)
 350309-0575 (ZBA-12/23)

DATE: Monday April 22, 2024

TIME: 6:00 PM

LOCATION: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.

	<p>LOCATION OF SUBJECT LANDS</p> 
	<p>PROPOSAL</p> <p>An application was received for combined Official Plan and Zoning By-law Amendments to permit the construction of 3 semi-detached dwellings (6 dwelling units). The existing single detached dwelling on the subject lands would be retained.</p> <p>The subject lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary. The subject lands are designated Commercial in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan, and zoned Highway Commercial (C3) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990, as amended.</p> <p>The Official Plan Amendment proposes to change the land use designation to Low Density Residential to permit the proposed semi-detached dwellings and existing single detached dwelling.</p> <p>The Zoning By-law Amendment proposes to rezone the subject lands to a site-specific Residential 3 (R3) Zone to permit the proposed semi-detached dwellings with reduced lot frontage, reduced interior side yard setbacks, and increased maximum lot coverage. No site-specific provisions are proposed for the existing single detached dwelling.</p>
	<p>HAVE YOUR SAY</p> <p>Input on the proposal 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.</p>
	<p>Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.</p> <p>The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).</p> <p>GETTING MORE INFORMATION</p> <p>A copy of the Staff Report will be available to the public by 5:00 PM on Thursday, April 18, 2024. The Staff Report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Robin Shugan, Junior Development Planner.</p> <p>CONTACT INFORMATION</p> <p>Robin Shugan, CPT, ACST Junior Development Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2527 Or by e-mailing your comments to: rshugan@forterie.ca</p> <p>PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION</p> <p>To provide input in writing, or to request written notice of the decision for the Zoning By-law Amendment, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca</p>
	<p>PLANNING ACT LEGAL NOTICE REQUIREMENTS</p> <p>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, Council will make a decision on the application.</p> <p>If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.</p> <p>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 before a 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.</p> <p>For more information about this matter, including information about appeal rights, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca</p> <p>Notice dated at the Town of Fort Erie March 28, 2024</p>