

**Notice of Complete Application & Public Meeting  
Proposed Official Plan and Zoning By-law Amendment  
7 Central Avenue and 100-1 Queen Street**

**Owner: Compass Heights Developments Ltd. (Jeff Andrews) • Agent: PLW Consulting (P. Leigh Whyte)**

**PROPOSED CHANGE**

A combined Official Plan and Zoning By-law amendment is requested to allow the construction of a 12 storey mixed-use building on the lands known as 7 Central Avenue and a portion of abutting northerly parcel known as 100-1 Queen Street. The proposed building will include 230 dwelling units and 879.9 square metres of retail space.

The lands are currently designated Core Mixed Use, Special Policy Area 23 in the Official Plan which permits the construction of a 12 storey mixed-use building with a maximum residential density of 349 units per hectare.

The applicant is requesting an amendment to the Official Plan to add a new Special Policy Area designation to the subject lands to allow an increase in the maximum residential density to 402 units per hectare.

The lands are currently zoned site-specific Core Mixed Use 1 (CMU1-659) (H), in accordance with the Zoning By-law No. 129-90, as amended by By-law No. 35-2021. The applicant is requesting to rezone the lands to a site-specific Core Mixed Use 1 (CMU1) Zone to allow an increase in the maximum residential density and a reduction in the minimum interior side yard setback.



**PUBLIC MEETING**

**Date: April 11, 2022**

**Time: 6 p.m.**

**Place: Council Chambers, Town Hall, 1 Municipal Centre Drive, Fort Erie, ON L2N 2S6**

**HAVE YOUR SAY**

Input on any proposed matter 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, unless you do one of the above now, you may not be able to appeal the decision later.

**WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed change is adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

**MORE INFORMATION**

A copy of the Information Report will be available to the public by 5 p.m. on April 6<sup>th</sup>, 2022. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or by contacting Anamika Dilwaria, Senior Development Planner at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca).

For more information about this matter, including information about preserving your appeal rights, contact Anamika Dilwaria, MCIP, RPP, Senior Development Planner at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca) or 905-871-1600 ext. 2507.