

**Notice of Complete Application & Public Meeting**  
**Proposed Official Plan & Zoning By-law Amendment Application, 1107 Garrison Road**  
**Owner: 1107 Garrison Road GP Inc. (Mohammed Y.Alhadi)**  
**Agent: Mike Sullivan (Sullivan Planning Services)**

**PROPOSED CHANGE**

A combined Official Plan and Zoning By-law Amendment application has been submitted to allow the construction of a 3.5 storey mixed-use building and a 4 storey residential building on the subject lands.

The mixed-use building is proposed to include 589.4 sq. m of commercial space, a 56 seat restaurant and 15 dwelling units. The residential building is proposed to be located in the rear portion of the subject property and would include 86 dwelling units.

The subject property is located within the Urban Area and is currently designated Urban Residential in Town's Official Plan. The applicant is requesting to redesignate the front portion of the property to Commercial to facilitate the construction of the mixed-use building. The Urban Residential designation would be maintained on the rear portion of the property that will contain the residential building.

The lands are currently zoned Neighbourhood Development (ND) Zone. The applicant is requesting to rezone the front portion of the property to a site-specific Highway Commercial (C3) Zone. The site-specific regulations are requested to allow an increase in building height to 3.5 storeys and a reduction in the front yard setback. The rear portion of the property is proposed to be rezoned to a site-specific Residential Multiple 2 (RM2) Zone. The site-specific regulation is requested for a reduction in the minimum lot area.

**PUBLIC MEETING**

**Date: December 6, 2021**

**Time: 6 p.m.**

**Place: This will be a virtual meeting**

**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.

Residents can participate in Zoom Council meeting in two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

**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 December 1<sup>st</sup>, 2021. 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.

