

# THE TOWN OF FORT ERIE

1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6

(905) 871-1600 • Fax (905) 871-4022 • [www.forterie.ca](http://www.forterie.ca)

EMERGENCY TELEPHONE INFORMATION 905-871-1600

RADIO EMERGENCY INFORMATION 91.7 FM - 105.7 FM - 610 AM



## PUBLIC NOTICE SOUTHEND SECONDARY PLAN

(PROPOSED OFFICIAL PLAN AMENDMENT #37 AND ZONING  
CHANGES TO IMPLEMENT PLAN)

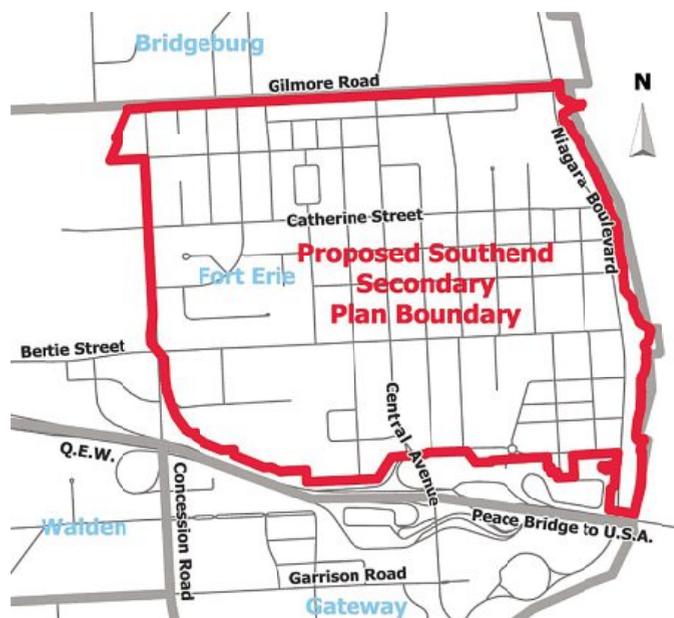
### PUBLIC INFORMATION OPEN HOUSE

DATE: THURSDAY, OCTOBER 19, 2017  
TIME: 6:00 - 8:00 PM  
LOCATION: DOUGLAS HEIGHTSS SENIORS CENTRE  
265 HIGH STREET, FORT ERIE, ON L2A 3R4

### PUBLIC MEETING

DATE: MONDAY, NOVEMBER 6, 2017  
TIME: 6:00 PM  
LOCATION: COUNCIL CHAMBERS AT TOWN HALL  
1 MUNICIPAL CENTRE DRIVE, FORT ERIE

#### LOCATION OF SUBJECT LANDS



#### IMPORTANT

If you live within the proposed Secondary Plan Area identified within the red boundary on the above map, it is important that you read this notice fully to decide if you wish to comment

Town Council has not made a decision on the proposed Secondary Plan.

#### How Will This Affect you?

As a property owner in the Plan Area you should consider the following:

- Permitted land uses for certain properties are being considered for change. **Property owners that may see changes to their lands will receive a letter advising of the proposed change.**
- A copy of this notice is being sent via mail and/or e-mail to those persons who had previously been notified, or to those who have expressed interest in receiving further notice.
- A proposed policy or zoning change could impact the manner in which your property or neighbouring properties can develop in the future.



HAVE  
YOUR  
SAY

[www.forterie.ca](http://www.forterie.ca)



#### GETTING MORE INFORMATION

Commenting on the Proposed Secondary Plan is encouraged. You can provide input by calling or writing the Town.

If you wish further information please contact Chris Millar with the contact information below, or visit the Town's website at [www.forterie.ca](http://www.forterie.ca) Type "Southend Secondary Plan" in the search option at the top of the main page.

#### CONTACT INFORMATION

For comments to be considered before Council makes a decision, your written submission should be provided on or before Friday, October 26, 2017 to:

Chris Millar, MCIP, RPP, Neighbourhood Planner  
Planning and Development Services Department,  
Town Hall, 1 Municipal Centre Drive,  
Fort Erie, Ontario L2A 2S6  
905-871-1600, ext. 2503

Or by e-mailing your comments to: [cmillar@forterie.ca](mailto:cmillar@forterie.ca)

#### WHAT THIS SECONDARY PLAN ATTEMPTS TO DO

A Secondary Plan forms part of the Official Plan and directs how a neighbourhood/community will grow over the long term relative to the location and various forms of land use, such as future residential, commercial, open space and environmental protection, and how these relate to the community's structure and existing or established developed area. The Plan must also take into account more recent Provincial and Regional policy and any requirements relating to growth management that has resulted from the newer policy directives.

Changes to the designated land use on certain properties within the Plan area may also result in changes to the zoning for those respective properties. The Zoning By-law, which identifies what uses are permitted on a property and where on the property the use can be located, will also see some changes to assist in the Secondary Plan's implementation.

#### WHO APPROVES THE PLAN?

Town council adopts the Secondary Plan and then forwards it to Niagara Region. Regional Council is the final approval authority for the Secondary Plan. Town of Fort Erie Council is the final approval authority for any subsequent zoning by-law amendments.



#### STATUTORY PUBLIC MEETING AND INFORMATION REPORT

An Information Report will be available at Town Hall or as part of the on-line meeting Agenda package on the Thursday prior to the scheduled Public Meeting date. Town Council has not made a decision on this proposed Amendment or zoning changes. A Recommendation Report will be prepared by Planning & Development Services staff for consideration by Council at a subsequent date, following public input at this meeting.

Niagara Region is the approval authority for Secondary Plans. Should Town of Fort Erie Council adopt the Secondary Plan, it will be forwarded to Niagara Region for final approval. If you seek to appeal a Regional decision to approve the Plan to the Ontario Municipal Board, any such appeal is required to be filed with the Regional Clerk. Detail on filing an appeal will be provided in the Town's Notice following a decision on Adoption.



#### LEGAL NOTICE

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 Official Plan amendment and zoning changes before the By-law is passed, the person or public body, is not entitled to appeal the decision of the approval authority 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 Official Plan amendment and zoning changes 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 Town Council's decision regarding the adoption of Official Plan Amendment No. 37, or Approval of the proposed changes to the Town's Comprehensive Zoning By-law 129-90 as amended, to implement the proposed changes in zoning, you must make a written request to the Town Clerk.

To request a written notice of adoption on the proposed Amendment, please send a request to Ms. Donna Delvecchio, Manager, Legislative Service/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6. Any such request should include the name and address to which such notice should be sent.

