
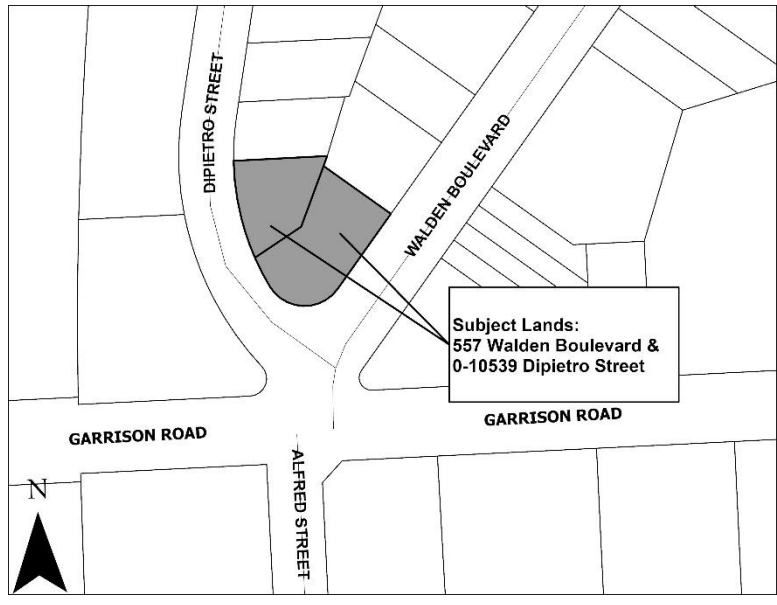




# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – Rachel Stempski**  
**Agent – Urban and Environmental Management Inc. (Greg Taras)**  
**Location – 557 Walden Boulevard and 0-10539 Dipietro Street**  
**Proposed Official Plan and Zoning By-Law Amendment**  
*APPLICATIONS: OPA-10-2023/350302-175 and ZBA-17-2023/350309-0579*

**DATE:** January 29, 2023  
**TIME:** 6:00 PM  
**PLACE:** 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><u><b>LOCATION OF SUBJECT LANDS</b></u></p> 
	<p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <p>An application was received for an Official Plan Amendment and Zoning By-law Amendment to permit the construction of one semi-detached dwelling and one single-detached dwelling on the subject lands. The existing single-detached dwelling will remain on the retained lands. A conceptual site plan is attached as Schedule 1.</p> <p>The subject lands are located within the urban area and are designated Commercial in the Official Plan, and zoned Local Commercial (C1) Zone in accordance with the Town’s Comprehensive Zoning By-law 129-90, as amended.</p> <p>The Official Plan and Zoning By-law Amendment application proposes to redesignate the subject lands to Urban Residential and rezone the lands to a site-specific Residential 3 (R3) Zone. The site-specific provision proposes to decrease the minimum exterior side yard of the existing single detached dwelling.</p>
	<p><u><b>HAVE YOUR SAY</b></u></p> <p>Input on the proposed Zoning By-law Amendment 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 <u>in person in Council Chambers, OR</u> 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 <a href="http://www.youtube.com/townofforterie">www.youtube.com/townofforterie</a> or click on the YouTube icon on the home page of the Town’s website (<a href="http://www.forterie.ca">www.forterie.ca</a>).</p>

**GETTING MORE INFORMATION**

A copy of the Information Report will be available to the public by 5:00 PM on **January 25, 2024**. The information report will be available in the Council agenda portion of the Town's Website: [www.forterrie.ca](http://www.forterrie.ca) or by contacting Samantha Yeung, Junior Development Planner.

**CONTACT INFORMATION**

**Samantha Yeung, Intermediate Development Planner  
Planning and Development Services Department  
Town Hall, 1 Municipal Centre Drive  
Fort Erie, Ontario L2A 2S6  
905-871-1600 ext. 2528  
Or by e-mailing your comments to: [syeung@forterie.ca](mailto:syeung@forterie.ca)**

**PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION**

To provide input in writing, or to request written notice of the decision of 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](mailto:acarter@forterie.ca)

**PLANNING ACT LEGAL NOTICE REQUIREMENTS**

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, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

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.

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 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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](mailto:acarter@forterie.ca)

Notice dated January 9, 2023.



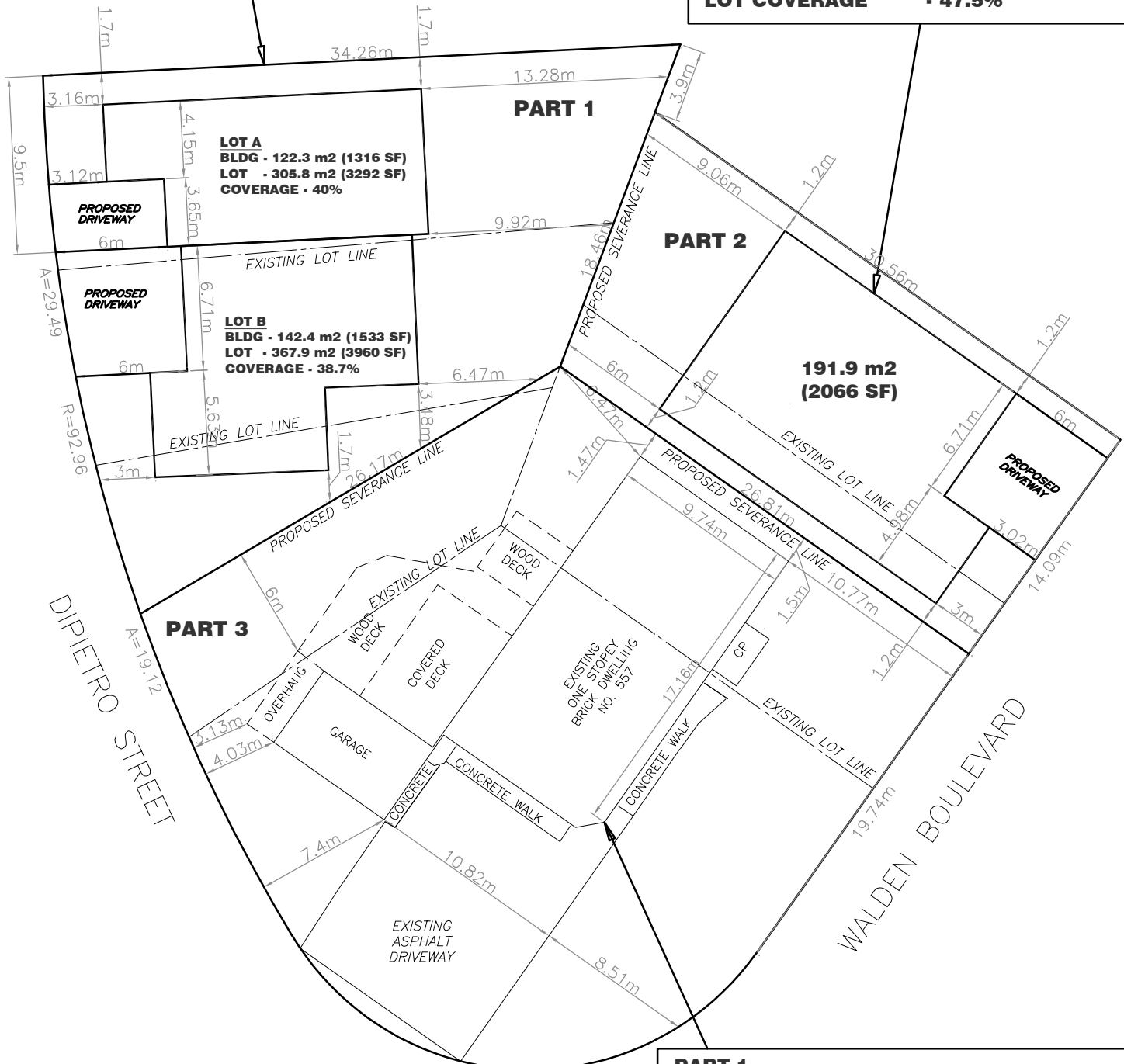
# SCHEDULE 1



**3 LOTS, 4 UNITS**  
**(1) SEMI DETACHED - 2 STOREY**  
**(1) SINGLE DWELLING - 2 STOREY**  
**(1) EXISTING DWELLING TO REMAIN**

**PART 1**  
**BLDG FOOTPRINT - 264.7 m<sup>2</sup> (2849 SF)**  
**LOT FOOTPRINT - 673.7 m<sup>2</sup> (7252 SF)**  
**LOT COVERAGE - 39.3%**

**PART 2**  
**BLDG FOOTPRINT - 191.9 m<sup>2</sup> (2066 SF)**  
**LOT FOOTPRINT - 403.9 m<sup>2</sup> (4348 SF)**  
**LOT COVERAGE - 47.5%**



**PART 3**

**PART 1**  
**BLDG FOOTPRINT - 309.5 m<sup>2</sup> (3331 SF)**  
**LOT FOOTPRINT - 1026.3 m<sup>2</sup> (11047 SF)**  
**LOT COVERAGE - 30.2%**

**DIMENSIONS IN METERS**

DSGN	GT
DR	SK
CHK	GT
APVD	GT

**CONCEPTUAL SITE PLAN**  
**557 WALDEN BOULEVARD,**  
**FORT ERIE, ONTARIO**



DATE	12OCT2023
SCALE	NTS
DWG. No.	01
MUN. REF No.	N/A