

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: – Peggy Boles
129 Cook Avenue


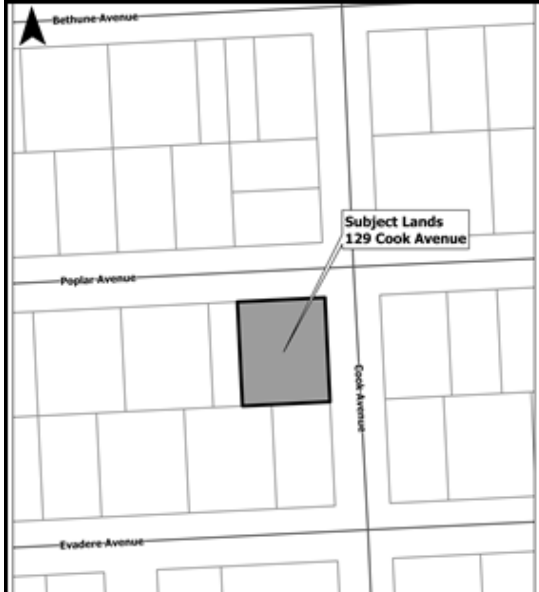

Zoning By-law Amendment Application *APPLICATION 350309-0519*



DATE: July 12, 2021
TIME: 6:00 PM
LOCATION: This will be a virtual meeting

Residents can participate in Zoom Council meetings two different ways:

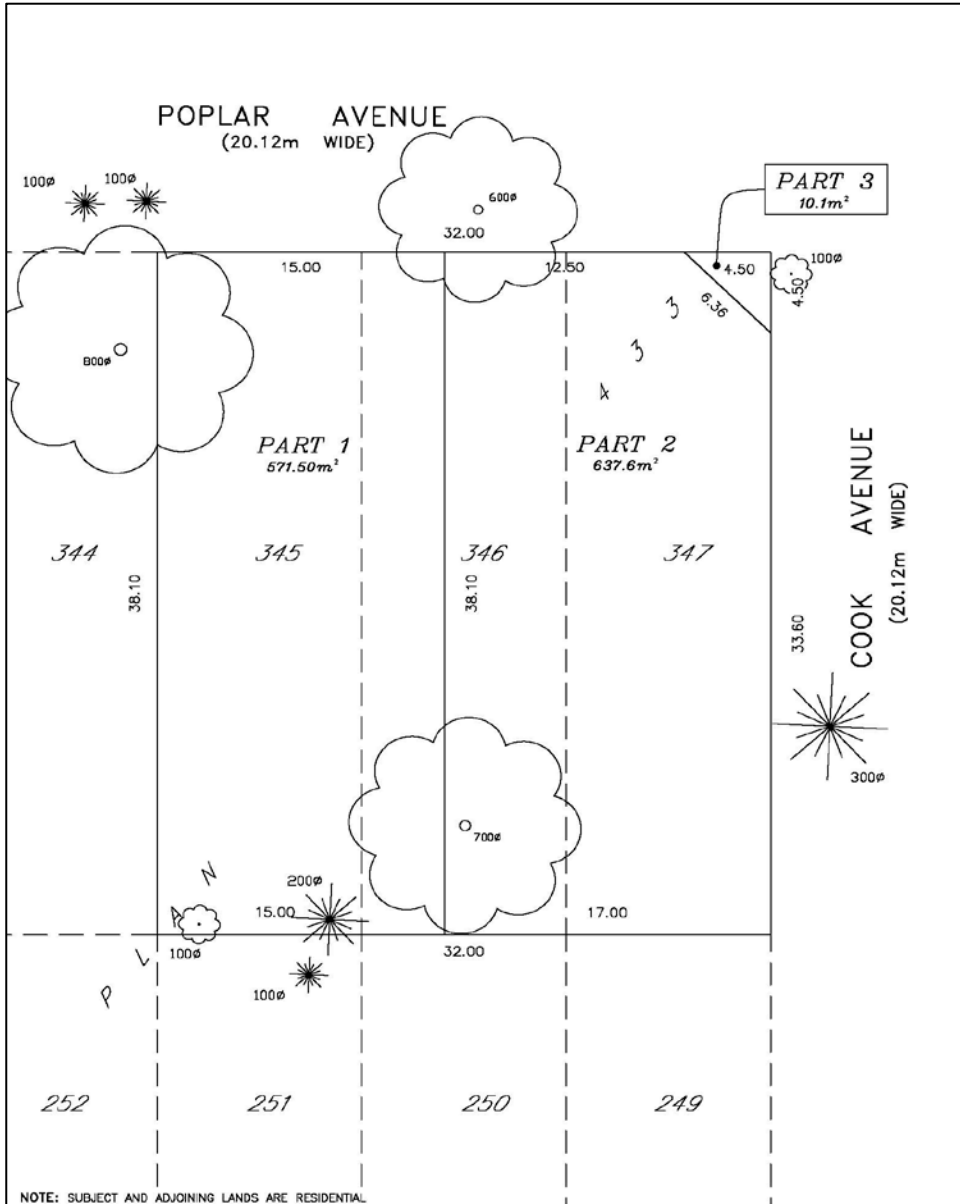
1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) 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 or click on the YouTube icon on the home page of the Town’s website (www.forterie.ca).

	<p><u>LOCATION OF</u></p>		<p><u>SUBJECT LANDS</u></p>
	<p>A Zoning By-law amendment is requested to facilitate a future severance to create a new residential lot (Survey Sketch attached as Schedule 1) on the lands known as 129 Cook Avenue.</p> <p>The lands are located within the Urban Area and are currently designated Low-Density Residential in the Ridgeway-Thunder Bay Secondary Plan and zoned Residential 1 (R1) Zone, in accordance with the Zoning By-law 129-90. The site-specific R1 regulations are requested for a reduction in the minimum lot frontage and minimum lot area requirements of the by-law. The applicant is requesting to reduce the minimum</p>		

	<p>lot frontage for Part 1 from 18 m to 15 m and the minimum lot area from 600 sq. m to 570 sq.m. Further, for Part 2 a reduction in the minimum lot frontage is requested from 20 m to 17 m. Part 2 complies with the minimum lot area requirement of the by-law. Part 3 shown on the survey sketch (Schedule 1) is the future road widening.</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the 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>A copy of the Information Report will be available to the public by 5:00 PM on July 7th, 2021. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterrie.ca or by contacting Anamika Dilwaria, Senior Development Planner.</p> <p><u>CONTACT INFORMATION</u></p> <p>Anamika Dilwaria, MCIP, RPP, Senior Development Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2507 Or by e-mailing your comments to: adilwaria@forterie.ca</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>To provide input in writing, or to request written notice of the decision of the combined Official Plan and Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p>
	<p><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></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, a Recommendation Report will be prepared for a future Council-in-Committee meeting.</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 (OLT) 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 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 (OLT) 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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p>

SCHEDULE 1



NOTE: SUBJECT AND ADJOINING LANDS ARE RESIDENTIAL

SKETCH

PREPARED FOR BY-LAW AMENDMENT
LOTS 345, 346 & 347
PLAN 433
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250 (METRIC)

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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DECEMBER 15, 2020
DATE

DONALD G. CHAMBERS, B. Sc., O.L.S.

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