



# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: 1107 Garrison Road GP Inc. (Mohammed Y. Alhadi)**  
**Agent: Mike Sullivan (Sullivan Planning Services)**  
**1107 Garrison Road**

**Combined Official Plan & Zoning By-law Amendment Application**


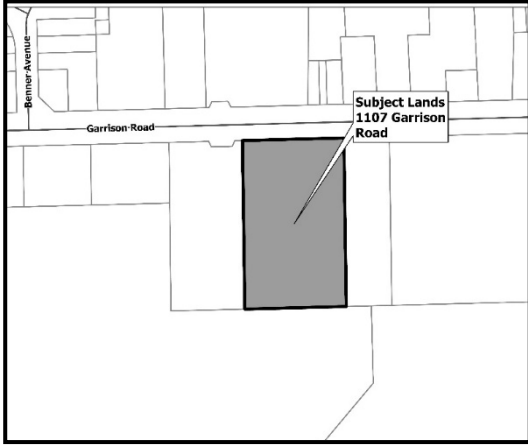

*APPLICATION NOS: 350302-0122 and 350309-0518*

**DATE:** December 6, 2021  
**TIME:** 6:00 PM  
**LOCATION:** This will be a virtual Council meeting conducted via Zoom.

Residents can participate in Zoom based Council meetings 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)).

	<p><b><u>LOCATION OF SUBJECT LANDS</u></b></p> 
	<p><b><u>PROPOSED CHANGE</u></b></p> <p>A combined Official Plan and Zoning By-law Amendment application has been submitted to allow the construction of a 3.5 mixed-use building and a 4 storey residential building on the subject lands.</p>

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.

### GETTING MORE INFORMATION

Input on the Combined Official Plan & 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.

A copy of the Information Report will be available to the public by 5:00 PM on **December 1<sup>st</sup>, 2021**. The information report will be available in the Council agenda portion of the Town's Web Site: [www.forterie.ca](http://www.forterie.ca) or by contacting Anamika Dilwaria, Senior Development Planner.

### CONTACT INFORMATION

**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](mailto:adilwaria@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 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](mailto:cschofield@forterie.ca)

**HAVE  
YOUR  
SAY**

## 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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca)



