

# **NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

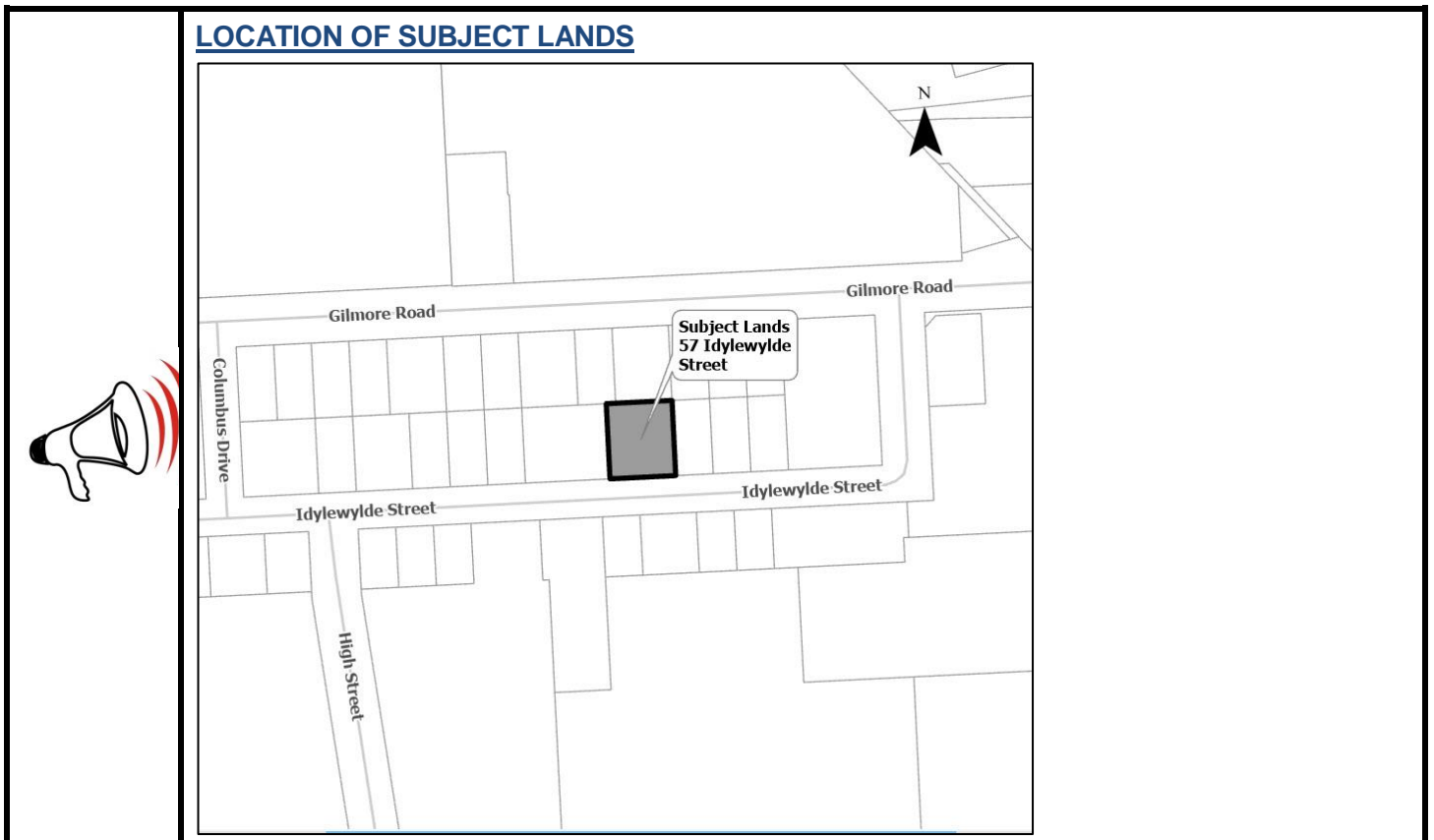
**Owner: David Smith and Charlene Smith**  
**Agent: PLW Planning & Environmental Consulting (Leigh Whyte)**  
**57 Idylewylde Street**  
**Zoning By-law Amendment Application**  
*APPLICATION NO: 350309-0533*




**DATE: November 15, 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 Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@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 Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@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>PROPOSED CHANGE</u></b></p> <p>A Zoning By-law Amendment is requested to permit development of a one storey single detached dwelling on a part lot and a registered whole lot of record on 57 Idylewylde Street.</p> <p>The zoning of the development portion of the subject lands is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 2 (R2) Zone that contains provisions to permit the following:</p> <ul style="list-style-type: none"> <li>• reduced lot frontage of 11.43 m from 15.00 m;</li> <li>• reduced lot area of 348.38 sq m from 510.00 sq m;</li> <li>• increased lot coverage 39.4% from 30%.</li> </ul> <p>The zoning of the remnant portion of 57 Idylewylde Street will remain Residential 2 (R2) Zone and it will continue its use as a single detached dwelling.</p>
	<p><b><u>GETTING MORE INFORMATION</u></b></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 <b>November 10<sup>th</sup>, 2021</b>. The information report will be available in the Council agenda portion of the Town's Web Site: <a href="http://www.forterie.ca">www.forterie.ca</a> or by contacting Daryl Vander Veen, Junior Planner.</p> <p><b><u>CONTACT INFORMATION</u></b></p> <p><b>Daryl Vander Veen, Junior Planner</b>  <b>Planning and Development Services Department</b>  <b>Town Hall, 1 Municipal Centre Drive</b>  <b>Fort Erie, Ontario L2A 2S6</b>  <b>905-871-1600 ext. 2509</b>  <b>Or by e-mailing your comments to: <a href="mailto:dvanderveen@forterie.ca">dvanderveen@forterie.ca</a></b></p> <p><b><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></b></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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>
	<p><b><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></b></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>

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)

# SCHEDULE 1

