

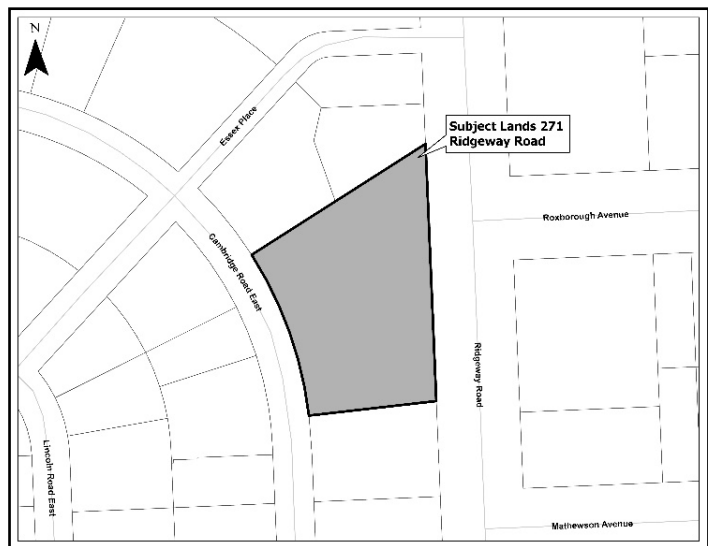


**Notice of Complete Application & Public Meeting  
Proposed Combined Official Plan and Zoning By-law Amendment  
Location: 271 Ridgeway Road  
Applicant: Michael Allen (ACK Architects Studio Inc.)  
Owner: DCS Niagara Developments Inc. (Rick Boivin)**

**PROPOSAL**

The Town of Fort Erie has received a Combined Official Plan and Zoning By-law Amendment application for 271 Ridgeway Road. The Applicant is proposing to reuse and redevelop the existing building as a pharmacy and medical offices. The subject property is the former site of the Crystal Beach Fire Station (Fire Station No. 6).

The subject property is designated Institutional in the Town's Official Plan. To facilitate the proposal, the Applicant is requesting to amend the Official Plan and redesignate the property to Commercial.



The property is correspondingly zoned Public (P) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. To facilitate the proposal, the Applicant is requesting to amend the Zoning By-law and rezone the property to a site-specific General Commercial (C2) Zone. Site-specific zoning relief is requested in order to add "medical laboratories" to the list of permitted uses, to recognize the existing southerly interior side yard setback, and to reduce the setback between parking areas and adjacent street lines or residential zones.

**PUBLIC MEETING**

**Date: Monday, February 13<sup>th</sup>, 2023**

**Time: 6:00 PM**

**Location: This will be a hybrid meeting. Members of the public may participate in the Public Meeting in person in Council Chambers at Fort Erie Town Hall, 1 Municipal Centre Drive OR virtually via Zoom**

## **HAVE YOUR SAY**

Input on any proposed matter is welcomed and encouraged. You can provide input by speaking at the Public Meeting or by providing a written submission to the Town. Please note that unless you do one of the above, you may not be able to appeal the decision later.

Residents can participate in the Public Meeting in person in Council Chambers OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website one hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed on YouTube. To access, please visit [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)).

## **WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed changes are adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

## **MORE INFORMATION**

A copy of the joint Information and Recommendation Report will be available to the public by 5:00 PM on Wednesday, February 8<sup>th</sup>, 2023. The Report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Intermediate Development Planner at [mceci@forterie.ca](mailto:mceci@forterie.ca).

For more information about this matter or preserving your appeal rights, please contact Mackenzie Ceci, Intermediate Development Planner at [mceci@forterie.ca](mailto:mceci@forterie.ca) or 905-871-1600 ext. 2514.