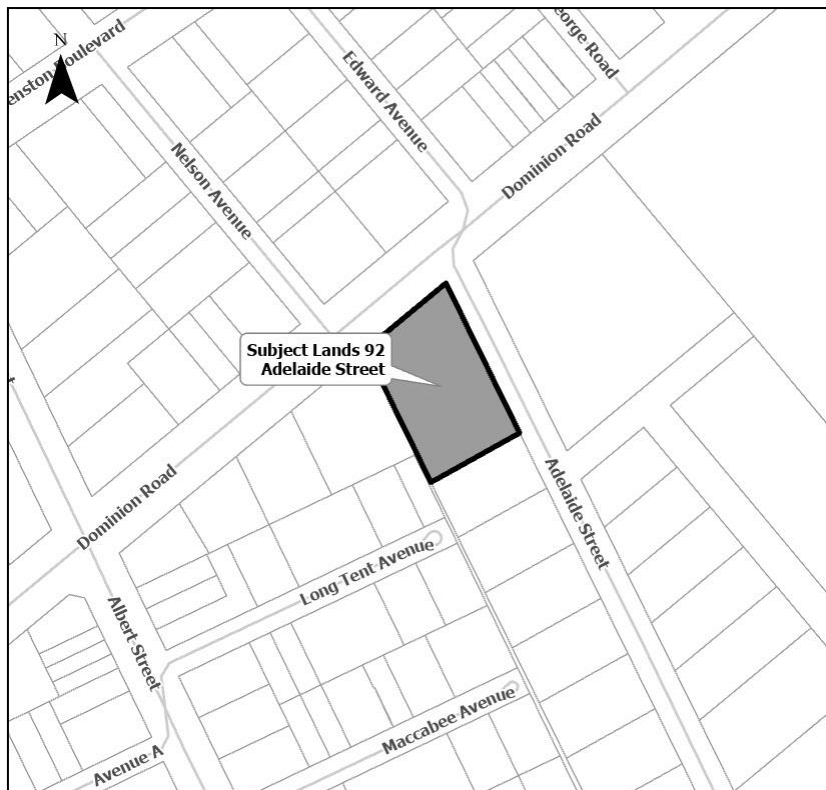


NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – Niagara Pines Developments Ltd.
Agent – Upper Canada Consultants (Craig Rohe)
92 Adelaide Street
Proposed Zoning By-Law Amendment
APPLICATION 350309-0549**

DATE: January 16, 2022
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.

LOCATION OF SUBJECT LANDS



WHAT WILL THIS AMENDMENT CHANGE:



A Zoning By-law Amendment application has been submitted for 92 Adelaide Street. The application is proposing to rezone the property to permit the construction of a block of five townhouses and two single detached dwellings. The existing single detached dwelling on the property will be removed. A preliminary site plan is attached for review as Schedule “1” to this notice.

The lands are currently zoned Residential 2 (R2) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990. The zoning is proposed to change from Residential 2 (R2) Zone to a site-specific Residential Multiple 1 (RM1) Zone. The RM1 zone permits the use of townhouse dwellings and the application of the R2A Zone regulations for single detached dwellings. A special provision is requested to permit a reduced planting strip width along a street (Dominion Road).

The lands are located within the Urban Area and are currently designated Urban Residential in the Town’s Official Plan. The Urban Residential land use designation permits the use of townhouses and single detached dwellings.

The property is subject to future consent application to permit the creation of three new parcels to accommodate the proposed development.

HAVE YOUR SAY

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.

Residents can participate in the Council 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 an hour before the Council 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).

GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **January 11, 2023**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Samantha Yeung, Junior Development Planner.

CONTACT INFORMATION

Samantha Yeung, Junior 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

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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

Notice dated December 22, 2022.



**HAVE
YOUR
SAY**



