
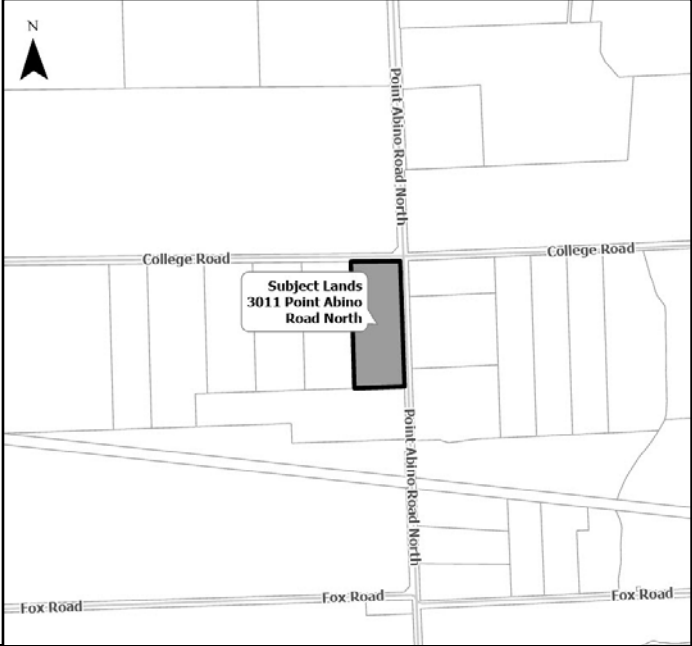




NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owners: Matthew Erickson & Chris Erickson
Agent: Wellings Planning Consultants Inc. (Glenn Wellings)
Combined Official Plan & Zoning By-law Amendment
Application

Application File Nos: 350302-0165 & 350309-0561

DATE: April 3, 2023
TIME: 6:00 PM
LOCATION: 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.

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><u>PROPOSED CHANGE</u></p> <p>An application for a Combined Official Plan and Zoning By-law Amendment has been submitted for 3011 Point Abino Road North. The application intends to permit an accessory apartment dwelling inside a new detached accessory building. A preliminary site plan is attached to this notice as Schedule “1”.</p> <p>The subject property is located outside of the Urban Area and is designated Agricultural in the Town’s Official Plan. An Official Plan Amendment is required as the existing Official Plan policy for land designated as Agricultural only permits an accessory apartment that is contained within or attached to the main dwelling. This application is proposing a Site Specific Policy Area to be added to the parcel to permit an accessory apartment dwelling within a detached accessory building.</p> <p>The lands are currently zoned Agricultural (A) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990. Similar to the Official Plan policy, the A Zone only permits an accessory apartment dwelling that is contained within or added to the main dwelling. A Zoning By-law Amendment is required to permit an accessory apartment dwelling in a detached accessory building. The zoning is proposed to change to a site-specific Agricultural (A) Zone with a special provision that permits use of an accessory apartment within an accessory building to a maximum of 55.00 sq m of floor area.</p>
	<p><u>HAVE YOUR SAY</u></p> <p>Input on the proposal 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>Residents can participate in the Council meeting <u>in person</u> in Council Chambers, <u>OR</u></p>

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

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.

A copy of the Information Report will be available to the public by 5:00 PM on **March 29, 2023**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Intermediate Development Planner.

CONTACT INFORMATION

**Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2509**

Or by e-mailing your comments to: dvanderveen@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

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 March 13, 2023.



SCHEDULE 1

