

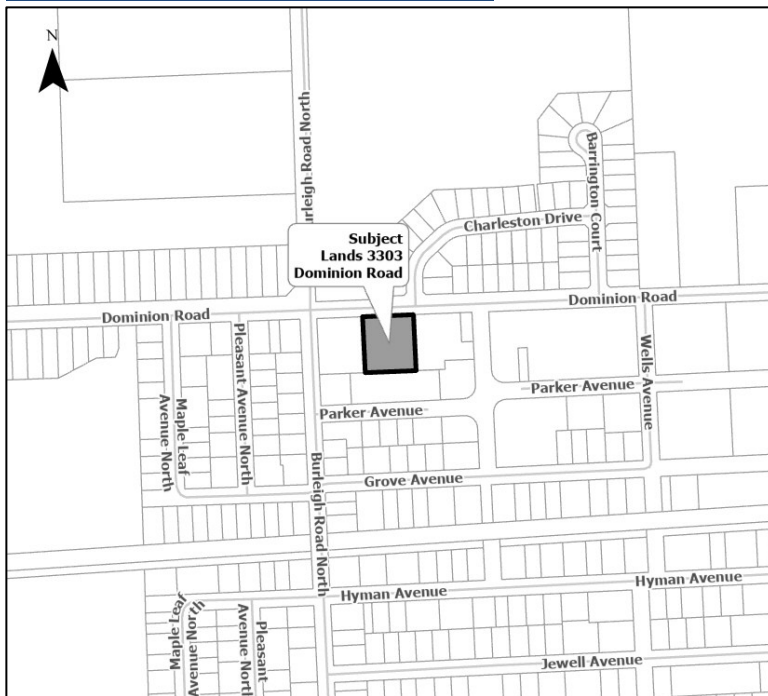
# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: 13804003 Canada Inc. (Ahmed Dagher)**  
**Agent: NPG Planning Solutions (Jessie Auspitz)**  
**3303 Dominion Road**

**Proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment Applications**  
**APPLICATION NOS: 350303-0042, 350308-0132 & 350309-0569**

**DATE:** July 24, 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.

## LOCATION OF SUBJECT LANDS



## PROPOSAL

An application for a Zoning By-law Amendment, a Plan of Subdivision and a Plan of Common Elements Condominium has been submitted for the subject property in order to facilitate the development of thirteen townhouse dwellings. The proposed Plan of Subdivision is proposed to create three Blocks. Blocks 1 and 2 are intended for the townhouse dwellings. Block 3 is intended for the Plan of Common Elements Condominium and will contain the private road to provide access to the townhouse dwellings, driveways, visitor parking areas and landscaped areas.

The lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary. The land is designated Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan. The subject property is currently zoned Neighbourhood Development (ND-582) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990.

A Zoning By-law Amendment is required to permit the proposed townhouse dwellings on the subject property and to implement the development plan. A site-specific Residential Multiple 1 (RM1) Zone is proposed that applies the regulations for block condominiums to the overall development and contains special provisions for the following:

- Encroachment of balconies, cantilevers and terraces into privacy areas;
- increased maximum lot coverage;
- removal of the planting strip requirement;
- reduced width of an ingress/egress driveway;
- reduced landscaped area.



## HAVE YOUR SAY

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.

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](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)).

## 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, 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 **Thursday, July 20<sup>th</sup>, 2023**. 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 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](mailto:dvanderveen@forterie.ca)

## PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the Draft Plan of Subdivision and Zoning By-law Amendment, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [acarter@forterie.ca](mailto:acarter@forterie.ca)

**HAVE  
YOUR  
SAY**

## PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding the 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)

Notice dated at the Town of Fort Erie this 4th day of July, 2023.



