



**Notice of Complete Application & Public Meeting  
Proposed Combine Official Plan and Zoning By-law Amendment  
Application**

**Location: 1169 Pettit Road  
Owner: Jeff Davis (Crystal Ridge Homes)  
Agent: Susan Smyth (Quartek Group Inc.)**

**PROPOSED CHANGE**

Town Staff has received a Combined Official Plan and Zoning By-law Amendment application for 1169 Pettit Road. The Applicant is proposing to construct two semi-detached dwellings with a total of four units. The subject property is located west of Pettit Road and south of Nathaniel Drive.

The subject property is designated Low-Density Residential in the Spears-high Pointe Secondary Plan. The Applicant is requesting to amend the Official Plan to increase the maximum density from 16 units per hectare to 22 units per hectare. An amendment is required to facilitate the proposal.

The subject property is correspondingly zoned Residential 1 (R1) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990, as amended. A Zoning By-law Amendment is requested to rezone the property to a site-specific Residential 3 (R3) Zone to facilitate the construction of semi-detached dwellings. The site-specific provision is requested to allow a reduction in the minimum unit frontage.



**PUBLIC MEETING**

**Date: June 26, 2023  
Time: 6 p.m.**

**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.**

### **HAVE YOUR SAY**

Input on any proposed matter 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, 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)).

### **WRITTEN STATEMENT**

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

### **MORE INFORMATION**

A copy of the Recommendation Report will be available to the public by 5 p.m. on June 22, 2023. The recommendation report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

For more information about this matter, including information about preserving your appeal rights, contact Samantha Yeung, Junior Development Planner, at [syeung@forterie.ca](mailto:syeung@forterie.ca) or 905-871-1600 ext. 2528