

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: – Dan Burgess (c/o Sunray Group of Hotels)  
1485 Garrison Road


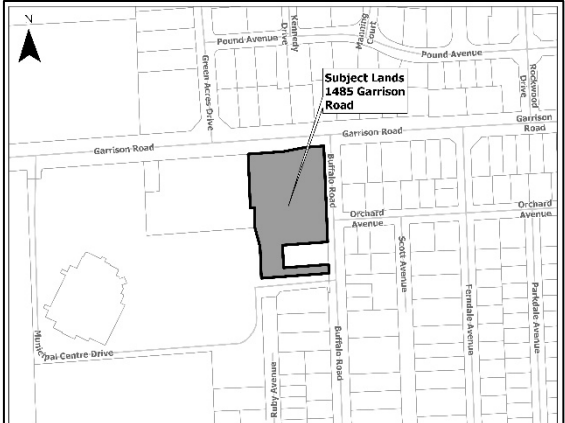

## Zoning By-law Amendment Application APPLICATION 350309-0516

**DATE:** April 19, 2021  
**TIME:** 6:00 PM  
**LOCATION:** This will be a virtual meeting

Residents can participate in Zoom Council meetings two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom 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)).

	<p><b><u>LOCATION OF SUBJECT LANDS</u></b></p> 
	<p>A Zoning By-law amendment is requested to allow the conversion of the existing hotel at 1485 Garrison Road into a 100 unit retirement home (Site Plan attached as Schedule 1) . The applicant is not proposing any changes to the site design.</p> <p>The subject property is located within the Urban Area and is designated Commercial in the Town's Official Plan, which permits a retirement home.</p> <p>The lands are currently zoned site-specific Highway Commercial (C3-132) in accordance with Zoning By-law No. 129-90, as amended by By-law No 1995-065. The current zoning does not permit a retirement home. The applicant is requesting to rezone the lands to a new site-specific Highway Commercial (C3) Zone, to add a retirement home to the list of permitted uses. No changes to the building footprint or height are proposed.</p>

**HAVE  
YOUR  
SAY**

### GETTING MORE INFORMATION

Input on the combined Official Plan and 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 **April 14<sup>th</sup>, 2021**. 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 Anamika Dilwaria, Senior Development Planner.

### CONTACT INFORMATION

**Anamika Dilwaria, MCIP, RPP, Senior Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2507**  
Or by e-mailing your comments to: [adilwaria@forterie.ca](mailto:adilwaria@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](mailto: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 Local Planning Appeal 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 Local Planning Appeal 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)

