

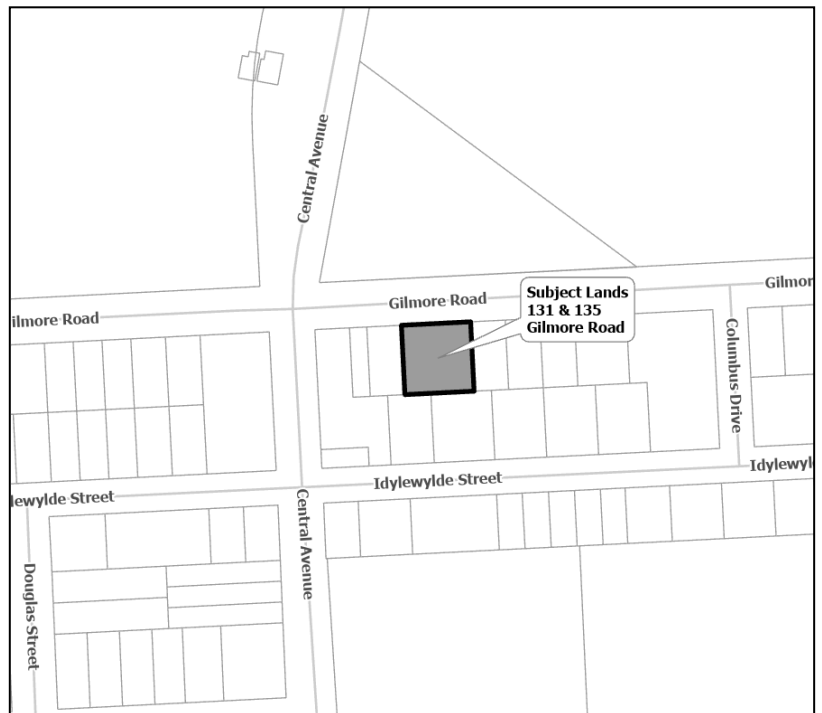


**PUBLIC INFORMATION OPEN HOUSE**  
**PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT**  
**LOCATION: 131 & 135 GILMORE ROAD**  
**OWNER: KYLE MALLYSH**  
**AGENT: URBAN & ENVIRONMENTAL MANAGEMENT INC (GREG TARAS)**

**PROPOSAL:**

A Combined Official Plan and Zoning By-law amendment is requested to bring an existing non-conforming one storey fourplex (131 Gilmore Road) and an existing non-conforming two storey duplex (135 Gilmore Road) into conformity with the Town's Southend Secondary Plan and Zoning By-law. A preliminary site plan is attached as Schedule '1' for reference.

The Southend Secondary Plan land use designation is proposed to change from Commercial to Low Density Residential. An Official Plan Amendment is required as the current Commercial designation in the Southend Secondary Plan does not permit stand-alone residential uses and also does not permit residential dwellings on the ground floor.



The subject properties are currently zoned General Commercial (C2) Zone in the Town's Comprehensive Zoning By-law No. 129-1990. The zoning of the subject properties is proposed to change from General Commercial (C2) Zone to site-specific Residential Multiple 1 (RM1) Zones. A Zoning By-law Amendment is required as the C2 zoning does not permit stand-alone residential uses and also does not permit residential dwelling units on the ground floor. Various site-specific zoning provisions will also be required to recognize the existing setbacks, building footprints and parking areas of 131 Gilmore Road and 135 Gilmore Road.

**We would like to hear from you:** We invite you to attend an evening Public Information Open House meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Details for Public Information Open House are as follows:

Date: Thursday, May 26, 2022

Time: 5:00 P.M- 6.00 PM

Location: Front Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

Dated at the Town of Fort Erie this 12th day of May 2022.

For additional information, please contact  
Daryl Vander Veen, Junior Development Planner  
at 905-871-1600 ext. 2509 or at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)

## SCHEDULE 1

