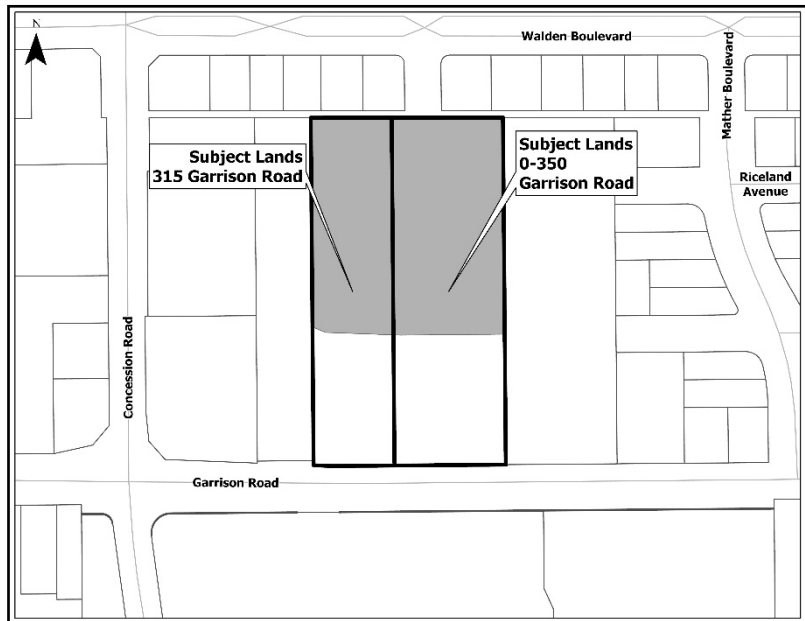


NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: 2717041 Ontario Inc. (Vijay Kumar Patel)
Agent: Susan Smyth (Quartek Group Inc.)
315 & 0-350 Garrison Road
Combined Official Plan and Zoning By-law Amendment & Draft Plan of Common Elements Condominium
Application File Nos: 350303-0035 & 350309-0542

DATE: Monday, August 8th, 2022
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





PROPOSED CHANGE

A Combined Official Plan and Zoning By-law Amendment, and Draft Plan of Common Elements Condominium are requested for the rear portion of the lands that are municipally known as 315 and 0-350 Garrison Road. The applications are proposed to facilitate the construction of 37 townhouse dwelling units on the subject properties. A Site Plan is attached as Schedule ‘1’ for reference.

The subject properties are located within the urban boundary. The rear of the properties are designated Medium Density Residential, in part, and Open Space, in part, in the Gateway Secondary Plan. The Applicant is proposing to redesignate a portion of the lands that are currently designated Open Space to Medium Density Residential.

The rear of the subject properties is zoned Residential Multiple 1 (RM1-446) Zone, in part, and Open Space (OS-450) Zone, in part, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended by By-law No. 2011-058. The Applicant is proposing to rezone a portion of the lands that are currently zoned OS-450 Zone to a site-specific RM1 Zone. Additionally, the proposal includes rezoning a portion of lands zoned RM1-446 Zone to a new site-specific RM1 Zone. The site-specific regulations are requested to facilitate an increase in lot coverage, and reductions to the minimum lot frontage, minimum landscaped area, minimum distance between the rear wall of the dwelling on the same lot, and minimum number of parking spaces.

The Draft Plan of Common Elements Condominium will create the common elements, including driveways and common parking areas. The future townhouse dwellings will be POTLs (Parcels of Tied Lands).

	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the proposed applications is welcomed 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.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on Wednesday, August 3rd, 2022. The Information Report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Junior Development Planner at mceci@forterie.ca.</p> <p><u>CONTACT INFORMATION</u></p> <p>Mackenzie Ceci, Junior Development Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2514 Or by e-mailing your comments to: mceci@forterie.ca</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>To provide input in writing, or to request written notice of the decision of the Combined Official Plan and Zoning By-law Amendment, and Draft Plan of Condominium, 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</p>
	<p><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></p> <p>The Town of Fort Erie has not yet made a decision regarding these applications. After considering any written comments and the comments from the Public Meeting, a Recommendation Report will be prepared for a future Council meeting.</p> <p>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.</p> <p>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.</p> <p>For more information about this matter, including information about your 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</p> <p>Notice dated at the Town of Fort Erie this 18th day of July, 2022.</p>

