

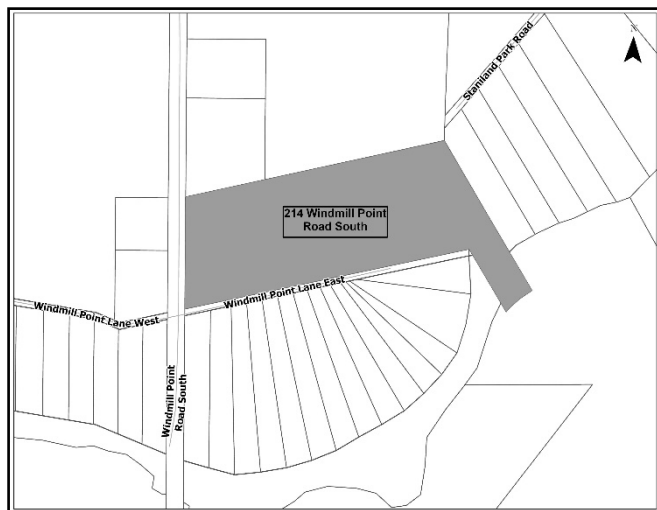


**Notice of Complete Application & Public Meeting
Proposed Combined Official Plan and Zoning By-law Amendment
Location: 214 Windmill Point Road South
Owner: Joseph Moore
Applicant: Steven Rivers (South Coast Consulting)**

PROPOSAL

Town of Fort Erie Planning Staff have received a Combined Official Plan and Zoning By-law Amendment application. The application proposes to sever 214 Windmill Point Road South to facilitate the creation of three new residential lots.

The subject property is located outside of the urban area boundary. The majority of the property is designated Rural in the Town's Official Plan. A portion of the property



is designated Environmental Protection, which corresponds with the Lake Erie shoreline. The Applicant is requesting an amendment to the Official Plan as the proposed lots do not comply with the lot frontage requirement of 46.00 m under Section 4.6.3. II. b) of the Official Plan. Further, the proposed lots do not comply with the definition of an infilling lot under Section 4.6.3. II. a) of the Official Plan, where an infilling lot means *“a new lot which fronts on a public road and which is situated on the same side of the road and between either an existing dwelling and another existing dwelling or a natural heritage feature or an improved road allowance where the distance between such structures or features is 90 metres or less”*.

The majority of the subject property is zoned Rural (RU) Zone, and a portion of the property adjacent to the Lake Erie shoreline is zoned Hazard (H) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. An amendment to the Zoning By-law is requested as the proposed and retained lots do not meet the minimum lot frontage requirement of 46.00 m in accordance with Subsection 8.4 of the Zoning By-law.

PUBLIC MEETING

Date: Monday, January 16th, 2023

Time: 6:00 PM

Location: This will be a hybrid meeting. Members of the public may participate in the Public Meeting in person in Council Chambers at Fort Erie Town Hall, 1 Municipal Centre Drive OR virtually via Zoom

HAVE YOUR SAY

Input on any proposed matter is welcomed and encouraged. You can provide input by speaking at the Public Meeting or by providing 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.

Residents can participate in the Public 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 one hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed on YouTube. To access, please visit www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

WRITTEN STATEMENT

To provide input in writing, or to request personal notice if the proposed changes are adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to cschofield@forterie.ca.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on Wednesday, January 11th, 2023. The Report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Intermediate Development Planner at mceci@forterie.ca.

For more information about this matter or preserving your appeal rights, please contact Mackenzie Ceci, Intermediate Development Planner at mceci@forterie.ca or 905-871-1600 ext. 2514.