

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: – Bryan Keegan

Agent: Mary Lou Tanner (NPG Solutions Inc.)

3819 Hibbard Street and Easterly Portion of 294 Gorham Road

Zoning By-law Amendment

&

Draft Plan of Vacant Land Condominium Application

APPLICATION NOS: 350309-0535 & 350303-0034

DATE: February 14, 2022


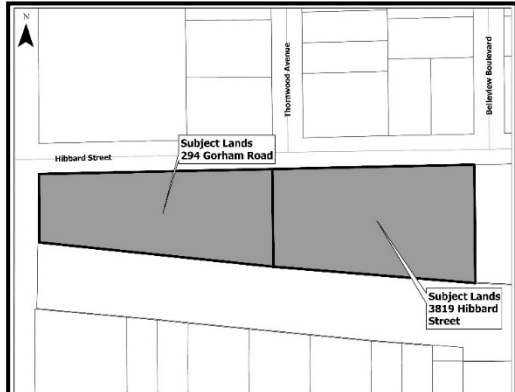

TIME: 6:00 PM



LOCATION: This will be a virtual Council meeting conducted via Zoom.

Residents can participate in Zoom based Council meetings two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (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) 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 or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>The subject properties are located within the Urban Area and are currently designated Medium Density, in part and Commercial, in part in the Town's Official Plan and Ridgeway-Thunder Bay Secondary Plan. The townhouse development is proposed on the portion of the properties that are designated Medium Density Residential.</p> <p>The subject lands are currently zoned General Commercial (C2) Zone, in accordance with the Zoning By-law No. 129-90.</p>

	<p>As the current zoning does not permit the proposed townhouse development, the applicant is requesting to rezone the subject lands known as 3819 Hibbard Street and the easterly portion of 294 Gorham Road to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific regulations are requested for a reduction in the minimum front yard setback, rear yard setback, maximum projection of deck in the rear yard and front yard, minimum landscaped area, minimum distance between two end walls (Units- 7 & 8), privacy yard, width of the planting strip along the street and an increase in maximum lot coverage.</p> <p>The Draft Plan of Vacant Land Condominium will accommodate the intended division of the land into vacant units of land that can be owned separately. The plan will facilitate the development of the site for townhome dwelling units. The plan includes a private common road accessed from Hibbard Street, common amenity and a parking area providing 3 visitor parking</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the Zoning By-law Amendment and Draft Plan of Vacant Land Condominium 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.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on February 9th, 2022. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Anamika Dilwaria, Senior Development Planner.</p> <p><u>CONTACT INFORMATION</u></p> <p>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</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, 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-in-Committee meeting.</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.

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.

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

SCHEDULE 1

