



# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner:** – Lions Douglas Heights Senior Residence (c/o Jayne Dodd)  
**Applicant:** Niagara Regional Housing (c/o Gordon Szaszi)  
**255 High Street**

**Official Plan and Zoning By-law Amendment Application**




*APPLICATION Nos: 350309-0515 & 350302-0121*

**DATE:** March 8, 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>An Official Plan and Zoning By-law amendment are requested to allow the construction of a 10 storey seniors apartment building (Site Plan attached as Schedule 1), on the lands known as 255 High Street. The proposed building will include 62 dwelling units. The site currently includes a 6 storey apartment building with 56 dwelling unit.</p> <p>The subject property is located within the Urban Area and is currently designated Medium Density Residential in the Southend Secondary Plan, which permits a 3 storey apartment building at a density up to 50 units per hectare. The applicant is requesting an amendment to the Official Plan to allow an increase in the residential density to 108.15 units per hectare and a building height of 10 storeys. The amendment would facilitate the construction of 62 new dwelling units while maintaining the 56 existing dwelling units on site.</p>

The lands are currently zoned site-specific Residential Multiple 2 (RM2-51), in accordance with Zoning By-law No. 129-90. The current zoning permits the 6 storey apartment building and 56 dwelling units on the lands. To facilitate the applicant's proposal, an amendment to the Zoning By-law is requested to allow a reduction in the minimum lot area per unit and the rear yard setback, an increase in the maximum number of dwelling units and an increase in the number of storeys.

**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 **March 3<sup>rd</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)



**HAVE  
YOUR  
SAY**

**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



	<p>Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.</p>
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	<p>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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>
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