
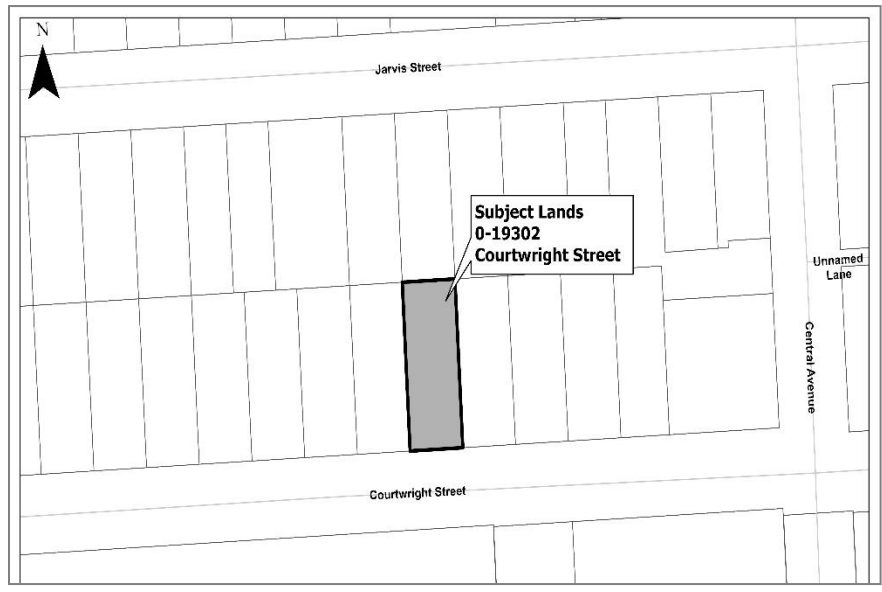




NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner/Applicant – David Zappone
0-19302 Courtwright Street
Proposed Zoning By-Law Amendment
APPLICATION 350309-0551

DATE: March 6, 2023
TIME: 6:00 PM
PLACE: 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.

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>WHAT WILL THIS AMENDMENT CHANGE:</p> <p>The Applicant is proposing to remove the existing detached garage and rezone the subject property to facilitate the construction of a semi-detached dwelling. A conceptual Site Plan is attached to this notice as Schedule “1”.</p> <p>The subject property is located within the Urban Area and is designated Low Density Residential in the Bridgeburg Secondary Plan. The Low Density Residential designation is reserved for single detached, semi-detached, and duplex dwellings, and uses accessory thereto.</p> <p>The subject property is currently zoned Residential 2 (R2) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended. The Applicant is proposing to rezone the property to Residential 3 (R3) Zone to facilitate the construction of a semi-detached dwelling. A semi-detached dwelling is not a permitted use under the R2 Zone that currently applies to the property. As the proposed lot frontage for each unit (7.62 m) is less than what is required (9.50 m), the Applicant is requesting site-specific relief.</p>
	<p><u>HAVE YOUR SAY</u></p> <p>Input on the proposed 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.</p> <p>Residents can participate in the Council meeting <u>in person in Council Chambers, OR</u> virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town’s website an hour before the Council meeting.</p>

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).

GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **March 1, 2023**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Samantha Yeung, Junior Development Planner.

CONTACT INFORMATION

Samantha Yeung, Junior Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2528
Or by e-mailing your comments to: syeung@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 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

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 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

Notice dated February 10, 2023.

