



**Notice of Complete Application & Public Meeting  
Proposed Combined Official Plan and Zoning By-law Amendment  
Application  
124 Windmill Point Road South  
Owner: Craig and Katie Kuhn  
Agent: Quartek Group Inc. (Susan Smyth)**

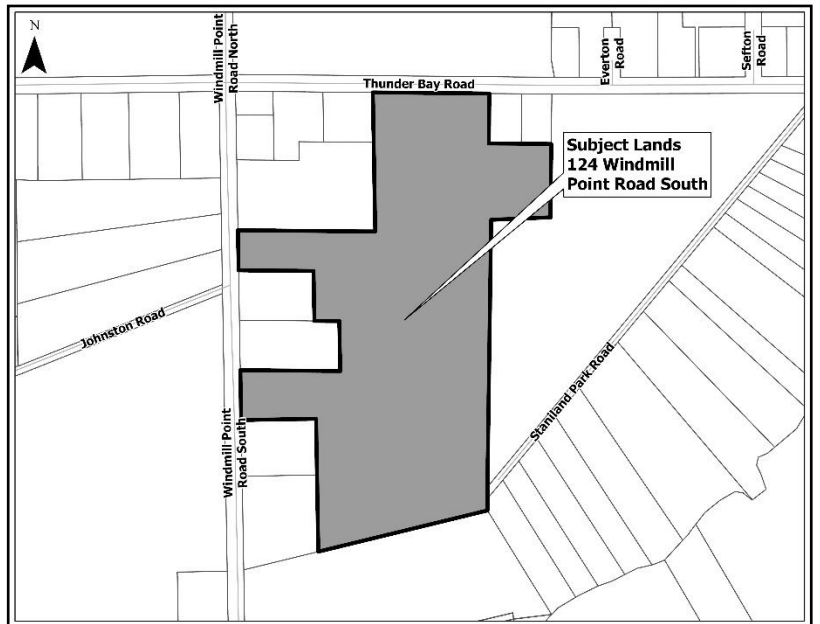
**PROPOSED CHANGE**

A Combined Official Plan and Zoning By-law Amendment is requested to facilitate a future severance to create two new residential lots on the lands known as 124 Windmill Point Road South. The two proposed lots front onto Thunder Bay Road.

The subject lands are located outside the Urban Area and are currently designated Rural, in part and Environmental Protection, in part, in the Town's Official Plan. An Official Plan Amendment is required as the

proposed lots do not comply with the definition of infill lots outlined in the Official Plan. The Official Plan defines an infilling lot as 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 lands are currently zoned Rural (RU) Zone, in part, Environmental Conservation (EC) Overlay Zone, in part and Environmental Protection (EP) Zone, in part, in accordance with the Zoning By-law 129-90. A Zoning By-law Amendment is required to change the portions of the subject property zoned Rural (RU) Zone to a site-specific Rural (RU) Zone with provisions for the following:



- reduced lot frontage of 68.96 m from 95.00 m and a reduced lot area of 0.42 ha from 6.00 ha for Part 1 (proposed new lot);
- reduced lot frontage of 52.91 m from 95.00 m and a reduced lot area of 0.52 ha from 6.00 ha for Part 2 (proposed new lot);
- reduced lot frontage of 20.00 m from 95.00 m for Part 3 (retained lot).

The applicant is also requesting to remove the Environmental Conservation (EC) Overlay Zone from the two proposed residential lots (Parts 1 and 2) to facilitate the construction of the future single detached dwellings. The Environmental Conservation (EC) Overlay Zone will be maintained on the remaining portion of the property. No changes are proposed to areas zoned Environmental Protection (EP) Zone.

## **PUBLIC MEETING**

**Date: May 30, 2022**

**Time: 6 p.m.**

**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.**

## **HAVE YOUR SAY**

Input on any proposed matter 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, unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in the Council 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 an hour before the Council 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)).

## **WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed change is 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](mailto:cschofield@forterie.ca).

## **MORE INFORMATION**

A copy of the Information Report will be available to the public by 5 p.m. on May 26, 2022. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

For more information about this matter, including information about preserving your appeal rights, contact Daryl Vander Veen, Junior Development Planner, at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca) or 905-871-1600 ext. 2509