

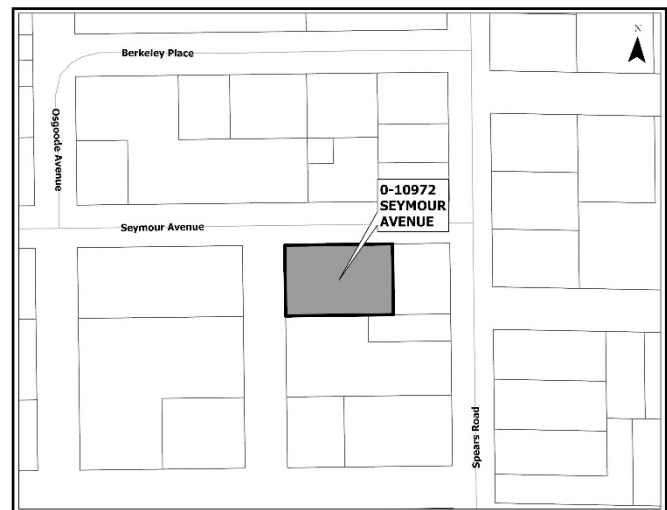


**Notice of Complete Application & Public Meeting
Proposed Draft Plan of Subdivision
0-10972 Seymour Avenue
Owner: Rukksana Moin (FINA Construction Ltd.)
Applicant: M. Arshad Siddiqui (C-Architecture)**

PROPOSAL

A Draft Plan of Subdivision is requested for the lands municipally known as 0-10972 Seymour Avenue. The application proposes a total of 8 residential lots with frontage on Seymour Avenue. The lots are intended for the future development of on-street townhouse dwelling units.

The subject property is located within the Urban Area in the Spears - High Pointe neighbourhood of Fort Erie. The property is designated Medium Density Residential in the Spears - High Pointe Secondary Plan.



The subject property is zoned Residential Multiple 1 (RM1-507) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. Street townhouse dwelling units are permitted under the current RM1-507 Zone. Staff note that a minor variance application (A04/21) was approved by the Committee of Adjustment on January 21, 2021. The minor variance application requested a reduction to the minimum lot frontage and lot areas of Lots 2 to 7, and an increase to the maximum residential density from 35 units/ha to 47.05 units/ha.

The current proposal complies with the Official Plan and Zoning By-law. As such, no concurrent Planning Act approvals are required to facilitate this proposal.

PUBLIC MEETING

Date: Monday, October 3rd, 2022

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.

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 an 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 for the proposed Draft Plan of Subdivision, 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.

PLANNING ACT LEGAL NOTICE REQUIREMENTS

Town Council has not yet made a decision regarding this application. Alongside any written and verbal comments received, an Information and Recommendation Report will be provided to Council for their consideration on October 3rd, 2022.

The applicant, Minister of Municipal Affairs, a public body as defined by the *Planning Act*, and a person listed under Section 51(48.3) of the *Planning Act* (prescribed utility, electrical generation and distribution and railway companies, and persons required to prepare a risk safety and management plan for propane storage and handling) can appeal a decision of Council to the Ontario Land Tribunal for the Draft Plan of Subdivision. However, if such person or public body does not make oral submissions at a Public Meeting, or make written submissions to the Town of Fort Erie before a decision to approve or deny the Draft Plan of Subdivision is made by Fort Erie Town Council, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Land Tribunal, or 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.

MORE INFORMATION

A copy of the Information and Recommendation Report will be available to the public by 5:00 PM on Wednesday, September 28, 2022. 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, please contact Mackenzie Ceci, Intermediate Development Planner at mceci@forterie.ca or 905-871-1600 ext. 2514.