



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING


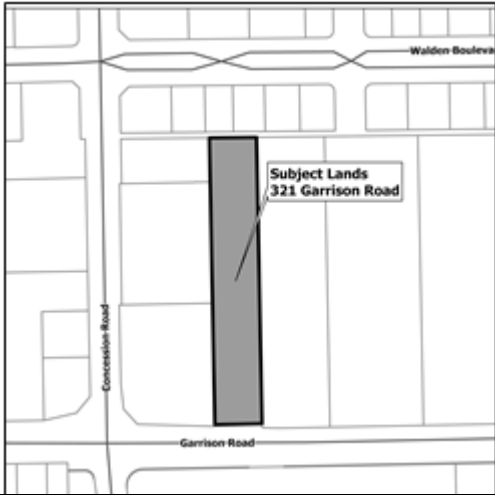

Owner: – 1784550 Ontario Inc. (Peter Wangler)
Applicant: 2186870 Ontario Inc.(Rakib Hassan)
Agent: Rob Russell (Rob Russell Planning Consultants)
321 Garrison Road
Official Plan and Zoning By-law Amendment Application
APPLICATION Nos: 350309-0529 and 350302-159

DATE: November 15, 2021
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>LOCATION OF SUBJECT LANDS</p> 
	<p>A combined Official Plan and Zoning By-law amendment is requested to facilitate the redevelopment of the front portion of the property for a future restaurant with a drive-thru facility (Site Plan attached as Schedule 1) on the lands known as 321 Garrison Road. A vacant commercial building is currently located on the subject property.</p> <p>The subject property is within the urban boundary and is currently designated Core- Mixed-Use, in part and Medium High Density, in part, and Open Space, in part in the Gateway Secondary Plan. The subject lands are zoned Core Mixed-Use (CMU1-447) Zone, in part and</p>

Residential Multiple 1 (RM1-446) Zone, in part and Open Space (OS-450) Zone, in part, in accordance with Zoning By-law No. 129-90.

The applicant is requesting to redesignate approximately 930 sq.m (0.22 acres) of lands currently designated Medium-High Density and zoned RM1-446 to Core Mixed-Use designation and CMU1-477 zone respectively, to provide parking spaces and a drive-thru lane for the proposed restaurant. No changes are proposed to the portion of the property that is currently designated and zoned Open Space.

As the northerly portion of the property includes a woodlot. The applicant is also proposing to add the Environmental Conservation (EC) Overlay Zone to the existing RM1-446 and OS zone to ensure the protection of the woodlot until a detailed Environmental Study study is completed as part of the future development application.

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 **November 10th, 2021**. 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.

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

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

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.

**HAVE
YOUR
SAY**



	<p>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.</p>
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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



UNIT 808-7111 YONGE ST,
THORNHILL, ON
WWW.6IXDESIGN.CA
(905) 507 8703
INFO@6IXDESIGN.CA

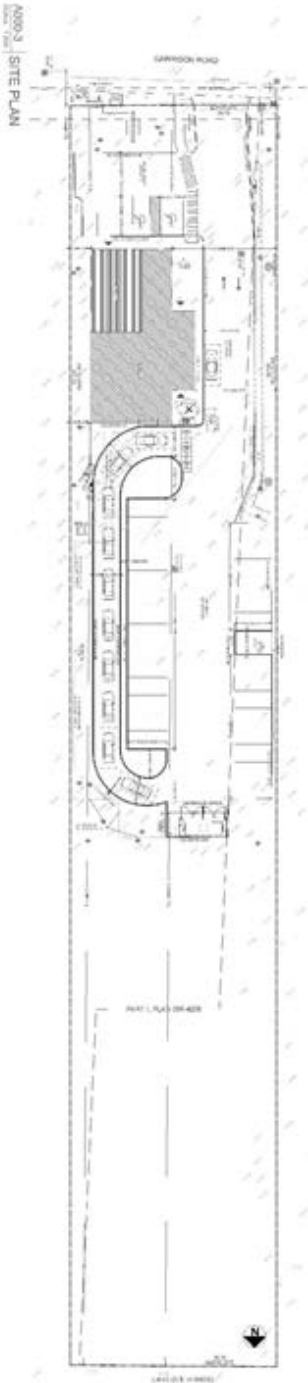
PROJECT ADDRESS: 321 Garrison Rd, Fort Erie, ON L2A 1M9
PROJECT DESCRIPTION: ELAVATIONS DRIVE THRU
DESIGN FIRM: 6IXDESIGN ENGINEERING INC.

- DRAWING LIST:
- A-00 ZONING & OBC MATRIX
 - A-01 SITE PLAN
 - A-100 FLOOR PLANS
 - A-102 ROOF PLANS
 - A-103 FRONT (SOUTH) ELEVATION
 - A-104 REAR (NORTH) ELEVATION
 - A-105 SIDE (EAST) ELEVATION
 - A-106 SIDE (WEST) ELEVATION
 - A-107 MATERIAL BOARD



A-00-1 SIDE RENDER

A-00-2 KEY PLAN



A-00-3 SITE PLAN

321 Garrison Rd, Fort Erie

LOT AREA:	LOT FRONTAGE:	ZONING:
57,833.4 m ²	30.79 m	1-CM1 L4-7
	LOT DEPTH:	2-106, 448
	181.69	3-05-450

BUILDING

BY-LAW 129-90 PROPOSED

ITEM	REQUIREMENT	EXISTING	PROPOSED
CONSERVAGE	X	X	X
FS	X	X	X
DEPTH	EX	EX	EX
HEIGHT	EX	EX	EX

SETBACKS

FRONT	REAR	LEFT	RIGHT
21.34 m	140.85 m	140.85 m	15.17 m
150.48 m	15.17 m	15.17 m	2.99 m
15.17 m	2.99 m	2.99 m	2.99 m

PARKING

1 PARKING SPACE PER 64 SEATS

PARKING REQUIRED: 36 SEATS x 20 SPOTS
PARKING PROVIDED: 20 SPOTS
INCLUDING 02 ACCESSIBLE SPACES (1 SPACE FOR TYPE A & 1 SPACE FOR TYPE B)
10 STICKING SPACES
DRIVE THRU WIDTH 14.8 1/2'