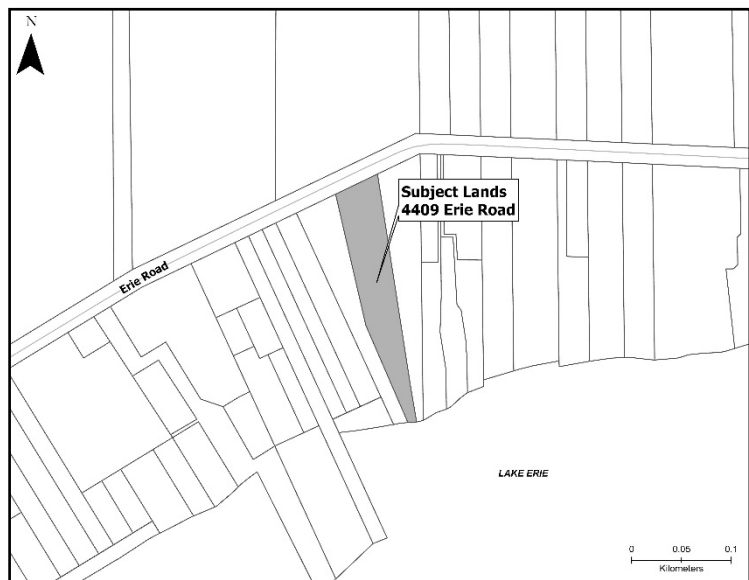




**Notice of Complete Application & Public Meeting
Proposed Zoning By-law Amendment
Location: 4409 Erie Road
Applicant: Mary Lou Tanner (NPG Planning Solutions)
Owner: Crystal Beach Cottages Inc. (Bryan Keenan)**

PROPOSAL

The Town of Fort Erie has received a Zoning By-law Amendment application for 4409 Erie Road. A one-storey single detached dwelling and a two-storey single detached dwelling currently exist on the subject property. The Applicant is proposing to demolish the one-storey single detached dwelling, retain the two-storey single detached dwelling, and construct eight new dwelling units.



The subject property is designated Urban Residential in part, and Environmental Protection in part, in the Town's Official Plan. As the Urban Residential designation permits a variety of housing forms, including but not limited to, single detached and townhouse dwellings, an amendment to the Town's Official Plan is not being requested to facilitate the proposal. The Environmental Protection designation on site is associated with the Lake Erie Shoreline.

The property is correspondingly zoned Waterfront Residential (WR) Zone in part, and Hazard (H) Zone in part, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The Hazard (H) Zone on site is associated with the Lake Erie Shoreline. The property is located within Floodproofing Area No. 1 in accordance with Subsection 6.49 of the Zoning By-law.

The Waterfront Residential (WR) Zone only permits one single detached dwelling, uses, buildings and structures accessory thereto, and home occupations. In order to facilitate the proposal, the Applicant is requesting to amend the Zoning By-law and rezone the property to a site-specific Residential Multiple 1 (RM1) Zone. Site-specific relief is requested to address the minimum lot frontage, minimum landscaped area, and

minimum landscaping and planting strip width abutting a Residential Zone. Further, as a portion of the retained dwelling is located within the Hazard (H) Zone, the Applicant is requesting to adjust the Hazard Zone boundary line, such that it is setback 1.50 m from the south face of the existing dwelling. The Applicant is proposing a future consent application to facilitate the severance of the existing two-storey single detached dwelling from the remainder of the subject property. As the proposed lot will only have partial frontage on a private street, the Applicant is also requesting relief from Subsection 6.5 of the Zoning By-law.

Staff note that a future Draft Plan of Condominium application will be required to facilitate the proposed development.

PUBLIC MEETING

Date: Monday, March 6th, 2023

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. Please note that unless you do one of the above, you may not be able to appeal the decision later.

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 one 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 if the proposed changes are 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.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on Wednesday, March 1st, 2023. The Report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Senior Development Planner at mceci@forterie.ca.

For more information about this matter or preserving your appeal rights, please contact Mackenzie Ceci, Senior Development Planner at mceci@forterie.ca or 905-871-1600 ext. 2514.