





REVISED NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: SS Fort Erie Inc. (Hunain Siddiqui & Mohammad Feroz)
Agent: IBI Group (Tracy Tucker)
613 Helena Street

Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications

APPLICATION NOS: 350308-0107 & 350309-0481

DATE: **February 13, 2023**
TIME: **6:00 PM**
LOCATION: **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><u>PROPOSAL</u></p> <p>A revised application was received for a Plan of Subdivision and a Zoning By-law Amendment to subdivide 8.14 hectares of land known as 613 Helena Street into 135 street townhouse dwellings, a block for stormwater management pond and a block for environmental lands.</p> <p>The subject property is designated as Environmental Conservation, in part, Environmental Protection, in part, and Urban Residential in part in the Town’s Official Plan. The lands are currently zoned Environmental Conservation Overlay (EC) Zone, in part, Environmental Protection (EP) Zone, in part, and Neighbourhood Development (ND) Zone, in part, in accordance with Zoning By-law No.129-90.</p> <p>The Applicant is requesting to change the Neighbourhood Development (ND) Zone to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific RM1 proposes regulations to permit reduced lot area for interior street townhouse lots, increased maximum density, removal of the maximum lot coverage limits for interior and exterior street townhouses and removal of the requirement for a 4.50 m planting strip where it abuts a street.</p> <p>The Applicant is also proposing to redefine the boundaries of the Environmental Conservation (EC) Overlay Zone to reflect the conclusions of an Environmental Impact Study (EIS) that was completed as part of the submission for this application.</p>
	<p><u>HAVE YOUR SAY</u></p> <p>Input on the proposal 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></p>

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 or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

Input on the 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, 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 **Wednesday, February 8th, 2023**. The Information Report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Intermediate Development Planner.

CONTACT INFORMATION

**Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2509**

Or by e-mailing your comments to: dvanderveen@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the Draft Plan of Subdivision 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 the 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.

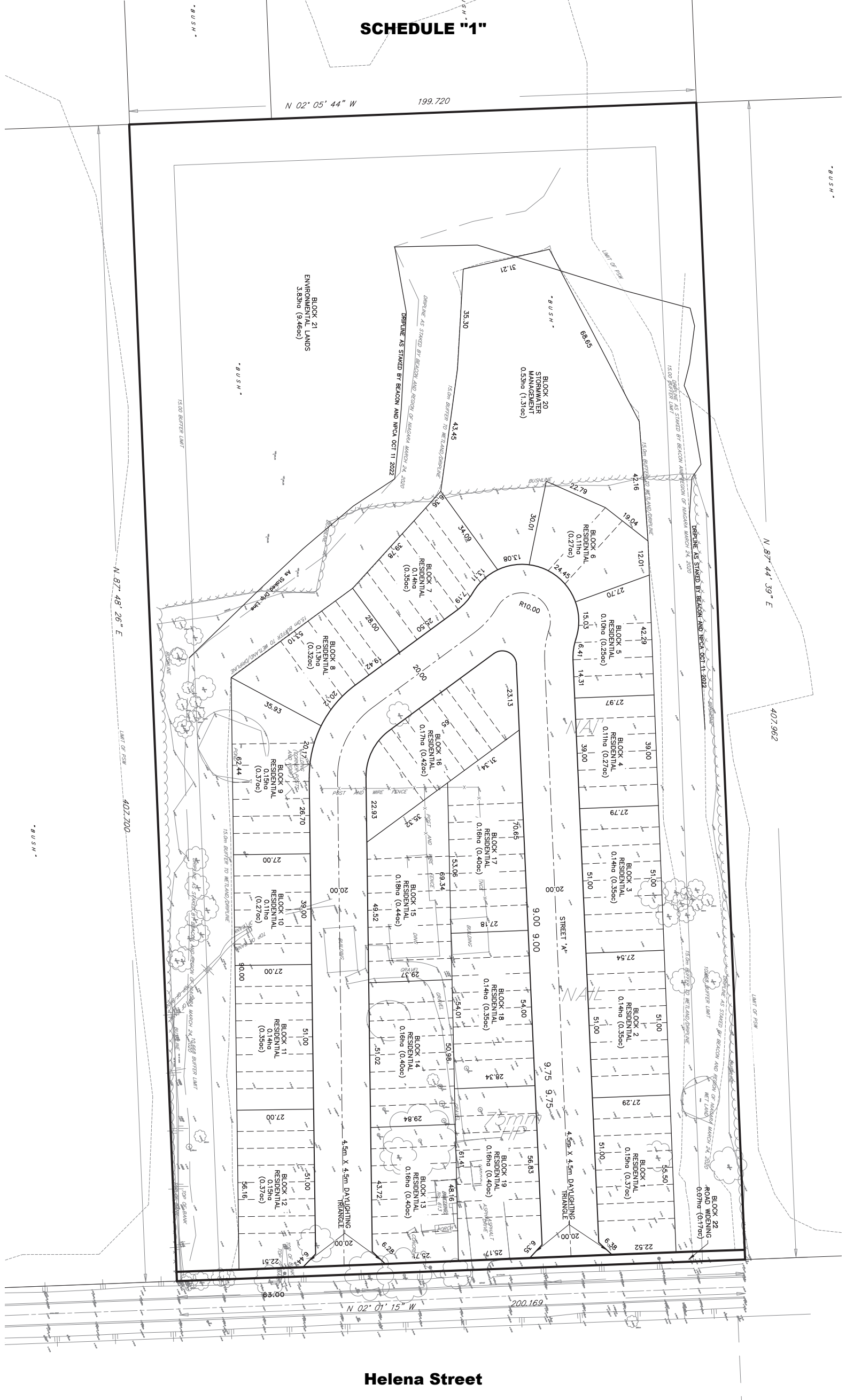
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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 at the Town of Fort Erie this 23rd day of January, 2023.



SCHEDULE "1"



Helena Street