

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

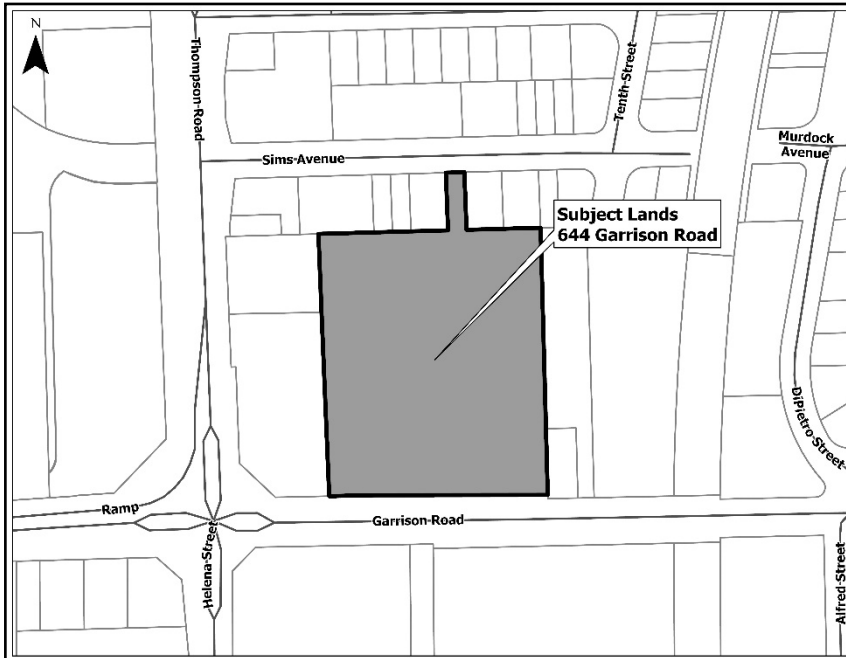
**Owner: 2350048 Ontario Inc. (c/o Ben Kooh)
Agent: Antech Design and Engineering Group (Candice Micucci)**

**644 Garrison Road
Combined Official Plan & Zoning By-law Amendment
Application**

Application File No: 350302-0125 & 350309-0514

DATE: March 20, 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.

LOCATION OF SUBJECT LANDS



PROPOSED CHANGE

A combined Official Plan and Zoning By-law Amendment is proposed to permit the construction of a 6 storey, 190-unit residential building at the rear portion of lands known as 644 Garrison Road. Following the previous Public Meeting on August 8, 2022 the proposal has been redesigned to shift the apartment building westward and to have a second access from Sims Avenue to the north. The Town is holding another Public Meeting to obtain feedback on the revised proposal.



The subject property is located within the Urban Boundary and is currently designated Commercial in the Town’s Official Plan. An Official Plan Amendment is required as this application is proposing to change the land use designation of the rear portion of the subject property to Urban Residential to permit the proposed apartment building.

The lands are currently zoned Highway Commercial (C3) Zone, in part, and Residential 2 (R2) Zone, in part, in accordance with Zoning By-law No. 129-90. This application proposes to rezone the rear portion of the subject property to a new site-specific Residential Multiple 2 (RM2) Zone. The site-specific RM2 zoning proposes special provisions to permit reduced lot area for the amount of residential dwelling units, a reduced setback from a parking area to the westerly property line, a reduced planting strip width adjacent to a residential zone and a reduced number of parking spaces.

HAVE YOUR SAY

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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.

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 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 now, you may not be able to appeal the decision later.

A copy of the Report will be available to the public by 5:00 PM on **March 15, 2022**. The 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 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.

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 February 27, 2023.



