
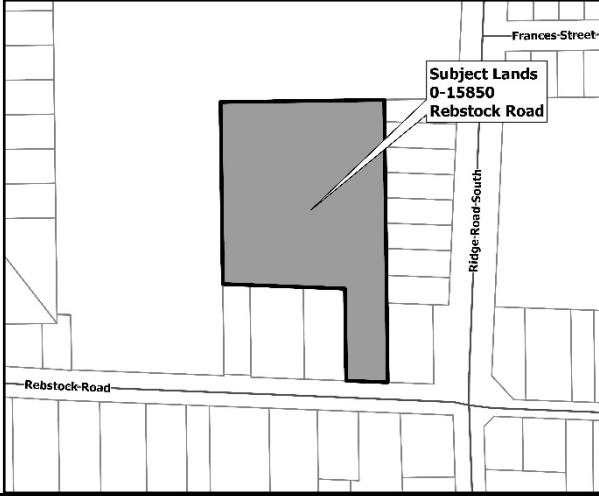



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: – Sherad McQueen (M5V Inc.)
Agent: Mary Lou Tanner (NPG Solutions Inc.)
0-15850 Rebstock Road
Zoning By-law Amendment
APPLICATION NO: 350309-0522

DATE: April 11, 2022
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p style="text-align: center;"><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>A Zoning By-law amendment is requested to allow the construction of a 6 block stacked townhouse complex with 154 dwelling units (Site Plan attached as Schedule 1) on the lands known as 0-15850 Rebstock Road.</p> <p>The subject property is located within the Urban Area and is currently designated Urban Residential in the Town’s Official Plan and Medium Density Residential in the Crystal Beach Secondary Plan. As the Crystal Beach Secondary Plan is under appeal, the Medium Density Residential designation is not in effect.</p> <p>The subject lands are currently zoned Neighbourhood Development (ND-428), in accordance with the Zoning By-law No. 129-90 as amended by By-law No.2010-059. The lands are zoned as Residential Multiple 1 (RM1-684), in Crystal Beach Secondary Plan. As the Crystal Beach Secondary Plan is under appeal, the Residential Multiple 1 (RM1-684) Zone is not in effect.</p> <p>As the current zoning does not permit the proposed stacked back to back townhouse development, the applicant is requesting to rezone the subject lands to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific regulations are requested to add stacked back to back townhouse units to the list of permitted uses, remove the requirement for a privacy area, a reduction in the minimum lot frontage, the minimum</p>

rear yard depth (Block A), the minimum landscaped area, number of parking spaces and an increase in the building height and number of storeys and maximum density.

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 Information Report will be available to the public by 5:00 PM on **April 6th, 2022**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterrie.ca or by contacting Anamika Dilwaria, Senior Development Planner.

**HAVE
YOUR
SAY**

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 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.

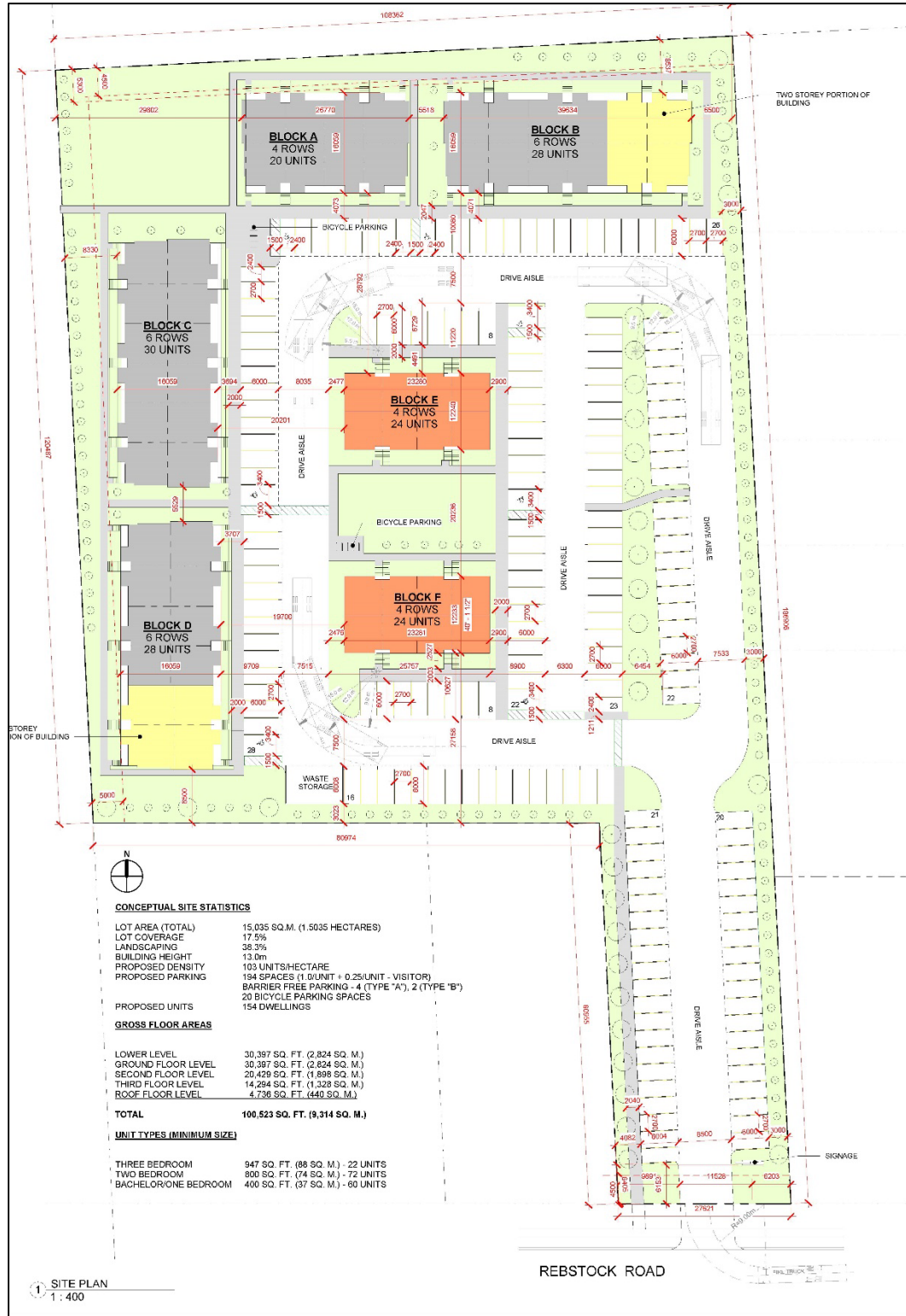
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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 17th day of March, 2022.

SCHEDULE 1



① SITE PLAN
1 : 400

REBSTOCK ROAD