

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – Westwind Niagara Developments Inc. (Alfred Beam)**  
**Agent – Upper Canada Consultants (Craig Rohe)**


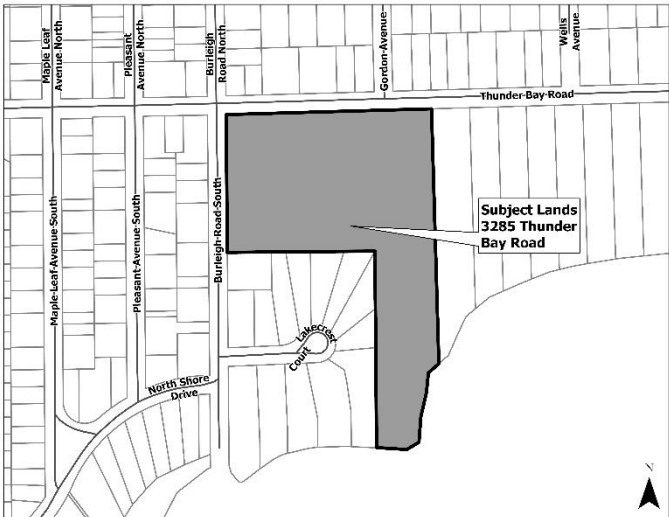


**Proposed Zoning By-law Amendment and Draft Plan of Subdivision**  
*APPLICATIONS 350309-0532 & 350308-0122*


**DATE:** October 4, 2021  
**TIME:** 6:00 PM  
**LOCATION:** This will be a virtual Council meeting conducted via Zoom.

Residents can participate in Zoom Council meetings two different ways:

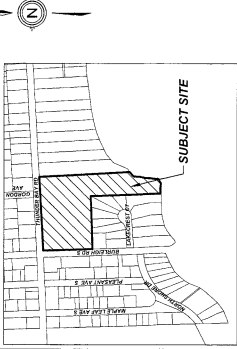
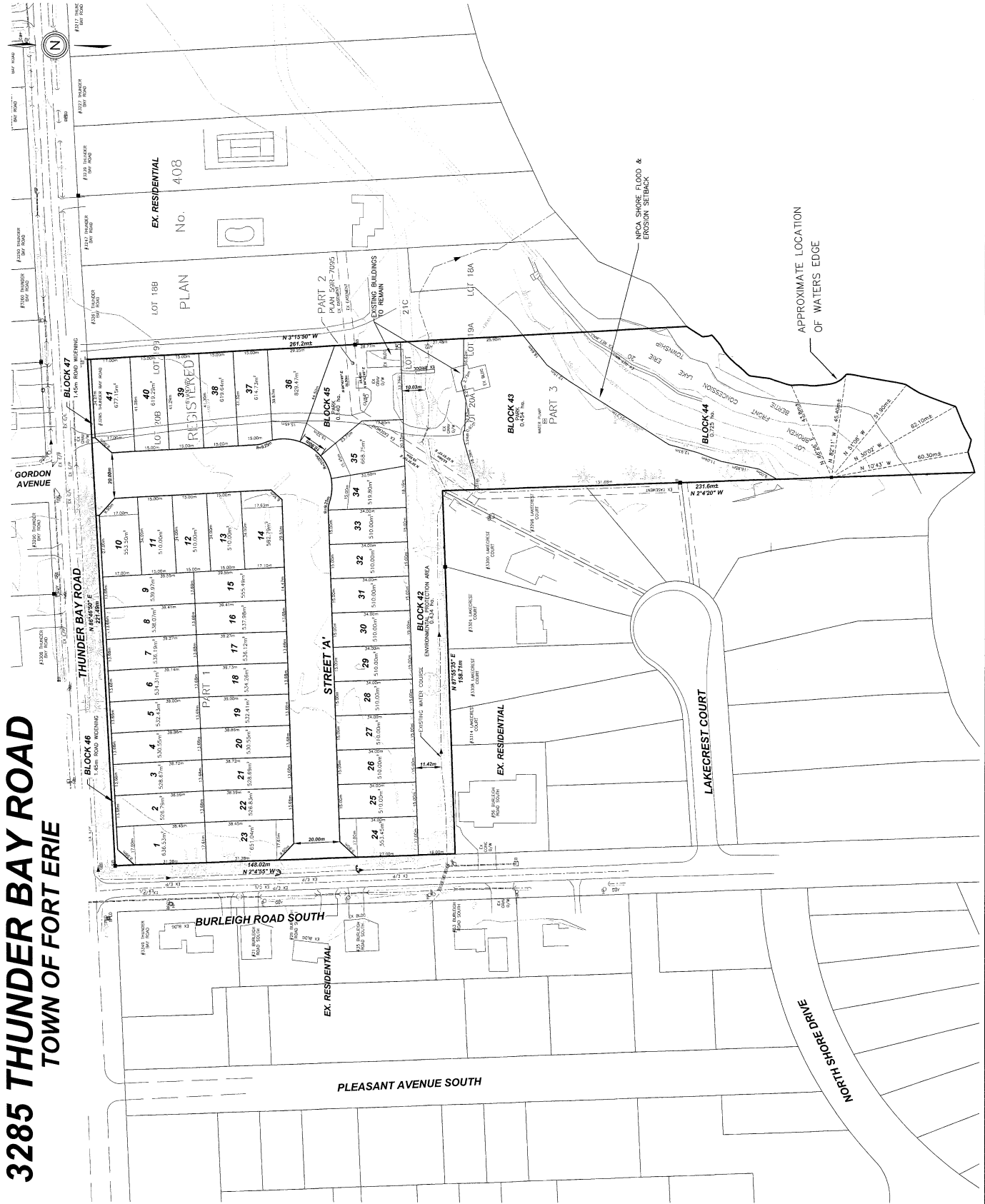
1. Send your comments via e-mail to Aaron Butler, Manager, Development Approvals ([abutler@forterie.ca](mailto:abutler@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Aaron Butler, Manager, Development Approvals ([abutler@forterie.ca](mailto:abutler@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](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town’s website ([www.forterie.ca](http://www.forterie.ca)).

	<div> <div>LOCATION OF SUBJECT LANDS</div>  </div>
	<div> <div>WHAT WILL THIS AMENDMENT CHANGE?</div> <p>Applications have been received for Zoning By-law Amendment and Draft Plan of Subdivision at 3285 Thunder Bay Road to permit the development of 41 single-detached dwellings on the subject lands. The proposal includes a new public road, two blocks for parkland dedication, one block for environmental protection and one block for shoreline hazard protection. The application proposes to dedicate the Open Space, Environmental Protection and Hazard lands to the Town of Fort Erie. The proposed Draft Plan of Subdivision is attached.</p> <p>The Zoning By-law Amendment application proposes to change the zoning of the subject lands from Waterfront Rural Residential (WRR) Zone to Residential 2A (R2A) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone. The current Hazard (H) Zone on the lands associated with the waterfront area is proposed to remain.</p> </div>
	<div> <div>GETTING MORE INFORMATION</div> <p>Input on the proposed Draft Plan of Subdivision 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.</p> </div>

	<p>A copy of the Information Report will be available to the public by 5:00 PM on <b>September 29, 2021</b>. The information report will be available in the Council agenda portion of the Town's Web Site: <a href="http://www.forterie.ca">www.forterie.ca</a> by contacting Aaron Butler, Manager, Development Approvals.</p> <p><b><u>CONTACT INFORMATION</u></b></p> <p><b>Anamika Dilwaria, MCIP, RPP, Manager, Deveopment Approvals Planner</b> <b>Planning and Development Services Department</b> <b>Town Hall, 1 Municipal Centre Drive</b> <b>Fort Erie, Ontario L2A 2S6</b> <b>905-871-1600 ext. 2507</b> <b>Or by e-mailing your comments to: <a href="mailto:adilwaria@forterie.ca">adilwaria@forterie.ca</a></b></p> <p><b><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></b></p> <p>To provide input in writing, or to request written notice of the decision of the Draft Plan of Subdivision and 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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>
	<p><b><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></b></p> <p>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 or Council meeting.</p> <p>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.</p> <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> <p>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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>

3285 THUNDER BAY ROAD  
TOWN OF FORT ERIE



KEY PLAN  
N.T.S.

DRAFT PLAN OF SUBDIVISION

**LEGAL DESCRIPTION**

LOTS 20A, 20B, PART OF LOTS 19A, 19B & 21C  
PART OF LOT 20, BROKEN FRONT CONCESSION LAKE ERIE  
GEOGRAPHIC TOWNSHIP OF BERTIE  
TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**

BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION TO THE TOWN OF FORT ERIE  
FOR APPROVAL.

WESTWIND-NIAGARA DEVELOPMENTS INC. DATE: JUNE 22, 2021

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

RICK S. KIRKPUP, B.Sc., O.L.P.P., Ontario Land Surveyor DATE: JUNE 28, 2021  
KIRKPUP MASCOE URBAN SURVEYING  
(a Division of J.D. Bortone Limited)

REQUIREMENTS OF SECTION 51(17)  
OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
- i) SEE PLAN
- j) SEE PLAN
- k) SEE PLAN
- l) SEE PLAN
- m) SEE PLAN
- n) SEE PLAN
- o) SEE PLAN
- p) SEE PLAN
- q) SEE PLAN
- r) SEE PLAN
- s) SEE PLAN
- t) SEE PLAN
- u) SEE PLAN
- v) SEE PLAN
- w) SEE PLAN
- x) SEE PLAN
- y) SEE PLAN
- z) SEE PLAN

**LAND USE SCHEDULE**

LAND USE	LOT/BLOCK	# OF UNITS/AREA(%)	AREA(%)
RESIDENTIAL	LOT 1	1	0.00
RESIDENTIAL	LOT 2	1	0.00
RESIDENTIAL	LOT 3	1	0.00
RESIDENTIAL	LOT 4	1	0.00
RESIDENTIAL	LOT 5	1	0.00
RESIDENTIAL	LOT 6	1	0.00
RESIDENTIAL	LOT 7	1	0.00
RESIDENTIAL	LOT 8	1	0.00
RESIDENTIAL	LOT 9	1	0.00
RESIDENTIAL	LOT 10	1	0.00
RESIDENTIAL	LOT 11	1	0.00
RESIDENTIAL	LOT 12	1	0.00
RESIDENTIAL	LOT 13	1	0.00
RESIDENTIAL	LOT 14	1	0.00
RESIDENTIAL	LOT 15	1	0.00
RESIDENTIAL	LOT 16	1	0.00
RESIDENTIAL	LOT 17	1	0.00
RESIDENTIAL	LOT 18	1	0.00
RESIDENTIAL	LOT 19	1	0.00
RESIDENTIAL	LOT 20	1	0.00
RESIDENTIAL	LOT 21	1	0.00
RESIDENTIAL	LOT 22	1	0.00
RESIDENTIAL	LOT 23	1	0.00
RESIDENTIAL	LOT 24	1	0.00
RESIDENTIAL	LOT 25	1	0.00
RESIDENTIAL	LOT 26	1	0.00
RESIDENTIAL	LOT 27	1	0.00
RESIDENTIAL	LOT 28	1	0.00
RESIDENTIAL	LOT 29	1	0.00
RESIDENTIAL	LOT 30	1	0.00
RESIDENTIAL	LOT 31	1	0.00
RESIDENTIAL	LOT 32	1	0.00
RESIDENTIAL	LOT 33	1	0.00
RESIDENTIAL	LOT 34	1	0.00
RESIDENTIAL	LOT 35	1	0.00
RESIDENTIAL	LOT 36	1	0.00
RESIDENTIAL	LOT 37	1	0.00
RESIDENTIAL	LOT 38	1	0.00
RESIDENTIAL	LOT 39	1	0.00
RESIDENTIAL	LOT 40	1	0.00
RESIDENTIAL	LOT 41	1	0.00
TOTAL		41	100.00
DEVELOPABLE AREA (TOTAL - BLOCK 42 & 44) =		3.4455 ha	
DEVELOPABLE DENSITY =		1.90 units/ha	

UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS

30 Hargrave Drive, Unit 1  
Fort Erie, Ontario, N3A 4K6  
Phone: (905) 886-5400  
Fax: (905) 886-5274

DRAFTING TITLE

DRAFTING: MK

DATE: JUNE 22, 2021

PRINTED: JUNE 28, 2021

SCALE: 1:750

DWG NO: 17143-DP

REV: 1