



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING


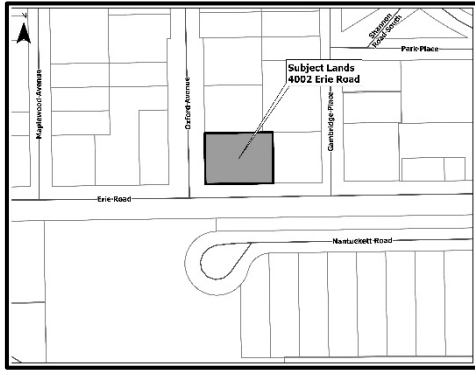

**Owner: –5017064 Ontario Ltd.(c/o Chris Hawkswell
4002 Erie Road
Zoning By-law Amendment Application
APPLICATION 350309-0523**

**DATE: August 23, 2021
TIME: 6:00 PM
LOCATION: This will be a virtual meeting**

Residents can participate in Zoom Council meetings two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@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 Anamika Dilwaria, Senior Development Planner (adilwaria@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 or click on the YouTube icon on the home page of the Town’s website (www.forterie.ca).

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>A Zoning By-law amendment is requested to construct a 3 storey addition to the existing building to include a microbrewery and a 28-room inn.</p> <p>The lands are currently zoned Core Mixed Use 2 (CMU2-274), in accordance with Zoning By-law No. 129-90 as amended by By-law No. 1992-167. The applicant is requesting to rezone the subject property to a new site-specific Core Mixed-Use 2 (CMU2) Zone. The site-specific CMU2 regulations are requested for adding a microbrewery to the list of permitted uses, an increase in the building height, the number of storeys, the seating capacity of the outdoor patio, and a reduction in the setback of the an outdoor patio from a residential zone. As part of this application, the applicant is also requesting to recognize the existing reduced rear yard setback.</p>

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 **August 18th, 2021**. 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.

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

**HAVE
YOUR
SAY**

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 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



