

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: Sant Prakash Dhillon, Aman, Uppal,
Shaminder Dhillion & Kuldip
Agent - Curtis Thompson (Better Neighbourhoods Inc.)
4197 Niagara River parkway


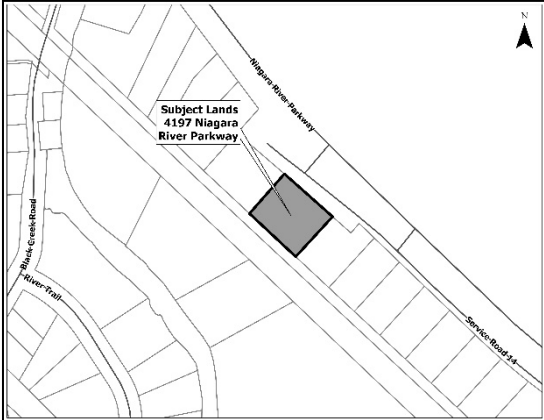


Combined Official Plan and Zoning By-law Amendment Application *APPLICATION NOS- 350302-0124 and 350309-0524*

DATE: September 13, 2021
TIME: 6:00 PM
LOCATION: This will be a virtual meeting

Residents can participate in Zoom Council meetings in 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 combined Official Plan and Zoning By-law amendment is requested to facilitate a future severance to create a new residential lot on the lands known as 4197 Niagara River Parkway.</p> <p>The subject property is located within the urban boundary and is currently designated Low-Density Residential, in the Douglastown-Black Creek Secondary Pan and zoned Waterfront Residential (WR) Zone, in accordance with Zoning By-law No. 129-90.</p> <p>The applicant is requesting to add a Special Policy Area and rezone the subject lands to a new site-specific Waterfront Residential (WR) Zone to permit new development within the Urban Area on private water service.</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the Combined Official Plan 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> <p>A copy of the Information Report will be available to the public by 5:00 PM on September 8th, 2021. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Anamika Dilwaria, Senior Development Planner.</p> <p><u>CONTACT INFORMATION</u> Anamika Dilwaria, MCIP, RPP, Senior Development Planner</p>

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 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.

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 (OLT) 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 (OLT) 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



