



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING


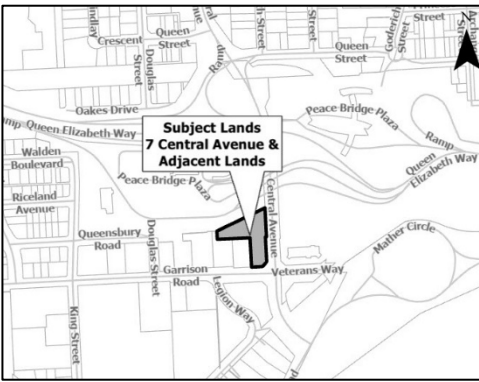

Owner: – Compass Heights Ltd. (Jeff Andrews)
7 Central Avenue & 100-1 Queen Street
Official Plan and Zoning By-law Amendment Application
APPLICATION 350309-0509

DATE: November 2, 2020
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>LOCATION OF SUBJECT LANDS</p>  |
|  | <p>WHAT WILL THIS AMENDMENT CHANGE:</p> <p>An Official Plan and Zoning By-law amendment are requested to allow the construction of a 12 storey mixed-use building (Site Plan attached as Schedule 1) on the lands known as 7 Central Avenue and a portion of abutting northerly parcel known as 100-1 Queen Street. The proposed building will include 200 dwelling units and 879.9 square metres of retail space.</p> <p>The lands are currently designated Core Mixed Use, in part and Peace Bridge (Border Services Area), in part, in the Official Plan, within the Gateway Secondary Plan Area. Lands designated Peace Bridge are also within Site Specific Policy Area 2 of the Official Plan.</p> |

The applicant is requesting an amendment to the Official Plan to re-designate the northerly portion of lands from Peace Bridge (Border Services Area) to Core Mixed Use and add a Special Policy Area designation to the subject lands to allow an increase to the maximum residential density and maximum building height.

The lands are currently zoned site-specific Core Mixed Use 1 (CMU1-447), in part and Public, in part, in accordance with Zoning By-law No. 129-90, as amended by By-law No. 58-11. The applicant is requesting to rezone the lands to a site-specific Core Mixed Use 1 (CMU1) Zone to allow an increase in the maximum building height.

GETTING MORE INFORMATION

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.

A copy of the Information Report will be available to the public by 5:00 PM on **October 29th, 2020**. 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.

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 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



| | |
|--|--|
| | <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 cschofield@forterie.ca</p> |
|--|--|

