

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – 2855546 ONTARIO LTD. / STEPHEN FISCHER
Agent – UPPER CANADA CONSULTANTS (ETHAN LAMAN)
436-440 RIDGE ROAD NORTH**

**Proposed Combined Official Plan and Zoning By-Law Amendment
APPLICATION: 350302-0170 & 350309-0573**

DATE: April 18, 2024
TIME: 6:00 PM
PLACE: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.

LOCATION OF SUBJECT LANDS



WHAT WILL THIS AMENDMENT CHANGE:

An application for combined Official Plan and Zoning By-law Amendments has been submitted for the subject lands in order to facilitate the development of a five-storey apartment building with 91 dwelling units, 12 two- and three-storey semi-detached dwellings, and a three-storey mixed-use building with ground floor commercial units and 12 residential dwelling units above. A site plan is attached for review as Schedule “1” to this notice for reference.

The subject lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary. The subject lands are designated Core Mixed Use, in part, Low Density Residential, in part, and Medium Density Residential, in part, in the Ridgeway-Thunder Bay Secondary Plan in the Town’s Official Plan.



An Official Plan Amendment is proposed to change portions of the subject lands from Low Density Residential and Medium Density Residential to a Medium Density Residential Site Specific Policy Area and Core Mixed Use to implement the development plan.

The subject lands are currently zoned Core Mixed Use 4 (CMU4) Zone, in part, Residential 1 (R1) Zone, in part, and Residential Multiple 1 Holding (RM1-260(H)) Zone, in part, in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990, as amended.

The Zoning By-law Amendment is proposed to rezone a portion of the subject lands to a site-specific Residential Multiple 2 (RM2) Zone to permit the proposed apartment building and semi-detached dwellings. The proposed site-specific provisions in the RM2 Zone pertain to building height, reduced lot frontage, reduced interior side yard setbacks, reduced landscaped area, reduced setbacks for driving lanes and parking

areas, increased access driveway width, reduced planting strip widths, reduced parking spaces per dwelling unit, and reduced parking space width.

The Zoning By-law Amendment also proposes to rezone a portion of the subject lands to a site-specific Core Mixed Use 4 (CMU4) Zone to permit the proposed 3-storey mixed use building. The proposed site-specific provisions in the CMU4 Zone pertain to reduced residential open space per dwelling unit, reduced setback of a parking area to a Residential Zone, and reduced planting strip width.

HAVE YOUR SAY

Input on the proposed combined Official Plan and Zoning By-law Amendments 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.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council 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).

GETTING MORE INFORMATION

An information report will be available in the Council agenda portion of the Town's Website: www.forterie.ca Please contact Daryl Vander Veen, Intermediate Development Planner to confirm when the report is available.

CONTACT INFORMATION

**Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department**

Town Hall, 1 Municipal Centre Drive

Fort Erie, Ontario L2A 2S6

905-871-1600 ext. 2509

Or by e-mailing your comments to: dvanderveen@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 Amendments, please send a letter c/o Peter Todd, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to ptodd@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 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 Peter Todd, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to ptodd@forterie.ca

Notice dated March 28, 2024.



**HAVE
YOUR
SAY**



