

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

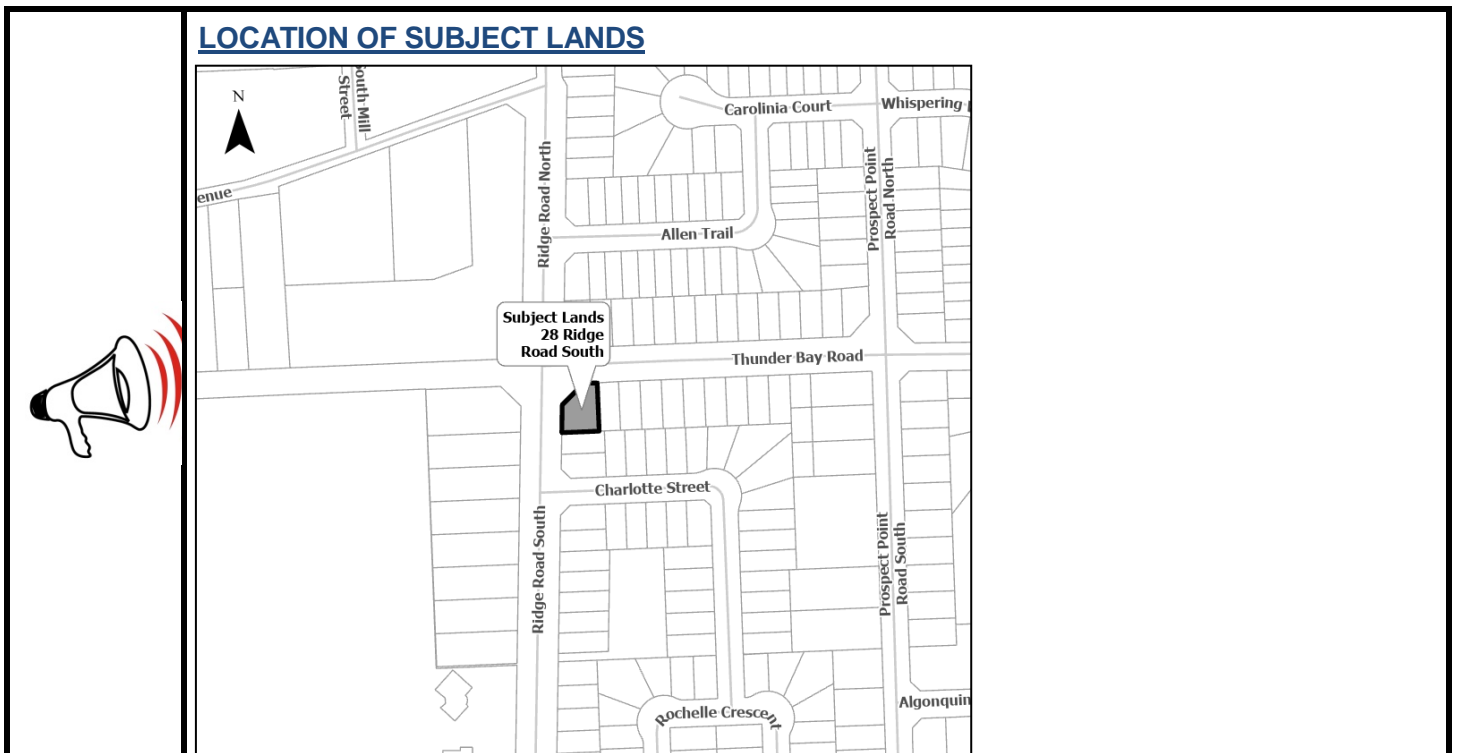
Owner/Applicant: Integra Inc. (Mike Stepien)
28 Ridge Road South
Zoning By-law Amendment Application
APPLICATION No: 350309-0536




DATE: March 21, 2022
TIME: 6:00 PM
LOCATION: This will be a virtual Council meeting conducted via Zoom.

Residents can participate in Zoom based Council meetings two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Junior Planner (dvanderveen@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 Daryl Vander Veen, Junior Planner (dvanderveen@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>PROPOSED CHANGE</u></p> <p>A Zoning By-law amendment is requested to facilitate a future severance intended to create a new residential parcel on the lands municipally known as 28 Ridge Road South. Both the proposed new parcel and the retained parcel are intended for development of single detached dwellings.</p> <p>The zoning of the subject lands is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 2 (R2) Zone. The site-specific R2 zone proposes provisions to permit reduced lot frontage of 10.94 m and a reduced lot area of 425.50 sq m for the retained parcel and a reduced lot area of 408.70 sq m for the new parcel.</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>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.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on March 16, 2022. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Junior Planner.</p> <p><u>CONTACT INFORMATION</u></p> <p>Daryl Vander Veen, Junior 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</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>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</p>
	<p><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></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 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>

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

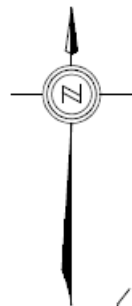
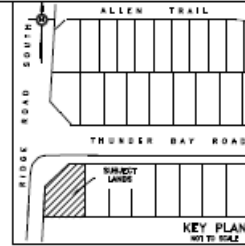
Dated February 24, 2022.

SCHEDULE 1

SKETCH FOR SEVERANCE APPLICATION
LOT 1, REGISTERED PLAN 59M-337
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

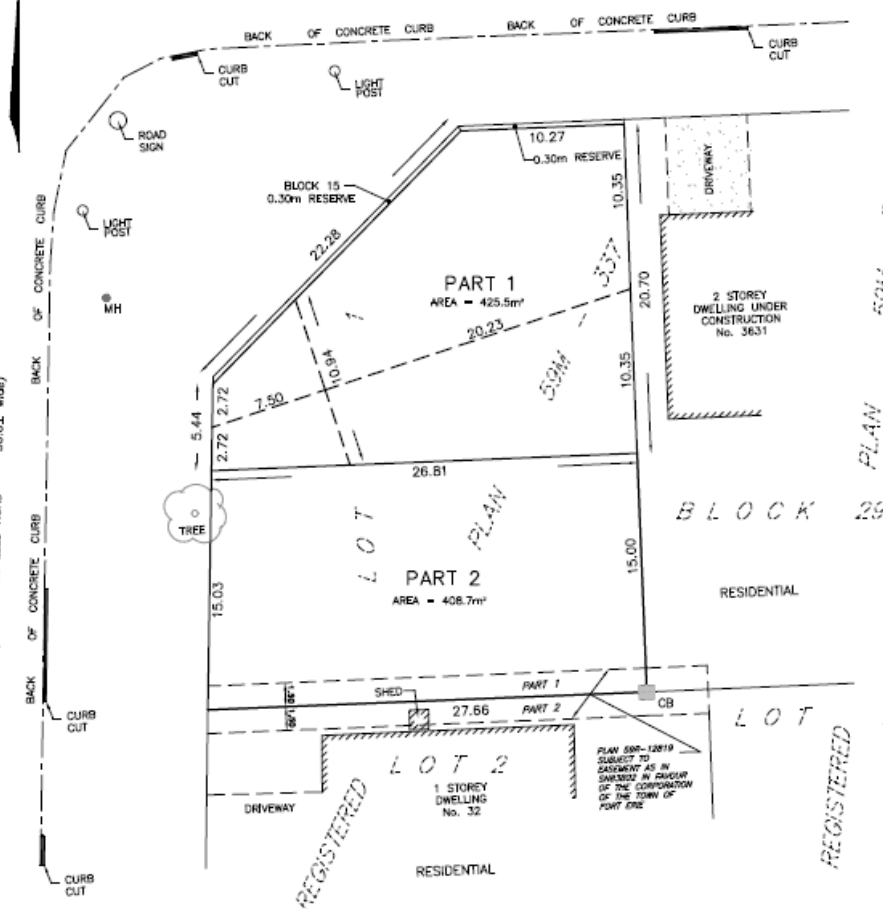


KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS



THUNDER BAY ROAD
 (ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION AND CONCESSION 1, LAKE ERIE)
 (PUBLIC TRAVELLED ROAD - 25.0± wide)

RIDGE ROAD SOUTH
 (PUBLIC TRAVELLED ROAD - 30.0± wide)



NOTE

THIS SKETCH IS INTENDED FOR USE OF THE COMMITTEES OF ADJUSTMENT ONLY. MEASUREMENTS MAY VARY UPON FIELD SURVEY.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

APRIL 21, 2021

DATE

William A. Mascoe

WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE

SURVEYING LTD.

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 TELEPHONE (905) 641-1807, FAX (905) 641-4624
 E-MAIL: info@kirkupmascoeure.com

JOB No. 20-0281

FILE 20-0281_SKETCH