

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

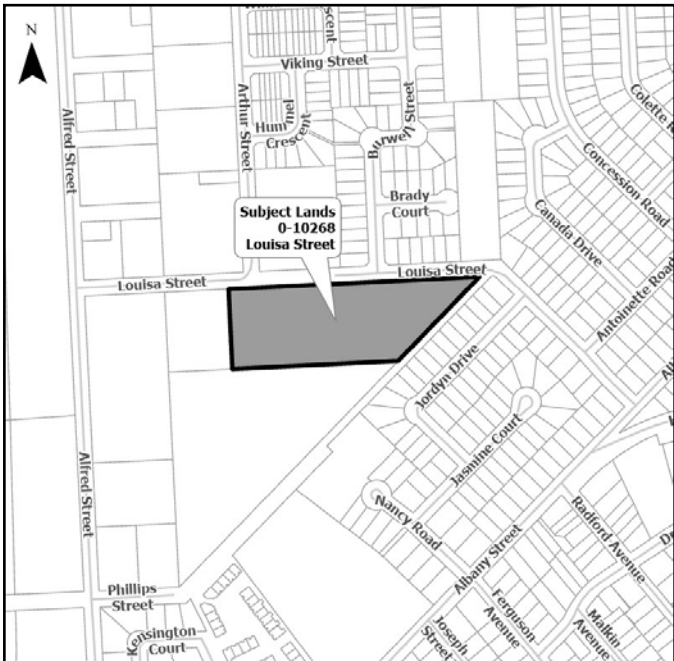
**Owner: Ashton Homes (Western) Limited (Aldo Vercillo)**  
**Agent: Upper Canada Consultants (William Heikoop)**  
**Peace Bridge Village Phase 4 Subdivision (0-10268 Louisa Street)**

## Proposed Zoning By-law Amendment and Plan of Subdivision Application

*Application File No: 350308-0127 & 350309-0544*

**DATE:** September 12, 2022  
**TIME:** 6:00 PM  
**LOCATION:** 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





### PROPOSED CHANGE

A Zoning By-law Amendment application and a Plan of Subdivision application has been submitted for the proposed Peace Bridge Village Phase 4 Subdivision. The development is proposing 29 lots for single detached dwellings, 6 blocks for a total of 36 townhouse dwellings and one block for a future road connection. The draft plan of subdivision

The lands are located within the Urban Area and are currently designated Urban Residential and Environmental Conservation in the Town’s Official Plan. The lands are currently zoned Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990.

The zoning is proposed to change the Neighbourhood Development (ND) Zone to a site-specific Residential 2A (R2A) Zone for the single detached dwellings and a site-specific Residential Multiple 1 (RM1) Zone for the townhouse dwellings. The site-specific R2A Zone is proposing special provisions to permit reduced lot frontage for a corner lot and reduced lot area. The site-specific RM1 Zone is proposing special provisions to permit reduced lot area, increased density, increased lot coverage and a reduced planting strip width where it abuts a street. The Zoning By-law Amendment also proposes to remove the Environmental Conservation (EC) Overlay Zone from the subject lands.

	<p><b><u>HAVE YOUR SAY</u></b></p> <p>Input on the proposal 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>Residents can participate in the Council meeting <u>in person in Council Chambers, OR</u> 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.</p> <p>The Town of Fort Erie Council meeting live webcast will be streamed at <a href="http://www.youtube.com/townofforterie">www.youtube.com/townofforterie</a> or click on the YouTube icon on the home page of the Town's website (<a href="http://www.forterie.ca">www.forterie.ca</a>).</p> <p><b><u>GETTING MORE INFORMATION</u></b></p> <p>A copy of the Information Report will be available to the public by 5:00 PM on <b>September 7, 2022</b>. The information report will be available in the Council agenda portion of the Town's Web Site: <a href="http://www.forterie.ca">www.forterie.ca</a> or by contacting Daryl Vander Veen, Junior Development Planner.</p> <p><b><u>CONTACT INFORMATION</u></b></p> <p><b>Daryl Vander Veen, Junior Development Planner</b> <b>Planning and Development Services Department</b> <b>Town Hall, 1 Municipal Centre Drive</b> <b>Fort Erie, Ontario L2A 2S6</b> <b>905-871-1600 ext. 2509</b> Or by e-mailing your comments to: <a href="mailto:dvanderveen@forterie.ca">dvanderveen@forterie.ca</a></p> <p><b><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></b></p> <p>To provide input in writing, or to request written notice of the decision of the proposal 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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>
	<p><b><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></b></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> <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.</p> <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 <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p> <p>Notice dated August 18, 2022.</p>

## SCHEDULE 1

