



# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner:** – Jagjit Sandhu  
80-84, 94 Jarvis Street


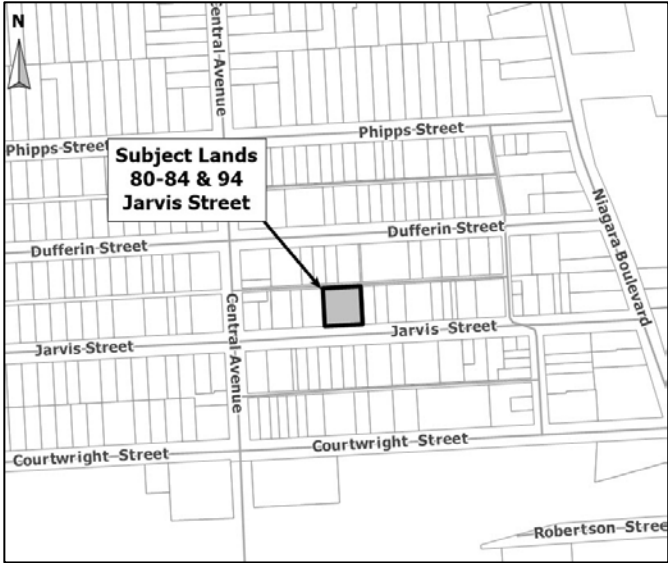

## Official Plan and Zoning By-law Amendment Application APPLICATION 350309-0489

**DATE:** January 11, 2021  
**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](mailto: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](mailto: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](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

	<p><b>LOCATION OF SUBJECT LANDS</b></p> 
	<p>An Official Plan and Zoning By-law amendment are requested to allow the construction of a 5 storey mixed-use building (Site Plan attached as Schedule 1) on the lands known as 80-84 and 94 Jarvis Street. The proposed building will include 34 dwelling units and 198 square metres of retail space.</p> <p>The lands are currently designated Commercial in the Official Plan and Policy Area 5-Bridgeburg Central Business District, within the Bridgeburg Secondary Plan Area. The current designation allows a maximum building height of 3 storeys.</p>

The applicant is requesting add a Special Policy Area designation to the subject lands to allow an increase to the maximum building height to 5 storeys (Schedule 2) .

The lands are currently zoned site-specific Central Business District Commercial (C2A-419) Zones, in accordance with Zoning By-law No. 129-90, as amended by By-law No. 2010-102. The site-specific allows the maximum building height of 3 storeys. The applicant is requesting to rezone the lands to a site-specific Central Business District Commercial (C2A) Zone to allow an increase in the maximum building height to 5 storeys and a reduction in the size of the residential open air balcony.

**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 **January 6<sup>th</sup>, 2021**. The information report will be available in the Council agenda portion of the Town’s Web Site: [www.forterie.ca](http://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](mailto: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](mailto: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.

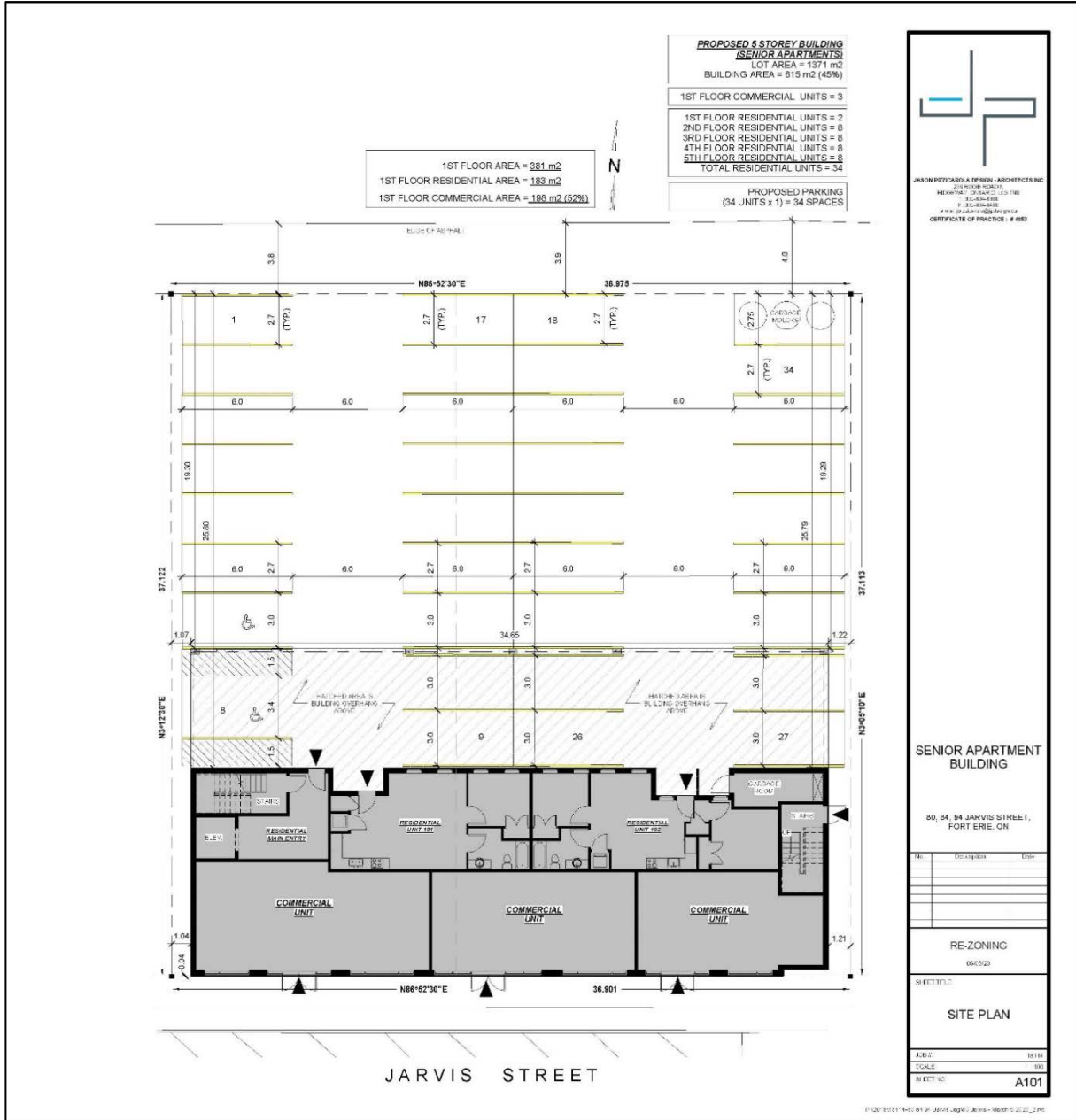
If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie’s Municipal Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before 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.

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](mailto:cschofield@forterie.ca)



# SCHEDULE 1



**JARVIS PEZICAROLA DE BISH - ARCHITECTS INC.**  
 275 DUNDAS STREET WEST  
 SUITE 201  
 TORONTO, ONTARIO M5G 1C8  
 TEL: (416) 593-2888  
 FAX: (416) 593-2889  
 P.O. BOX 10000  
 SCARBOROUGH, ONTARIO M1V 5E6  
 CERTIFICATE OF PRACTICE # 4883

**SENIOR APARTMENT BUILDING**

80, 84, 94 JARVIS STREET,  
 FORT ERIE, ON

NO.	Description	Date

RE-ZONING  
 665329

SHEET NO.:  
**SITE PLAN**

JOB NO.	DATE
8816	10
8916	10

SHEET NO.  
**A101**

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## SCHEDULE 2

