





# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – John Lally (1000112697 Ontario Inc.)**  
**Agent – Cam Lang**  
**229 CherryHill Boulevard South**  
**Proposed Zoning By-Law Amendment**  
*APPLICATION 350309-0563*

**DATE:** March 6, 2023  
**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.

	<p><u><b>LOCATION OF SUBJECT LANDS</b></u></p> 
	<p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <p>The Applicant is proposing to rezone the property to facilitate the construction of four single detached dwellings. The subject land is located on the North-East corner of Willowood Avenue and Smalls Road.</p> <p>The subject land is designated as Urban Residential in the Town’s Official Plan and is located in the Crystal Beach neighbourhood. The designation allows for a variety of housing forms that include single-detached dwellings and semi-detached dwellings.</p> <p>The subject land is currently zoned Residential 1 (R1) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990, which permits single detached and accessory apartment dwellings. A Zoning By-law Amendment was requested to change from Residential 1 (R1) Zone to Residential 2A (R2A) Zone. An amendment to the Zoning By-law is required as the proposed lots do not meet the minimum lot frontage of 20 m and lot area of 600 m<sup>2</sup> in the R1 zone.</p>
	<p><u><b>HAVE YOUR SAY</b></u></p> <p>Input on the proposed 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>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>

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)).

#### GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **March 1, 2023**. 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 Samantha Yeung, Junior Development Planner.

#### CONTACT INFORMATION

**Samantha Yeung, Junior Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2528**  
Or by e-mailing your comments to: [syeung@forterie.ca](mailto:syeung@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 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 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 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)

Notice dated February 10, 2023.



# SCHEDULE 1

REV.	DATE	REVISION
0	APRIL 20/22	ISSUED TO CLIENT FOR REVIEW
1	MAY 29/22	REVISED & ISSUED TO CLIENT

**LEGAL DESCRIPTION**  
 LOTS 183 TO 187 OF THE REGISTERED PLAN NO. 449  
 IN THE TOWN OF FORT ERIE  
 IN THE REGIONAL MUNICIPALITY OF NIAGARA

**NOTE**  
 ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN HAVE BEEN COLLECTED FROM A FIELD SURVEY DATED FEBRUARY 15, 2022. VALLEE ENGINEERS INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS REPRESENTED ON THIS PLAN.



**vallee**  
 Consulting Engineers,  
 Architects & Planners

G. DOUGLAS VALLEE LIMITED  
 2 TALBOT STREET NORTH  
 SIMCOE, ONTARIO N3Y 3W4  
 (519) 426-8270

**SUBMISSION  
 DRAWING**  
 NOT TO BE USED FOR CONSTRUCTION

Project File: **LALLY HOMES  
 CHERRY HILL**

Project Title: **FORT ERIE - NIAGARA REGION**

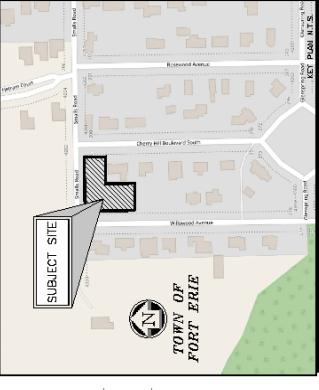
Drawing Title: **SITE PLAN**

Designed by: **ED** Drawn by: **TUC**

Checked by: **ED** Date Stamped: **APRIL 20, 2022**

Drawing Scale: **1:200** Drawing No.: **00**

Project No.: **22-044**



**NOTES**

- CONTRCTOR TO VERIFY THAT HOUSE FOUNDATION IS ACCORDING TO MUNICIPAL REGULATIONS. ALL FINAL DIMENSIONS MUST BE SURVEYED AND CROTTED. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
- ALL DIMENSIONS AND ELEVATIONS ARE IN METERS AND BY INTENT TO BE ROUNDED UP.
- BUILDER TO VERIFY BOTTOM OF FINISH ELEVATION OF FOUNDATION SHALL BE CONSIDERED TO CONFORM TO THE ONTARIO BUILDING CODE. FINISH 0.15m OF FOUNDATION WALL WITH SMOOTH FINISH.
- ALL ROOF LEAKERS TO BE DIRECTED TO THE ROAD.
- SITE BENCHMARK**  
 SHALL TOP OF THE STAKE AT SOUTH END OF WILLWOOD AVENUE AT CHERRY HILL BOLLWOOD SOUTH INTERSECTION. ELEVATION: 179.00m.
- THIS TOP OF THE STAKE OF SOUTH WEST CORNER OF SMALLS ROAD AND WILLOWOOD AVENUE INTERSECTION. ELEVATION: 180.00m.

REGULATION	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	15.0m	19.0m (INTERIOR LOT)
MIN. LOT AREA	370sq.m.	498sq.m. (INTERIOR LOTS) 477sq.m. (CORNER LOTS)
MAX. LOT COVERAGE	50%	44.3%
MIN. FRONT YARD	3.0m TO BUILDING	3.0m TO BUILDING
MIN. SIDE YARD	1.5m	1.5m
MIN. OUTSIDE SIDE YARD	2m TO BUILDING	2m TO BUILDING
MIN. REAR YARD	2m TO ADJACENT GARAGE	15.7m TO ADJACENT GARAGE
MAX. HEIGHT	5.0 STOREYS	5.0 STOREYS

**NOTES**

- ALL DRIVING WORKS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
- PROPERTY LINE GRADERS SHALL BE MATCHED.
- PROPOSED RETAINING WALL SHALL NOT BE WOOD.
- ANY DISTURBED BOLLWOODS AND OTHER TO BE RESTORED TO EXISTING CONDITION. RESURFACING OF 100mm TOPSOIL AND 500 IS REQUIRED AT A MIN.
- REGRADE THE ROAD SIDE DITCH TO ENSURE IT HAS POSITIVE DRAINAGE ON WILLOWOOD AVE FRONTING THE PROPOSED LOTS.
- SERVICE CONNECTIONS PERMIT REQUIRED FOR PROPOSED SHOWER, LAUNDRY, THE PERMIT PROCESS (I.E. LATERAL SIZE AND MATERIALS).
- ENTRANCE PERMIT(S) REQUIRED FOR PROPOSED ENTRANCES. FINAL DETAILS FOR THE ENTRANCES TO BE OBTAINED THROUGH THE PERMIT PROCESS (I.E. CONCRETE SIZES, MATERIALS, ETC).

