



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: –Frank Kenneth DiCorso

0-6489 Nigh Road

Official Plan and Zoning By-law Amendment Application


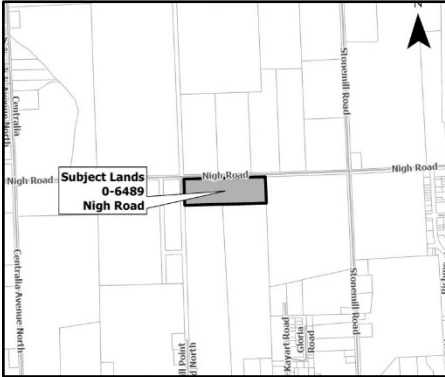

APPLICATION 350309-0471

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) 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) 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>LOCATION OF SUBJECT LANDS</u></p> 
	<p>An Official Plan and Zoning By-law amendment are requested to facilitate a future severance to create two new residential lots (Survey Sketch attached as Schedule 1) on the lands known as 0 -6489 Nigh Road.</p> <p>The lands are located outside the Urban Area and are currently designated Rural, in part and Environmental Protection, in part, in the Official Plan. The applicant is requesting an amendment to the Official Plan as the proposed lots do not comply with the definition of the infill lots outlined in the Plan. The Official Plan defines an Infilling lot as a “<i>new lot which fronts on a public road and which is situated on the same side of the road and between either an existing dwelling and another existing dwelling or a natural heritage feature or an improved road allowance where the distance between such structures or features is 90 metres or less</i>”.</p> <p>The lands are currently zoned Rural (RU) Zone, in part, Environmental Conservation (EC) Overlay Zone, in part and Hazard (H) Zone, in part, in accordance with the Zoning By-law 129-90. The site-specific RU regulations are requested for a reduction in the minimum lot frontage</p>

and minimum lot area requirements of the by-law. The applicant is not proposing any changes to the Environmental Conservation (EC) Overlay Zone and Hazard (H) Zone.

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/Recommendation Report will be available to the public by 5:00 PM on **January 6th, 2021**. The information/recommendation report will be available in the Council agenda portion of the Town's Web Site: 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

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

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written or oral comments at the public meeting, Council will make a decision. If you disagree with Council's decision on the Official Plan and Zoning By-law Amendment application, you can appeal it to the Local Planning Appeal Tribunal (LPAT).

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

**HAVE
YOUR
SAY**



SCHEDULE 1

