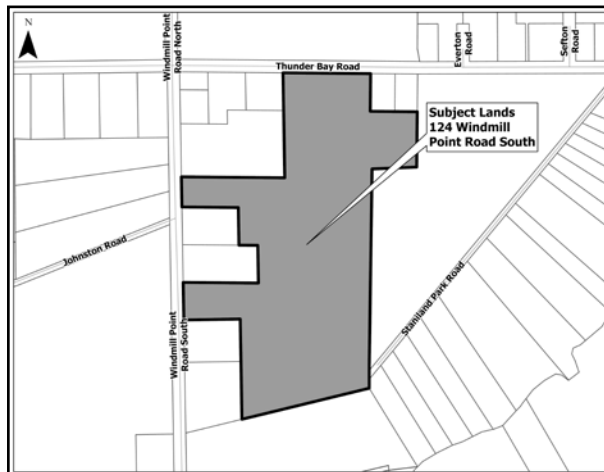




**PUBLIC INFORMATION OPEN HOUSE  
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
LOCATION: 125 WINDMILL POINT ROAD SOUTH  
OWNER: CRAIG AND KATIE KUHN  
AGENT: SUSAN SMYTH (QUARTEK GROUP INC.)**

**PROPOSAL:**

A combined Official Plan and Zoning By-law amendment is requested to facilitate a future severance to create two new residential lots, shown as Parts 1 and 2 on the Survey Sketch attached as Schedule 1, on the lands known as 124 Windmill Point Road South.



The subject lands are located outside the Urban Area and are currently designated Rural, in part and Environmental Protection, in part, in the Town's 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 "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".

The lands are currently zoned Rural (RU) Zone, in part, Environmental Conservation (EC) Overlay Zone, in part and Environmental Protection (EP) 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 and minimum lot area requirements of the by-law. The applicant is also requesting to remove the Environmental Conservation (EC) Overlay Zone from the two proposed residential lots to facilitate the construction of the future single detached dwellings. The Environmental Conservation (EC) Overlay Zone will be maintained on the remaining portion of the property. No changes are proposed to Environmental Protection (EP) Zone/

**We would like to hear from you:** We invite you to attend an evening Public Information Open House meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Residents can participate in a Zoom Public Information Open House meeting 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 meeting will be streamed live at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie). You can also view the meeting by clicking on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

A copy of this notice and the preliminary site plan is available for download at the following link under 'Official Plan Amendment – 124 Windmill Point Road South': <https://www.forterie.ca/pages/CurrentPublicNotices>

Details for Public Information Open House are as follows:

**Date: Wednesday, February 23, 2022**

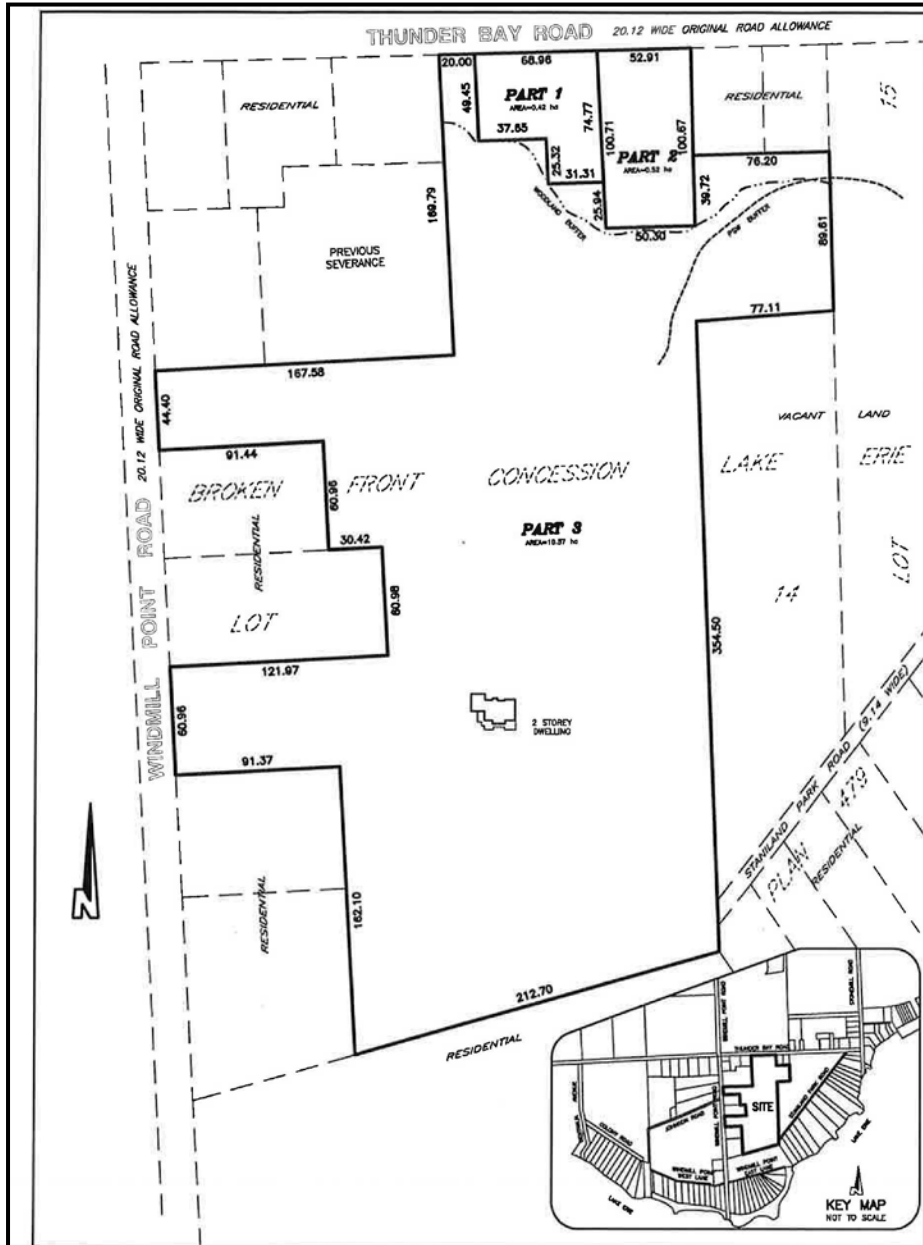
**Time: 5:00 P.M- 6.00 PM**

**Location: This is a virtual meeting**

Dated at the Town of Fort Erie this 2<sup>nd</sup> day of February, 2022.

For additional information, please contact  
Anamika Dilwaria, MCIP, RPP, Senior Development Planner  
at 905-871-1600 ext. 2507 or at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)

# SCHEDULE 1



**SKETCH**  
 PREPARED FOR SEVERANCE APPLICATION  
 PART OF LOT 14, BROKEN FRONT  
 CONCESSION LAKE ERIE  
 GEOGRAPHIC TOWNSHIP OF BERTIE  
 IN THE  
**TOWN OF FORT ERIE**  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 2500 (METRIC)

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*Donald G. Chambers*  
 DONALD G. CHAMBERS, B. Sc., O.L.S.

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DATE: NOVEMBER 15, 2021 FILE No: 89-295-2 (89295-2\_SEV5)