



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: – 5009823 Ontario Inc- Mitch Willam and Mike Colosimo
(Capital Contracting)**

**Agent: Matt Kernahan (Upper Canada Consultants)
0-17482 & 0-17484 Black Creek Road**

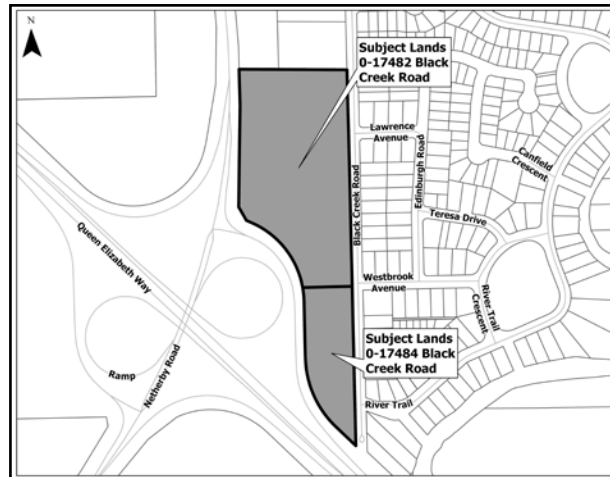
**Proposed Draft Plan of Subdivision, Official Plan
and**

Zoning By-law Amendment Application

APPLICATION NOs: 350302-131, 350309-540 &350308-123

DATE: May 30, 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



The applicant has submitted an application to subdivide 8.67 hectares of land known as 0- 17482 and 0-17484 Black Creek Road into fifty-four (54) residential lots for single-detached dwellings, eight (8) blocks for sixteen (16) semi-detached dwellings, thirteen (13) blocks for fifty-nine 59 street townhouse dwellings, one (1) block for sixteen (16) block (condominium) townhouse dwellings, one (1) block for up to eighty (80) apartment dwellings, a block for stormwater management pond and 0.3-metre reserves.

The applicant has also submitted an application to amend the Town's Official Plan and Zoning By-law No. 129-90.

The northerly and southerly portions of the subject lands are currently designated Medium Density Residential and the middle portion of the property is designated Low-Density Residential in the Town's Official Plan and Douglstown-Black Creek Secondary Plan. The Medium Density Residential designation permits a maximum density of 50 units per hectare. The applicant is requesting to redesignate the entire subject property as Medium Density Residential. A Special Policy Area designation is requested to be added to the northerly portion of the property to allow stacked and block townhouses as permitted uses with a density ranging from 17 units per hectare to 75 units per hectare.

The subject lands are currently zoned Residential Multiple 2 (RM2-549) Zone, in part, Residential 2 (R2) Zone, in part and Residential Multiple (RM1-548) Zone,

in part, in accordance with the Zoning By-law No. 129-90 as amended by By-law No. 2016-035. The applicant is requesting to rezone the northerly portion of the subject property to a site-specific Residential Multiple 2 (RM2) Zone and the southerly portion to a site-specific Residential Multiple (RM1) Zone.

The site-specific regulations requested for RM2 Zone (Blocks 74 and 75) include adding stacked townhouses and block townhouses to the list of permitted uses. The site-specific regulations requested for Block 75 include a reduction in the minimum lot frontage and maximum building height, an increase in minimum lot area per dwelling unit, minimum rear yard depth, interior side yard, and allowing the minimum and maximum density to range between 17 – 77 units per hectare

The site-specific regulations requested for RM1 Zone include adding a stormwater management pond to the list of permitted uses, removing the requirement for maximum lot coverage, reduction in the interior side yard for proposed semi-detached dwellings (Blocks 53-60), minimum lot area per dwelling unit for on-street townhomes (Blocks 61-70) and an increase in the maximum density.

GETTING MORE INFORMATION

Input on the 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, 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 **Wednesday, May 26th, 2022**. The Information Report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Mackenzie Ceci, Junior Development Planner.

CONTACT INFORMATION

**Anamika Dilwaria, Acting Manager, Development Approvals
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2507**



**HAVE
YOUR
SAY**

Or by e-mailing your comments to: adilwaria@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the Draft Plan of Subdivision and 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 the 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

Notice dated at the Town of Fort Erie this 5th day of May, 2022.



