
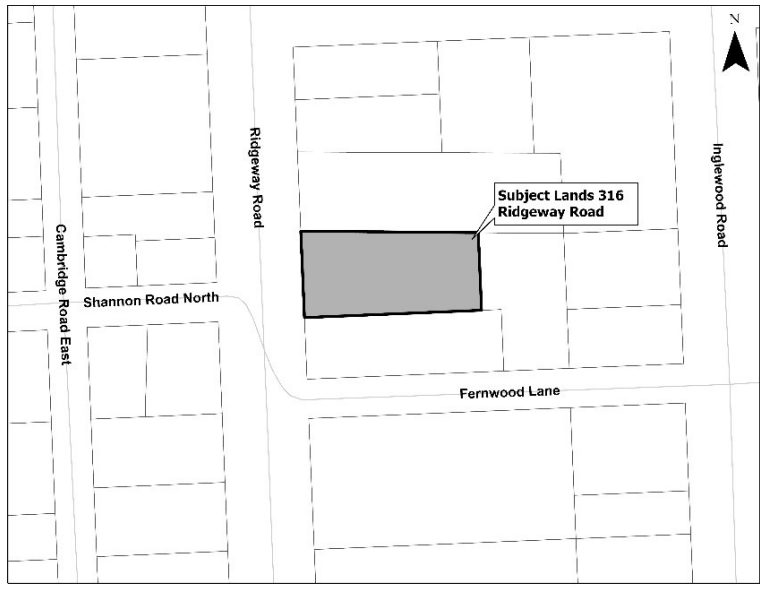




NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner/Applicant – Kevin Ronald Reichel
and Carolyn Murray (Crystal Wines Inc.)
316 Ridgeway Road
Proposed Zoning By-Law Amendment
APPLICATION 350309-0560**

DATE: March 20, 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>LOCATION OF SUBJECT LANDS</u></p> 
	<p>WHAT WILL THIS AMENDMENT CHANGE:</p> <p>Town Staff has received a Zoning By-law Amendment application for 316 Ridgeway Road. The Applicant is proposing to rezone the property to allow the conversion of the existing building into a craft wine-making shop. The subject property is located on the east side of Ridgeway Road and north of Fernwood Lane. A preliminary site plan showing the proposed development is attached as Schedule “1” to this notice.</p> <p>The subject property is designated as Urban Residential in the Town’s Official Plan and Neighbourhood Development (ND) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990. Additionally, the subject property is designated as Low-Density Residential and is a site-specific Residential 2B (R2B-714) Zone, in the Crystal Beach Secondary Plan (CBSP). The site-specific provisions permit retail uses on the subject property, in addition to residential uses.</p> <p>As the CBSP is under appeal the Low-Density designation and the site-specific R2B-714 Zoning are not in effect. A Zoning By-law Amendment is requested to rezone the subject property from Neighbourhood Development (ND) Zone to a site-specific Residential 2B (R2B) Zone. The site-specific regulation is requested to allow retail uses in addition to residential uses. The requested zoning aligns with the approval provided in the CBSP.</p>
	<p><u>HAVE YOUR SAY</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 in person in Council Chambers, <u>OR</u></p>

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.

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).

GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **March 15, 2023**. The information report will be available in the Council agenda portion of the Town's Web Site: 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**

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

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.

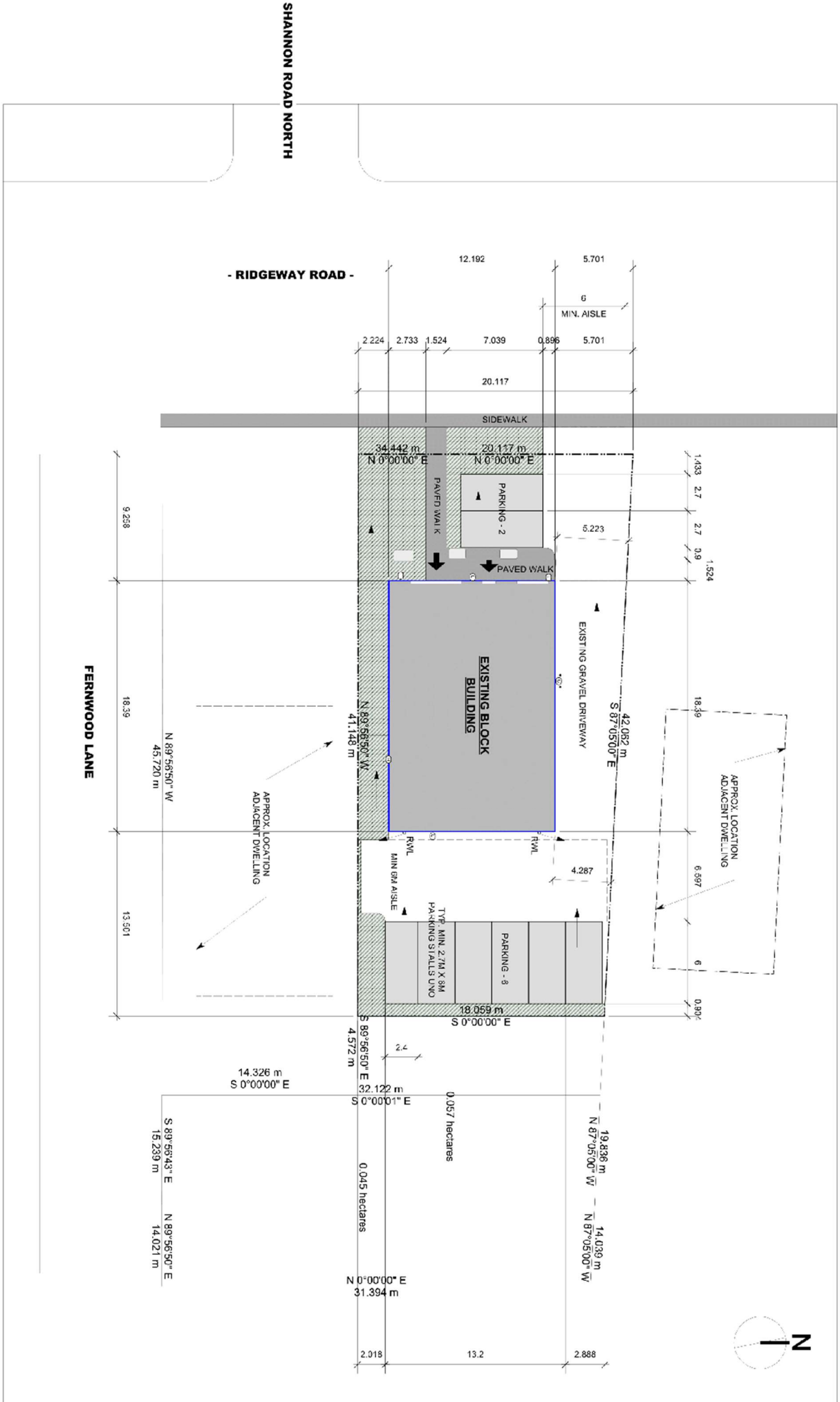
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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 Samantha Yeung, Junior Development Planner, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to syeung@forterie.ca

Notice dated February 23, 2023.



SCHEDULE 1



1 316 RIDGEWAY ROAD, CRYSTAL BEACH
Scale: 1:200