
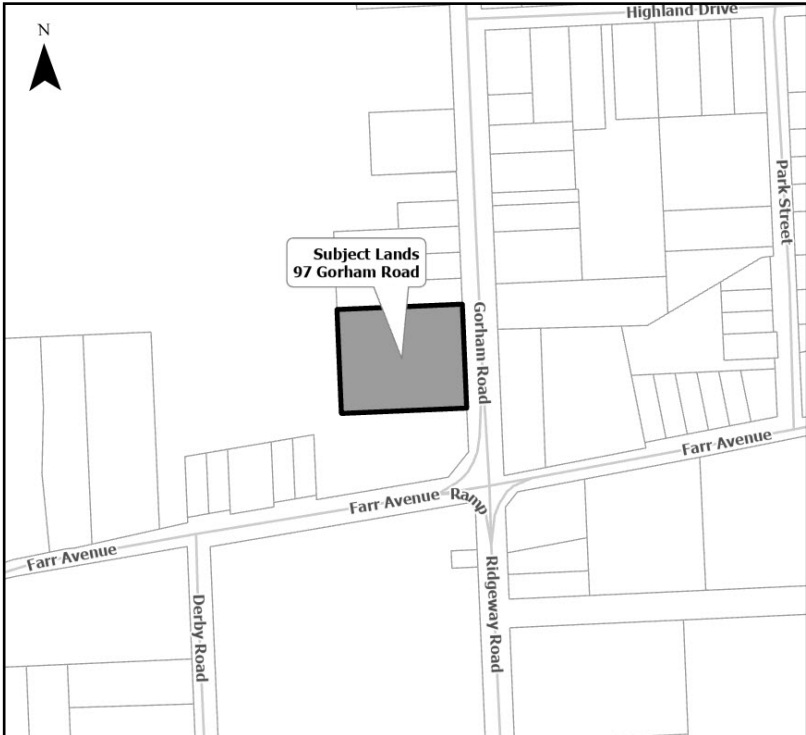




NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: Bomofive Inc. (Ross Bomcore and Kam Mofid)
Agent: Urban Environments (Greg Hynde)
97 Gorham Road
Combined Official Plan & Zoning By-law Amendment
Application

Application File Nos: 350302-0133 & 350309-0501

DATE: MAY 9, 2022
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><u>PROPOSED CHANGE</u></p> <p>A Combined Official Plan and Zoning By-law Amendment is requested to facilitate development of two apartment buildings that are four storeys in height on the parcel municipally known as 97 Gorham Road. A total of 72 dwelling units are proposed for the development.</p> <p>The lands are located within the Urban Area and are currently designated Medium Density Residential in the Ridgeway-Thunder Bay Secondary Plan. Apartments are permitted in the Medium Density land use designation. An Official Plan Amendment is required as the Medium Density Residential land use designation limits the maximum density to a maximum of 75 units/hectare. This development proposes a density of 111.3 units/hectare.</p> <p>The lands are currently zoned Residential Multiple 1 (RM1-508) Zone in accordance with the Town’s Zoning By-law No. 129-90. This proposal seeks to change the zoning from Residential Multiple 1 (RM1-508) Zone to a site-specific Residential Multiple 2 (RM2) Zone that contains provisions for the following:</p> <ul style="list-style-type: none"> • to permit reduced lot area of 6,468.00 sq m for 72 dwelling units (111.30 units/hectare); • reduced amount of on-site parking spaces to 89 (1.24 parking spaces per dwelling unit) and; • reduced front yard setback of 6.00 m.
	<p><u>GETTING MORE INFORMATION</u></p> <p>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 now, you may not be able to appeal the decision later.</p>

A copy of the Information Report will be available to the public by 5:00 PM on **May 4, 2022**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Junior Planner.

CONTACT INFORMATION

**Daryl Vander Veen, Junior Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2509
Or by e-mailing your comments to: dvanderveen@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 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 April 14, 2022.



