

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner – Susan Leslie  
Agent – Upper Canada Planning & Engineering Ltd. (Ethan Laman)  
3719 Highland Drive


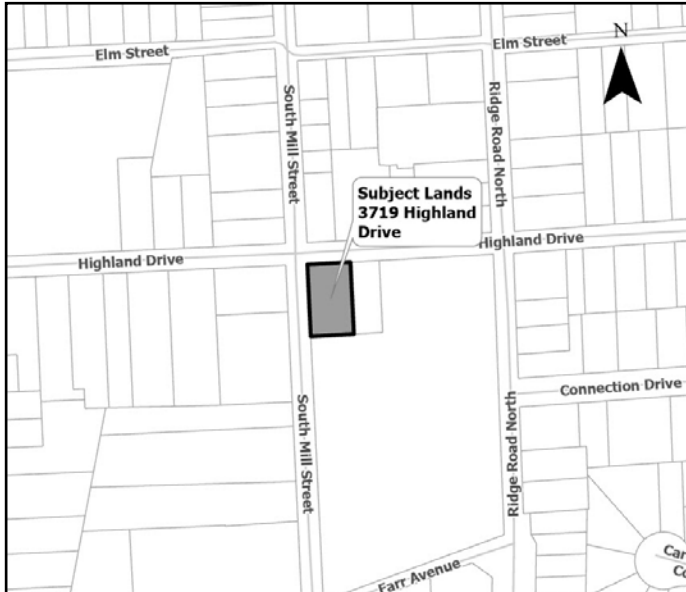

## **PROPOSED ZONING BY-LAW AMENDMENT** *APPLICATION 350309-0521*

**DATE:** August 9, 2021  
**TIME:** 6:00 PM  
**LOCATION:** This will be a virtual Council meeting conducted via Zoom.

Residents can participate in Zoom-based Council meetings two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@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 Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@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](http://www.youtube.com/townofforterie). You can also watch the meeting by clicking on the YouTube icon on the home page of the Town’s website ([www.forterie.ca](http://www.forterie.ca)).

	<p><b><u>LOCATION OF SUBJECT LANDS</u></b></p> 
	<p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <p>This Zoning By-law amendment application will permit severance of a new lot on the south side of 3719 Highland Drive for future development of a single detached dwelling. The retained lot will continue its use as a residential dwelling.</p> <p>The zoning of the proposed new lot will change from Residential 1 (R1) Zone to a site-specific Residential 2 (R2) Zone with provisions to permit reduced lot area and increased lot coverage. The zoning of the retained lot will change from Residential 1 (R1) Zone to a site-specific Residential 1 (R1) zone with provisions to permit a reduced rear yard setback to the proposed new lot line and to recognize the existing exterior side yard setback from South Mill Street.</p>

## GETTING MORE INFORMATION

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.

A copy of the Information Report will be available to the public by 5:00 PM on **August 4, 2021**. The information report will be available in the Council agenda portion of the Town's Web Site: [www.forterie.ca](http://www.forterie.ca) or by contacting Daryl Vander Veen, Junior Planner.



**HAVE  
YOUR  
SAY**

## CONTACT INFORMATION

**Daryl Vander Veen, Junior 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](mailto: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 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](mailto: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](mailto:cschofield@forterie.ca)

