

# NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

**Municipal Address:** 0-8227 Hibbard Street, Fort Erie  
**Owner:** 2655321 Ontario Ltd. (Mark Spadafora)  
**Applicant:** Urban and Environmental Management (Greg Taras)  
**File Number(s):** OPA-02-2025 and ZBA-09-2025

The Planning, Building and By-law Services Department received a combined Official Plan and Zoning By-law Amendment application, pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, c. P13.

The application was deemed complete on May 15, 2025.

The subject lands are within the Ridgeway-Thunder Bay Secondary Plan Area and designated Institutional and Residential - Medium Density in the Official Plan. The subject lands are zoned Institutional (I) Zone and Residential Multiple 1 (RM1-508) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



**The purpose and effect** of the combined Official Plan and Zoning By-law Amendment is to redesignate the western portion of the land from Institutional to Residential - Medium Density and to rezone the whole parcel from Institutional (I) Zone and Residential Multiple 1 (RM1-508) Zone to a site-specific Residential Multiple 1 (RM1) Zone to permit the development of 8 townhouse units and to increase the maximum density from 35 units per hectare to 45 units per hectare.

## PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Application. The Open House meeting is an initial opportunity for public input prior to scheduling a legislated Public Meeting on the matter, preparing a staff recommendation, and Council making a decision.

To participate in the Open House, you may:

1. Attend the Open House meeting in-person, as follows:

**Date: Thursday, June 12, 2025**

**Time: 5:00 PM – 5:30 PM**

**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie**

2. Submit written comments/questions to Daryl Vander Veen, Intermediate Development Planner by email or regular mail (1 Municipal Centre Drive, Fort Erie, ON L2A 2S6). All written submissions will become part of the public record and will be provided to Council.

If you wish to be notified of Council's decision on the proposed Application, you must make a written request to Daryl Vander Veen, Intermediate Development Planner.

## APPEAL INFORMATION

Only the Minister, the applicant, specified persons, public bodies, and the registered owner of the land to which the by-law would apply, as defined in the *Planning Act*, may appeal the decision of Council to the Ontario Land Tribunal (OLT).

If a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the person or public body does not make oral submissions at a public meeting or



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make written submissions 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 OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

## **MORE INFORMATION**

Application materials are available for review on the Town's website ([forterie.ca/resource/planningApplications.xsp](http://forterie.ca/resource/planningApplications.xsp)), or by contacting Daryl Vander Veen, Intermediate Development Planner by email. New or revised application materials will be uploaded to the Town's website at the link above as they become available. Please check the Town's website for updates.

## **CONTACT**

Daryl Vander Veen, Intermediate Development Planner  
Planning, Building and By-law Services  
dvanderveen@forterie.ca  
905-871-1600 ext. 2509

**Dated at the Town of Fort Erie on Friday May 30, 2025**