

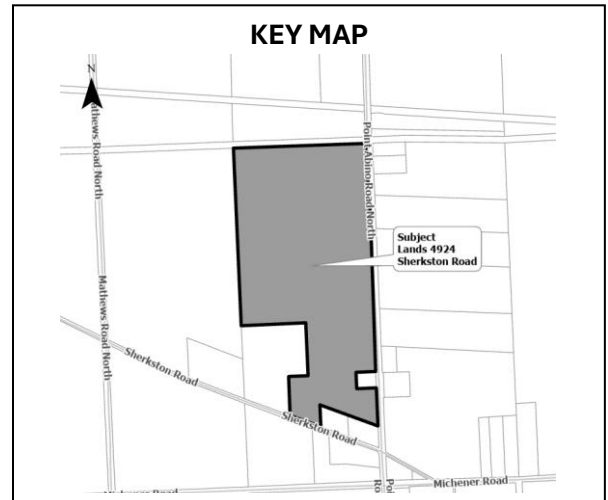
NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 4924 Sherkston Road, Fort Erie
Owner: John Day and Barbara Day
Applicant: Carol Moroziuk
File Number(s): ZBA-07-2025

The Planning, Building and By-law Services Department received an application for a Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13.

The application was deemed complete on April 10, 2025.

The subject lands are designated Agricultural, Environmental Conservation and Environmental Protection in the Town's Official Plan. The zoning is Agricultural (A) Zone, Environmental Conservation (EC) Overlay Zone and Environmental Protection (EP) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The purpose and effect of the proposed Zoning By-law Amendment is to permit severance of a surplus farm dwelling from the subject lands. The parcel with the surplus farm dwelling (Part 1 on the application sketch) is proposing a site-specific Agricultural (A) Zone that permits reduced lot area and reduced lot frontage. The retained parcel (Part 2 on the application sketch) is proposing Agriculture Production Only (APO) zoning. This zoning will contain a provision that will prohibit any future residential use of the subject lands in perpetuity. The Environmental Conservation (EC) Overlay Zone and Environmental Protection (EP) Zone areas will remain unchanged.

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: May 14, 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).



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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 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), 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.

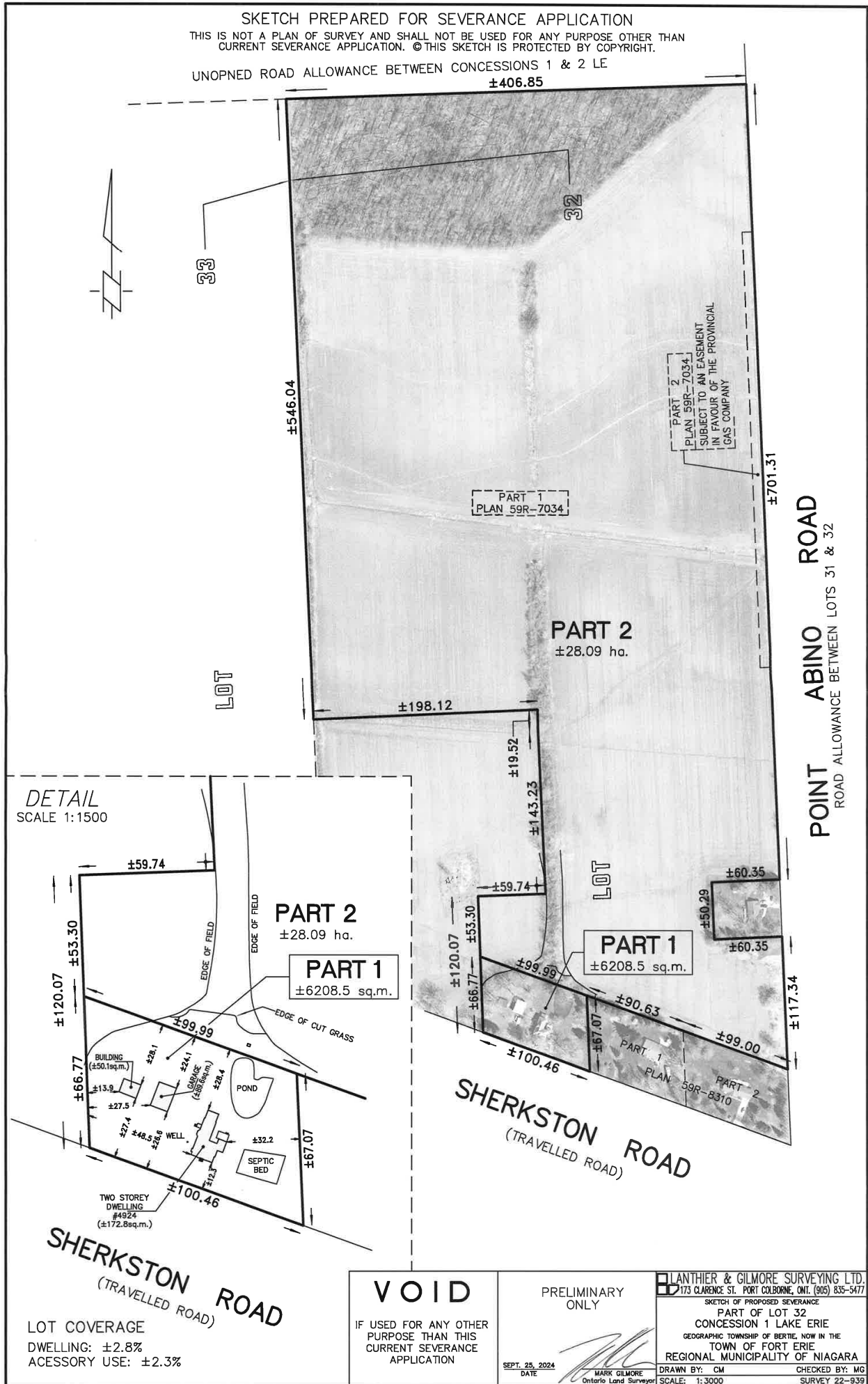
CONTACT

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

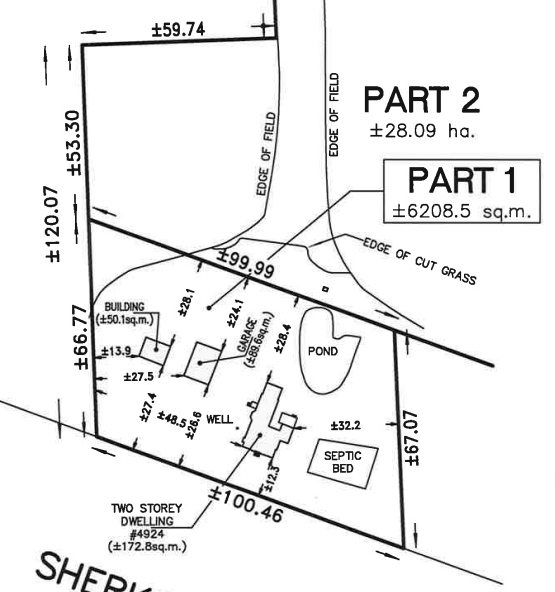
Dated at the Town of Fort Erie on April 24, 2025.

SKETCH PREPARED FOR SEVERANCE APPLICATION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN
 CURRENT SEVERANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.

UNOPENED ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 LE
 ±406.85



DETAIL
 SCALE 1:1500



SHERKSTON ROAD
 (TRAVELLED ROAD)

LOT COVERAGE
 DWELLING: ±2.8%
 ACCESSORY USE: ±2.3%

VOID
 IF USED FOR ANY OTHER
 PURPOSE THAN THIS
 CURRENT SEVERANCE
 APPLICATION

PRELIMINARY
 ONLY
 SEPT. 25, 2024
 DATE
 MARK GILMORE
 Ontario Land Surveyor

LANTHIER & GILMORE SURVEYING LTD.
 173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477
 SKETCH OF PROPOSED SEVERANCE
 PART OF LOT 32
 CONCESSION 1 LAKE ERIE
 GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN THE
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 DRAWN BY: CM
 CHECKED BY: MG
 SCALE: 1:3000
 SURVEY 22-939