

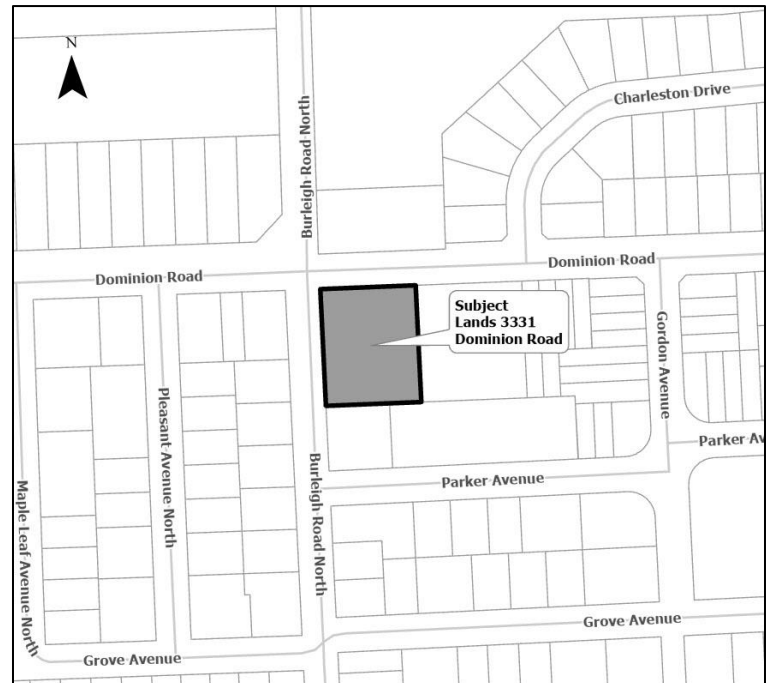
NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 3331 Dominion Road, Ridgeway-Thunder Bay, Town of Fort Erie
Owner: Nervily Ketheesan
Applicant: Cantam Group Ltd. (Yaso Somalingam)
File Number(s): ZBA-04-2025

The Planning, Building and By-law Services Department received an application for a Zoning By-law Amendment application, pursuant to Section 34 of the *Planning Act*, R.S.O 1990, c. P13.

The application was deemed complete on October 3, 2025.

The subject lands are within the Ridgeway-Thunder Bay Secondary Plan Area and are designated Environmental Protection and Low Density Residential in the Town's Official Plan. The subject lands are zoned Hazard (H) Zone and Residential 1 (R1) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The purpose and effect of the Zoning By-law Amendment is to rezone the property to a site-specific Residential Multiple 1 (RM1) Zone to permit 8 block townhouses and 15 back-to-back townhouses for a total of 23 dwellings on the subject lands. Further, the Zoning By-law Amendment proposes to realign the Hazard (H) Zone on the property. In total, 23 dwelling units are proposed. The site-specific RM1 Zone proposes special provisions to permit back-to-back townhouses as a permitted use, reduced minimum lot area per dwelling unit, reduced front yard setback, reduced exterior side yard setback, reduced rear yard setback, increased building height, reduced distance between buildings on the same lot, increased maximum density, reduced privacy area depth, reduced distance from a building to internal driveways and parking areas, reduced number of parking spaces, reduced setback of a parking area to a property line and reduced planting strip width.

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: Tuesday, October 21, 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



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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 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
905-871-1600x 2509

Dated at the Town of Fort Erie on Monday, October 6, 2025.