

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: Abino Hills Land Inc. (c/o Jennifer P. Bronstein)  
Agent: NPG Planning Solutions (Asawari Modak and Aaron Butler)**

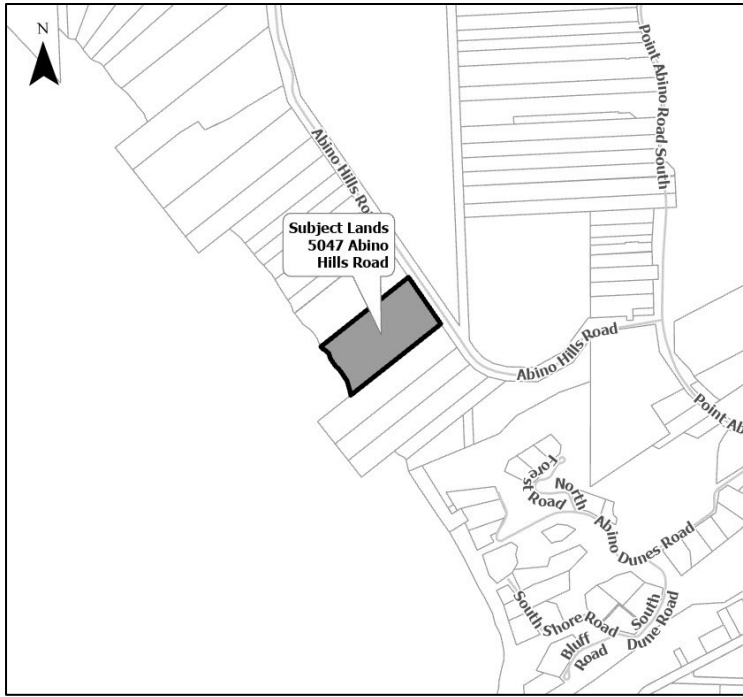
**5047 Abino Hills Road**

**Proposed Combined Official Plan and Zoning By-law Amendment Application**

**APPLICATION FILE NUMBER: OPA-09-2023 and ZBA-16-2023**

**DATE:** November 20<sup>th</sup>, 2023  
**TIME:** 6:00 PM  
**LOCATION:** This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR Virtually via Zoom.

## LOCATION OF SUBJECT LANDS



## PROPOSAL

An application for a combined Official Plan and Zoning By-law Amendment has been submitted for 5047 Abino Hills Road. The application intends to bring the buildings on the subject lands into conformity with the Town's Official Plan and Zoning By-law. No new development is being proposed as part of this application. A site plan is attached as Schedule "1" to this notice for reference.

The subject property is located outside of the Urban Area and is designated Environmental Protection in the Town's Official Plan. This application is proposing an Official Plan Amendment to add a Site Specific Policy Area (SSPA) to the subject property to permit the two storey single detached dwelling and a detached one storey accessory building being used for sleeping or eating accommodations/human habitation. The underlying land use designation will remain Environmental Protection.

The lands are currently zoned Dune Protection (DP) Zone, in part, and Environmental Protection (EP) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law No. 129-1990, as amended. The single detached dwelling and the detached accessory building are located in the portion of the property that is zoned Dune Protection (DP) Zone. This application is proposing to amend the zoning of that portion of the subject property from Dune Protection (DP) Zone to a site-specific Dune Protection (DP) Zone that permits the two storey single detached dwelling and the detached accessory building being used for sleeping or eating accommodations/human habitation. The portion of the property that is zoned Environmental Protection (EP) Zone will remain unchanged.



## HAVE YOUR SAY

Input on the proposal 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.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

## GETTING MORE INFORMATION

Input on the combined Official Plan and 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, 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 **Wednesday, November 15<sup>th</sup>, 2023**. 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, Intermediate Development Planner.

## CONTACT INFORMATION

**Daryl Vander Veen, Intermediate 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](mailto:dvanderveen@forterie.ca)

## PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the combined Official Plan and Zoning By-law Amendment, please send a letter c/o Peter Todd, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [ptodd@forterie.ca](mailto:ptodd@forterie.ca)

## PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding the 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 Peter Todd, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [ptodd@forterie.ca](mailto:ptodd@forterie.ca)

Notice dated at the Town of Fort Erie this 30th day of October, 2023.



**HAVE  
YOUR  
SAY**



