

# NOTICE OF PASSING

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

**TAKE NOTICE** that Council passed By-law 84-2025 to adopt Official Plan Amendment No. 87 on September 22, 2025, under Section 22 of the Planning Act, 1990.

**AND TAKE NOTICE** that Council passed By-law 85-2025 to amend Zoning By-law 129-90, as amended, on September 22, 2025, under Section 34 of the Planning Act, 1990.

Council considered all written and oral submissions received before the decision.

## PURPOSE AND EFFECT

The purpose and effect of the proposed Official Plan Amendment is to change the land use designation of the western portion of the subject lands from Institutional to Medium Density Residential.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the whole parcel from Institutional (I) Zone and Residential Multiple 1 (RM1-508) Zone to Residential Multiple 1 (RM1-822) Zone to permit the development of 8 street townhouse dwellings, increase the maximum density from 35 units per hectare to 48 units per hectare, limit the maximum building height for townhouses to 2 storeys and 10.00 metres and to permit a minimum planting strip width to the eastern property line of 1.50 metres. Further, the special provisions from the RM1-508 Zone for apartment buildings was carried forward as part of the RM1-822 Zone.

## APPEAL INFORMATION

**The last day for filing an appeal to the Ontario Land Tribunal (OLT) is Monday, October 27, 2025.**

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 OLT.

The notice of appeal must be filed with the Clerk or submitted through the OLT's e-file portal ([olt.gov.on.ca/e-file-service](https://olt.gov.on.ca/e-file-service)), must set out the reasons for the appeal, and be accompanied by the fee required by the OLT. More information on fees can be found on the OLT's website: [olt.gov.on.ca/fee-chart](https://olt.gov.on.ca/fee-chart)

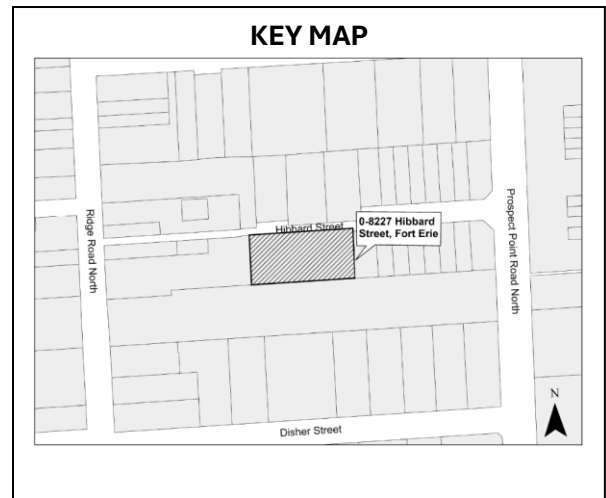
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The proposed official plan amendment is exempt from approval by the Regional Municipality of Niagara. The decision of the Town of Fort Erie Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

## MORE INFORMATION

Complete by-laws are available for inspection on the Town's website ([forterie.ca/resource/bylaws.xsp](https://forterie.ca/resource/bylaws.xsp)) or during regular office hours in the office of the Town Clerk, 1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

Application materials are available for review on the Town's website: [forterie.ca/resource/planningApplications.xsp](https://forterie.ca/resource/planningApplications.xsp)





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## CONTACT

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905-871-1600 x. 2509

**Dated at the Town of Fort Erie on October 7, 2025.**