

NOTICE OF PASSING

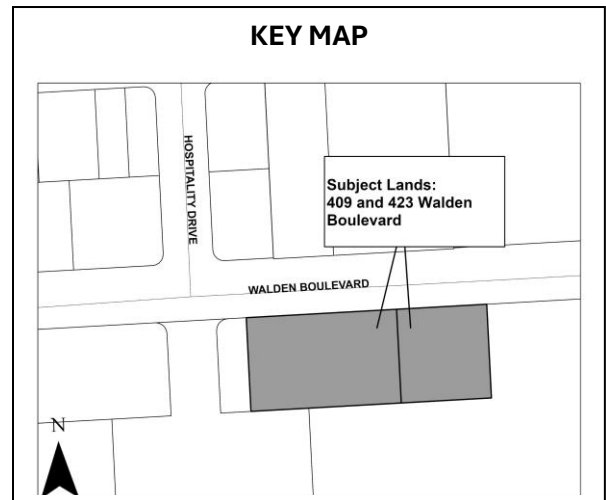
Municipal Address: 409 & 423 Walden Boulevard, Fort Erie
Owner: Integra Inc. (Mike Stepien)
Applicant: Urban Environments (Greg Hynde)
File Number(s): SUB-03-2025

TAKE NOTICE that Council approved a Draft Plan of Subdivision, under Section 51 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 Draft Plan of Subdivision application is to create three blocks intended for future development of fourteen (14) street townhouse dwellings. The intent is to initially construct five (5) townhouses on Block 1, with the remaining nine (9) street townhouses to be developed later on Blocks 2 and 3.



APPEAL INFORMATION

The last day for filing an appeal to the Ontario Land Tribunal (OLT) is Monday, December 8, 2025.

Only the Minister, the applicant, and public bodies, 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), 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

No person or public body shall be added as a party to the hearing of the appeal of the decision of the Council, including the lapsing provisions or the conditions, unless, before Council's decision, the person or public body made oral submissions at a public meeting, if one was held, or written submissions to Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

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.

NOTICE OF CHANGED CONDITIONS

The conditions of an approval of a Draft Plan of Subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed Draft Plan of Subdivision if you are the Owner, or if you have made a written request to be notified of changes to the conditions of approval of the Proposed Plan of Subdivision.

MORE INFORMATION

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

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 November 18, 2025.

Schedule 1

