
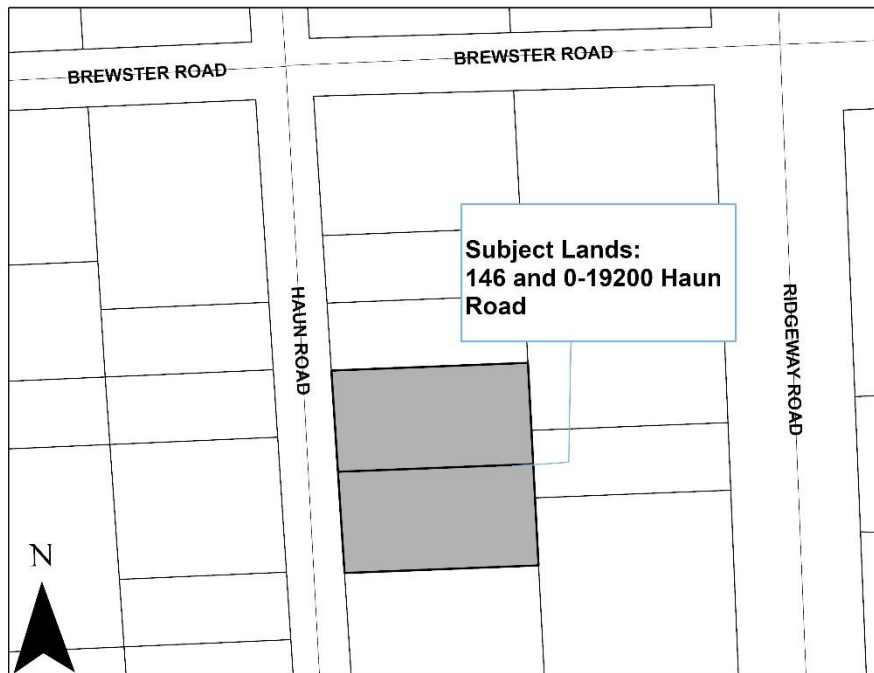




# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – Fernando Perrella**  
**Agent – Evan Sugden - The Biglieri Group LTD.**  
**Location – 146 HAUN ROAD & 0-19200 HAUN ROAD**  
**Proposed Zoning By-Law Amendment**  
*APPLICATIONS: ZBA-03-2024 - 350309-0585*

**DATE:** April 09, 2024  
**TIME:** 6:00 PM  
**PLACE:** 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.

	<p><u><b>LOCATION OF SUBJECT LANDS</b></u></p> 
	<p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <p>An application was received for a Zoning By-law Amendment to permit the construction of two semi-detached dwellings (total of 4 units) on the subject lands. A conceptual site plan is attached as Schedule 1.</p> <p>The subject lands are located within the urban area. The lands are designated Low-Density Residential in the Crystal Beach Secondary Plan and zoned Residential 2 (R2) in accordance with the Zoning By-law No. 129-90, as amended.</p> <p>The Zoning By-law Amendment application proposes to rezone the subject lands to a site-specific Residential 3 (R3) Zone. The site-specific provisions propose to decrease the minimum lot frontage and lot area.</p>
	<p><u><b>HAVE YOUR SAY</b></u></p> <p>Input on the proposed 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 now, you may not be able to appeal the decision later.</p> <p>Residents can participate in the Council meeting in person in the 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.</p>

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

A copy of the Staff Report will be available to the public by 5:00 PM on **April 3, 2024**. The information report will be available in the Council agenda portion of the Town's Website: [www.forterie.ca](http://www.forterie.ca) or by contacting Marina Shafagh, Junior Development Planner.

### CONTACT INFORMATION

**Marina Shafagh, Junior Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2526**  
Or by e-mailing your comments to: [mshafagh@forterie.ca](mailto:mshafagh@forterie.ca)

### PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [acarter@forterie.ca](mailto:acarter@forterie.ca)

### PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a Council will make a decision on the application.

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 Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [acarter@forterie.ca](mailto:acarter@forterie.ca)

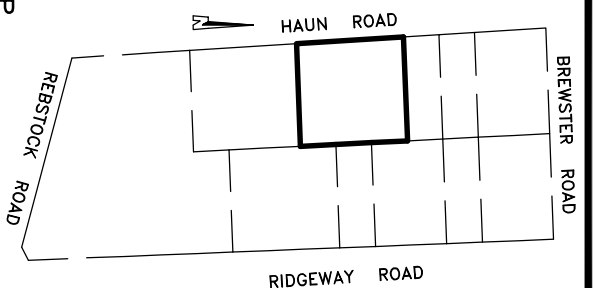
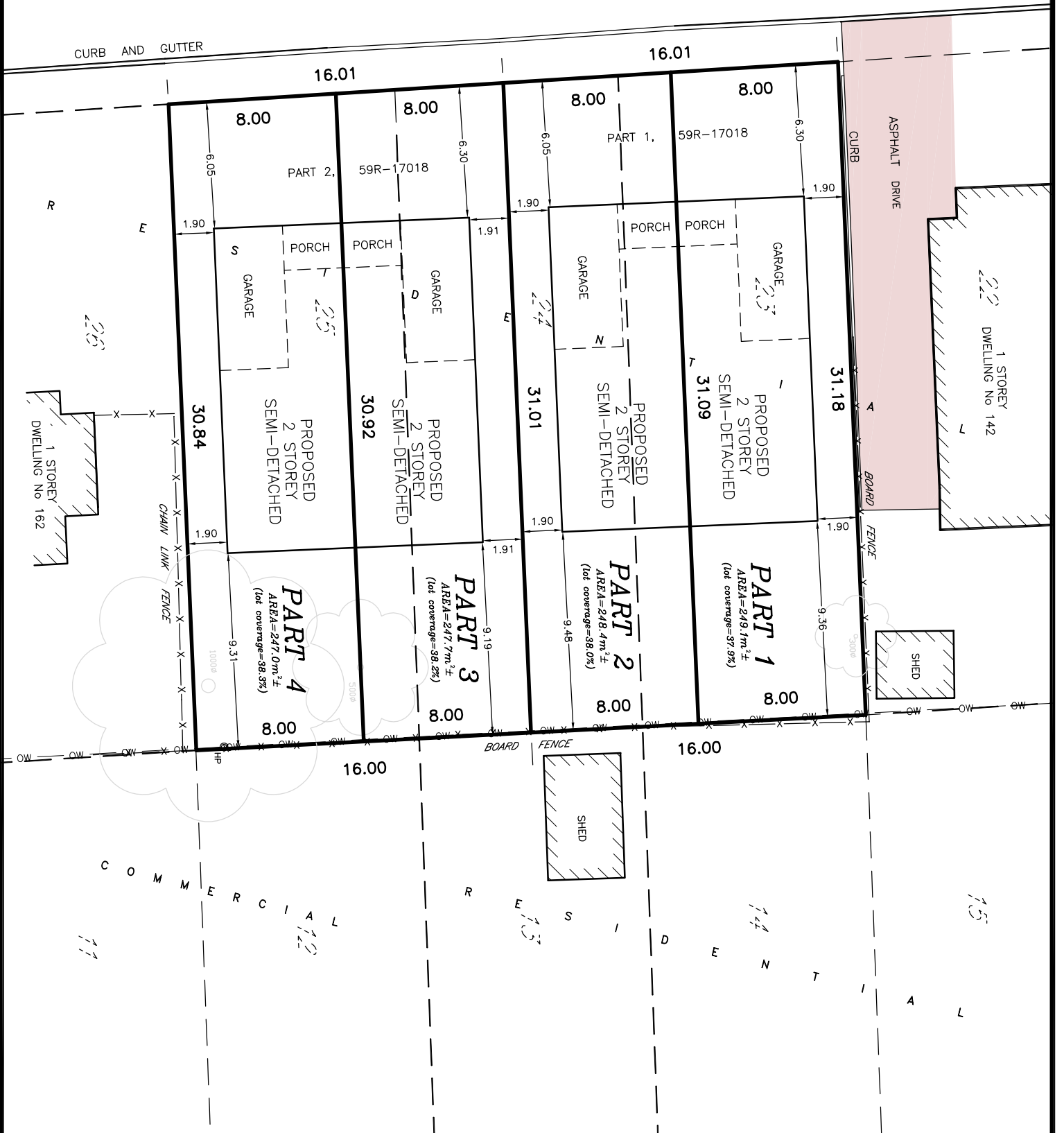
Notice dated March 18, 2024.





# HAUN ROAD

(9.14 WIDE)



## SKETCH

PREPARED FOR SEVERANCE APPLICATION  
 LOTS 23, 24 AND 25  
 PLAN 395

IN THE  
**TOWN OF FORT ERIE**  
 REGIONAL MUNICIPALITY OF NAGARA  
 SCALE 1 : 250 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING.  
 ALL MEASUREMENTS ARE +/- MEASUREMENTS.

**"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL."**  
**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

© **COPYRIGHT 2023**  
 THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.

OCTOBER 23, 2023  
 DATE

*Donald G. Chambers*  
 DONALD G. CHAMBERS, B. Sc., O.L.S.

**CHAMBERS AND ASSOCIATES**  
**SURVEYING LTD**

12 THOROLD ROAD EAST  
 WELLSLAND ONTARIO  
 L5G 3T2  
 (905) 735-7841 / 735-7844  
 FAX (905) 735-7333  
 www.casr-surveying.com  
 DWG 05059-5\_SK FILE 05-59-5