

**Notice of Complete Application & Public Meeting  
Proposed Zoning By-law Amendment  
3399 North Shore Drive**

**Owner: Paul Phillip & Susana Phillip / Sider Brothers Builders Ltd.**

**Agent: Upper Canada Consultants Planning & Engineering Ltd. (Matt Kernahan)**

**PROPOSED CHANGE**

This proposed Zoning By-law Amendment application seeks to permit severance of two new lots from 3399 North Shore Drive and to formalize an existing legal non-conforming two storey detached garage that is located in the front yard of the retained lot.

Site-specific zoning provisions are also requested to permit a reduced setback from the 1-in-100-year flood elevation along the waterfront, reduced lot frontage for one of the new lots, and to permit an existing pool and accessory building to remain on one of the proposed new lots as a temporary use for a period of one year.

The zoning of the subject property will change from Waterfront Residential (WR) Zone to three site-specific Waterfront Residential (WR) Zones.

**PUBLIC MEETING**

**Date:** September 13, 2021

**Time:** 6 p.m.

**Place:** This will be a virtual meeting

**HAVE YOUR SAY**

Input on any proposed matter 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, unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in Zoom Council meeting in two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Daryl Vander Veen, Junior Planner ([dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)) to receive information on joining the Zoom 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)).

**WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed change is adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/ Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

**MORE INFORMATION**

A copy of the Information Report will be available to the public by 5 p.m. on September 8th, 2021. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or by contacting to Daryl Vander Veen, Junior Planner at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)



For more information about this matter, including information about preserving your appeal rights, contact Daryl Vander Veen, Junior Planner, at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca) or 905-871-1600, ext. 2509.