

Notice of Complete Application And Public Meeting

Proposed Zoning By-Law Amendment and Draft Plan of Subdivision

Applications: ZBA-12-2024 & SUB-03-2024

Municipal Address: 2649 Stevensville Road, Fort Erie and Unassigned Parcel (2703 020 030 10700)

Owner: Howard Wood, Judith Lynn Wood, Susan Ward, and the Estate of Margaret Plyley

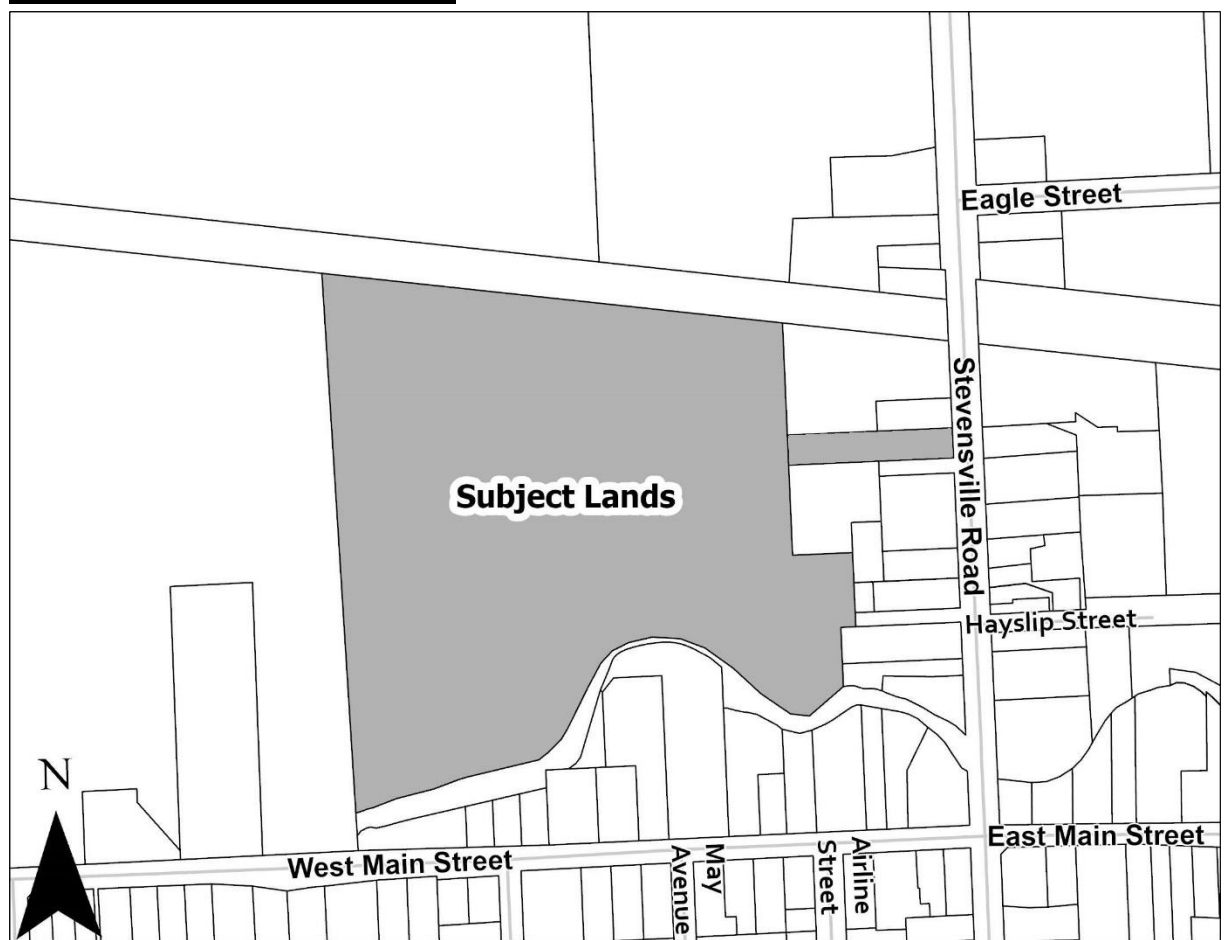
Agent: Upper Canada Consultants (c/o Joe Tomaino)

DATE: November 4, 2024

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, Fort Erie OR virtually via Zoom

LOCATION OF SUBJECT LANDS



PURPOSE AND EFFECT

The purpose and effect of the Zoning By-law Amendment application is to rezone the subject lands from Residential 2A (R2A) Zone, site-specific Residential Multiple 1 (RM1-516) Zone, Hazard (H) Zone, Environmental Protection (EP) Zone and Core Mixed Use 5 (CMU5) Zone to a site-specific Residential Multiple 1 (RM1) Zone, Open Space (OS) Zone, Environmental Protection (EP) Zone and Neighbourhood Development (ND) Zone to permit construction of 96 residential dwellings and a new public road network.

The Plan of Subdivision application proposes development of 68 blocks as follows:

- Blocks 1 - 59 (Single Detached Dwellings and Street Townhouse Dwellings)
- Blocks 60 – 62 (Environmental Protection)
- Blocks 63, 64, 66 (Future Development / Additional Lands)
- Block 65 (3.0 meter trail connection)
- Block 67 (30 meter railway buffer)
- Block 68 (6.0 meter emergency access)

The proposed Zoning Schedule and Draft Plan of Subdivision are attached for review as Appendix 1 and Appendix 2 to this notice.

An amendment to the Official Plan and / or Secondary Plan is not proposed.



HAVE YOUR SAY

Input on the proposed Zoning By-law Amendment and Plan of Subdivision application is welcome and encouraged. You can provide input by speaking at the Public Meeting or by making a written submission to the Town.

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 or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **October 30, 2024**. The Information Report will be available in the Council agenda portion of the Town's Website: www.forterie.ca or by contacting Devon Morton, Supervisor, Development Approvals.

CONTACT INFORMATION

**Devon Morton, Supervisor, Development Approvals
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2514**

Or by e-mailing your comments to: dmorton@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 and Draft Plan of Subdivision, 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



PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding the applications. 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.

No person or public body shall be added as a party to the hearing of the appeal of the decision of Council, including the lapsing provisions or the conditions, unless the person or public body, before the decision of Council, made oral submissions at a public meeting or written submissions to Council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

No person or public body shall be added as a party to the hearing of an appeal regarding any changed conditions imposed by Council, unless the person or public body, before Council made its decision, made oral submissions at a public meeting or written submissions to the Council, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

An individual will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if they have made a written request to be notified of changes to the conditions.

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

Notice dated October 11, 2024.

