

# NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

**Municipal Address:** 99 Joseph Street, Fort Erie  
**Owner:** Mathew Geerts  
**Applicant:** LandPro Planning Solutions (c/o Michael Sullivan)  
**File Number(s):** ZBA-03-2025

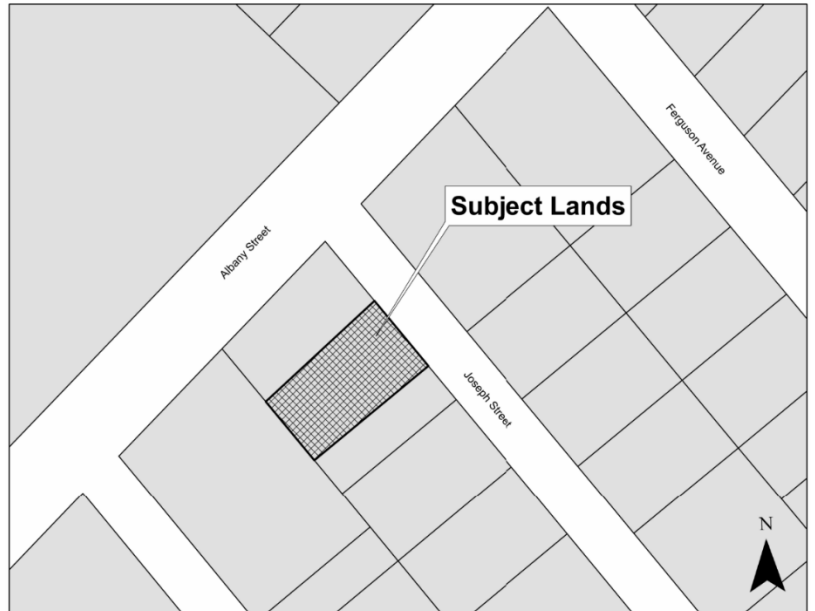
The Planning, Building and By-law Services Department received an application for a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, 1990.

The application was deemed complete on March 4th, 2025.

The Town's Official Plan designates the subject lands Urban Residential, and zoned Residential 2 (R2) Zone, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

**The purpose and effect** of the Zoning By-law Amendment

application is to rezone the subject lands from Residential 2 (R2) Zone to a site-specific Residential 3 (R3) Zone to permit the construction of a semi-detached dwelling unit. The site-specific provision request is for the reduction of lot area.



## **PUBLIC PARTICIPATION**

The Town of Fort Erie is seeking your comments on the Application. The Open House meeting is an initial opportunity for public input prior to scheduling a legislated Public Meeting on the matter, preparing a staff recommendation, and Council making a decision.

To participate in the Open House, you may:

1. Attend the Open House meeting in-person, as follows:

**Date: Wednesday April 2, 2025**

**Time: 5:00 PM – 5:30 PM**

**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie**

2. Submit written comments/questions to Robin Shugan, Intermediate Development Planner by email or regular mail (1 Municipal Centre Drive, Fort Erie, ON L2A 2S6). All written submissions will become part of the public record and will be provided to Council.

If you wish to be notified of the decision of Council on the proposed Application, you must make a written request to Robin Shugan, Intermediate Development Planner.

## **APPEAL INFORMATION**

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 Ontario Land Tribunal (OLT).

If a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the 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 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



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may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

## **MORE INFORMATION**

Application materials are available for review on the Town's website ([forterie.ca/resource/planningApplications.xsp](http://forterie.ca/resource/planningApplications.xsp)), or by contacting Robin Shugan, Intermediate Development Planner by email. New or revised application materials will be uploaded to the Town's website at the link above as they become available. Please check the Town's website for updates.

## **CONTACT**

Robin Shugan CPT, ACST  
Planning and Development Services  
rshugan@forterie.ca  
905-871-1600 x2527

**Dated at the Town of Fort Erie on Wednesday March 19, 2025**