

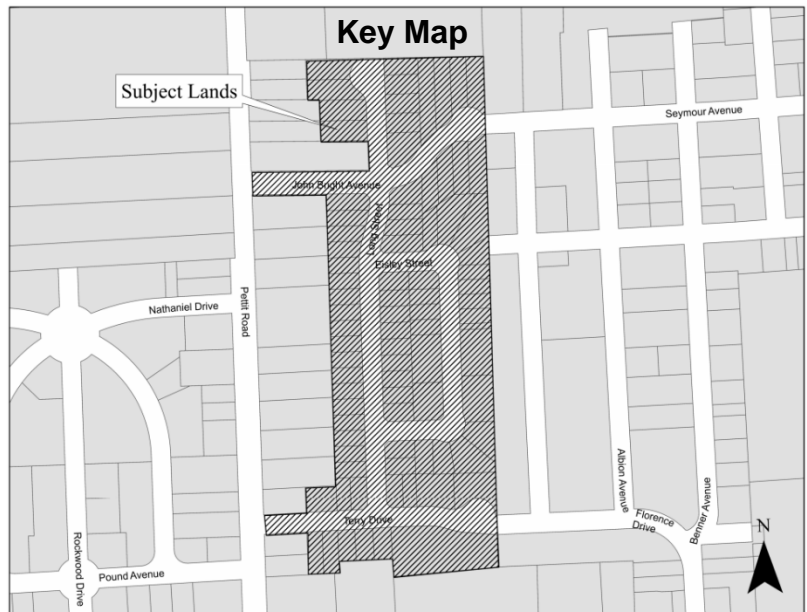
# NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

**Municipal Address:** Spears-High Pointe Subdivision (multiple addresses, see key map below), Fort Erie  
**Owner:** Yiliming International Real Estate Ltd.  
**Applicant:** Upper Canada Consultants c/o William Heikoop  
**File Number(s):** ZBA-14-2024, OPA-05-2024, PLC-06-2024

The Planning, Building and By-law Services Department received Official Plan and Zoning Amendment Applications, pursuant to Sections 17(34) and 34 of the Planning Act, 1990.

The applications were deemed complete on December 13<sup>th</sup>, 2024.

The subject lands are designated Low Density and Open Space in the Spears-High Pointe Secondary Plan and zoned Residential 2 (R2-525) Zone, Residential Multiple 1 (RM1-526) Zone and Open Space (OS-527) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The purpose and effect of the Official Plan Amendment application is to establish a site-specific, Low Density, policy area that permits street townhouses as a permitted use and a maximum residential density of 22 units per hectare.

The purpose and effect of the Zoning By-law Amendment application is to rezone a portion of the subject lands from the site-specific Residential 2 (R2-525) Zone and the site-specific Residential Multiple 1 (RM1-526) Zone to a site specific Residential 2 (R2) Zone, a site-specific Residential Multiple 1 (RM1) Zone and a site-specific Open Space (OS) Zone to permit development of 119 residential lots, 14 blocks for residential purposes (119 single detached dwellings and 84 street townhouse dwellings) and a pedestrian walkway. The site-specific modifications relate to frontage, lot area and density. No change to the site specific Open Space (OS-527) Zone is proposed (stormwater management pond).

The subject lands are also subject to an application for Removal of Part Lot Control (Municipal File Number PLC-06-2024) that proposes to realign and redesign the road network and lot and block fabric within the Spears-High Pointe Subdivision.

## PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Applications. 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:

- Attend the Open House meeting in-person, as follows:  
**Date: Tuesday, January 7<sup>th</sup>, 2025**  
**Time: 5:00 PM – 6:00 PM**  
**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie**
- Submit written comments / questions to Devon Morton, Supervisor of Development Approvals, by email ([dmorton@forerie.ca](mailto:dmorton@forerie.ca)) or by 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.



# NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

If you wish to be notified of the decision of Council on the proposed Applications, you must make a written request to Devon Morton, Supervisor of Development Approvals.

## **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 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 Devon Morton, Supervisor of Development Approvals, 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**

Devon Morton, MCIP, RPP  
Planning, Building and By-law Services  
[dmorton@forterie.ca](mailto:dmorton@forterie.ca)  
905-871-1600 x. 2514

**Dated at the Town of Fort Erie on December 20, 2024**

# NOTICE OF PUBLIC MEETING

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## PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Applications. The Public Meeting is an opportunity for public input prior to Council making a decision.

To participate in the Public Meeting, you may:

- Attend the Public meeting, as follows:  
**Date: Monday, February 24, 2025**  
**Time: 6:00 PM**  
**Location: Council Chambers, Town Hall, 1 Municipal Centre Drive, Fort Erie**

Residents can participate in the Public Meeting in-person in the Town Council Chambers, or virtually by registering with Peter Todd, Town Clerk by email ([clerk@forterie.ca](mailto:clerk@forterie.ca)).

The Public Meeting is also available to view on live stream at [youtube.com/townofforterie](https://youtube.com/townofforterie), or by clicking on the YouTube icon on the Town's website: [forterie.ca](https://forterie.ca)

## NOTICE OF PUBLIC MEETING

2. Submit written comments/questions to Devon Morton, Supervisor of Development Approvals by email ([dmorton@forterie.ca](mailto:dmorton@forterie.ca)) 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 Applications, you must make a written request to Devon Morton, Supervisor of Development Approvals.

### APPEAL INFORMATION

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### MORE INFORMATION

The Staff Report accompanying the Public Meeting will be available for review by 5:00 PM on **Thursday, February 20, 2025** by accessing the Council agenda through the Town's Website: [forterie.ca/en/town-hall/council-meetings.aspx](http://forterie.ca/en/town-hall/council-meetings.aspx)

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 Devon Morton, Supervisor of Development Approvals by email (Refer to 1278 Terry Drive, Fort Erie). 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

Devon Morton, MCIP, RPP  
Planning, Building and By-law Services  
[dmorton@forterie.ca](mailto:dmorton@forterie.ca)  
905-871-1600 x. 2514

**Dated at the Town of Fort Erie on February 3, 2025**