

NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 3856 Terrace Lane, Fort Erie & Unassigned Parcel 0-15097 Crystal Beach Drive, Fort Erie
Owner: 1000054526 Ontario Inc.
Agent: Robert Martin, P.Eng (Project Manager)
File Number(s): ZBA-17-2024, OPA-08-2024

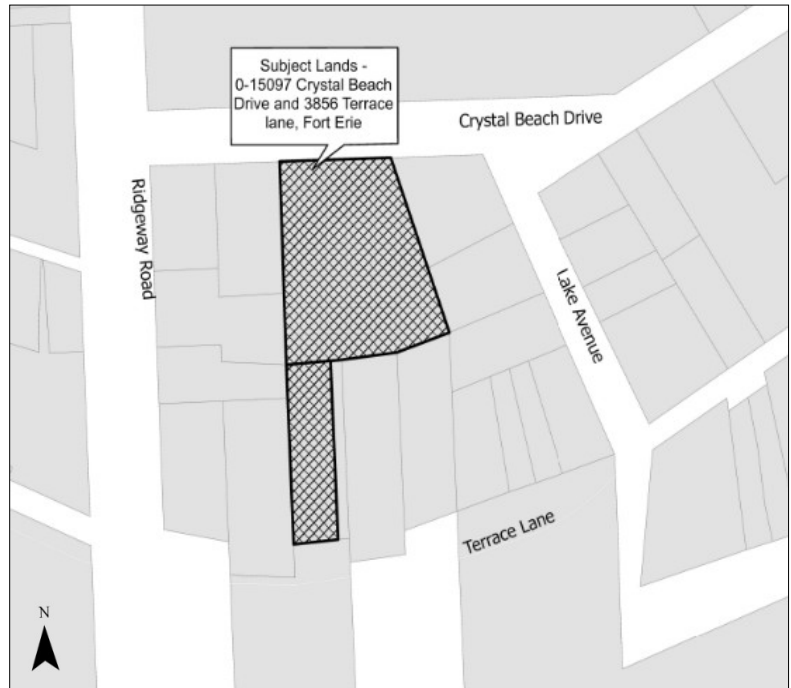
The Planning, Building and By-law Services Department received Official Plan and Zoning By-law Amendment Applications, pursuant to Sections 17(34) and 34 of the Planning Act, 1990.

The applications were deemed complete on April 7, 2025.

The subject lands are designated Urban Residential and Environmental Protection in the Official Plan and are zoned Residential 2B (R2B) Zone and Hazard (H) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose and effect of the Official Plan Amendment is to change the land use designation of the subject lands from Urban Residential and Environmental Protection to a Core Mixed Use - Special Policy Area in the Crystal Beach Secondary Plan to facilitate development of a 10-storey, 100-unit, residential apartment building with a density of 385 units per hectare. The special policy area seeks to add apartment buildings as a supported use.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands from Residential 2B (R2B) Zone and Hazard (H) Zone to a site specific Residential Multiple 1 (RM1) Zone to facilitate the proposed apartment building. The requested site-specific provisions relate to lot area, lot coverage, setbacks, height and density.



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:

1. Attend the Open House meeting in-person, as follows:
Date: Monday, May 5, 2025
Time: 5:00 PM – 6:00 PM
Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie
2. Submit written comments / questions to Devon Morton, Supervisor of Development Approvals, by email (dmorton@forterie.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.

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



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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), 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
905-871-1600 x. 2514

Dated at the Town of Fort Erie on April 17, 2025.