

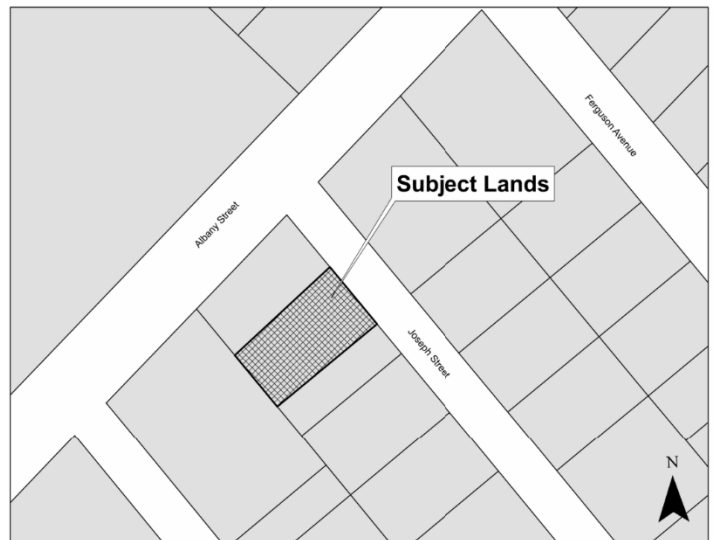
NOTICE OF PUBLIC MEETING

Municipal Address: 99 Joseph Street, Fort Erie
Owner: Mathew Geerts
Applicant: LandPro (c/o Michael Sullivan)
File Number(s): ZBA-03-2024

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

The subject lands are designated as Urban Residential in the Town's Official Plan, 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. 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 Public Meeting is an opportunity for public input prior to Council making a decision.

To participate in the Public Meeting, you may:

1. Attend the Public meeting, as follows:

Date: Monday May 12, 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 Ashlea Carter, Town Clerk by email (clerk@forterie.ca).

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

2. Submit written comments to Ashlea Carter Town Clerk by email (clerk@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 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



NOTICE OF PUBLIC MEETING

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

An Information and Recommendation Report accompanying the Public Meeting will be available for review by 5:00 PM on **Wednesday May 7, 2025** by accessing the Council agenda through the Town's Website: forterie.ca/en/town-hall/council-meetings.aspx

Application materials are available for review on the Town's website (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
Intermediate Development Planner
Planning and Development Services
rshugan@forterie.ca
905-871-1600 x. 2527

Dated at the Town of Fort Erie on April 22, 2025