

# NOTICE OF PUBLIC MEETING

**Municipal Address:** 3856 Terrace Lane & Unassigned Parcel 0-15097 Crystal Beach Drive, Fort Erie  
**Owner(s):** 1000054526 Ontario Inc. & 3101669 Nova Scotia Company  
**Applicant(s):** 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 22 and 34 of the Planning Act, 1990.

The applications were deemed completed on April 7, 2025.

3856 Terrace Lane is designated Urban Residential and Environmental Protection in the Official Plan and is zoned Residential 2B (R2B) Zone and Hazard (H) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended. Unassigned Parcel 0-15097 Crystal Beach Drive is designated Urban Residential in the Official Plan and is zoned Residential 2B (R2B) 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 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 permitted use.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands to a site specific Residential Multiple 1 (RM1) Zone to facilitate development of 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 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, June 30<sup>th</sup>, 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, Acting 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)

2. Submit written comments / questions to Devon Morton, Supervisor of Development Approvals, by email ([dmorton@forterie.ca](mailto: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.



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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

An Information Report accompanying the Public Meeting will be available for review by 5:00 PM on **June 25<sup>th</sup>, 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. 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  
Supervisor of Development Approvals  
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 June 6, 2025**