

NOTICE OF PUBLIC MEETING

Municipal Address: 0-8227 Hibbard Street, Fort Erie
Owner: 2655321 Ontario Ltd. (Mark Spadafora)
Applicant: Urban and Environmental Management (Greg Taras)
File Number(s): ZBA-09-2025

The Planning, Building and By-law Services Department received a combined Official Plan and Zoning By-law Amendment Application, pursuant to Sections 22 and 34, of the *Planning Act*, R.S.O. 1990, c. P.13.

The application was deemed complete on May 15, 2025.

The subject lands are within the Ridgeway-Thunder Bay Secondary Plan Area in the Town's Official Plan and are designated Institutional, in part, and Medium Density Residential, in part.

The subject lands are zoned Institutional (I) Zone, in part, and Residential Multiple 1 (RM1-508) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose and effect of the proposed Official Plan Amendment is to change the land use designation of the western portion of the subject lands from Institutional to Medium Density Residential. The purpose and effect of the proposed Zoning By-law Amendment is to rezone the whole parcel from Institutional (I) Zone and Residential Multiple 1 (RM1-508) Zone to a site-specific Residential Multiple 1 (RM1) Zone to permit the development of 8 street townhouse dwellings and to increase the maximum density from 35 units per hectare to 45 units per hectare. A site plan for the proposal is included as "Schedule 1" to this notice.



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 a staff recommendation report and Council making a decision on the proposal.

To participate in the Public Meeting, you may:

1. Attend the Public Meeting, as follows:

Date: Monday, July 21, 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).

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: www.forterie.ca

2. Submit written comments to Ashlea Carter, Acting 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 Council's decision on the proposed application, you must make a written request to Daryl Vander Veen, Intermediate Development Planner.



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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

An Information Report accompanying the Public Meeting will be available for review by 5:00 PM on **Thursday, July 17, 2025** by accessed 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 (<https://www2.forterie.ca/resource/planningApplications.xsp>), or by contacting Daryl Vander Veen, 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

Daryl Vander Veen, Intermediate Development Planner
Planning, Building and By-law Services
dvanderveen@forterie.ca
905-871-1600 x. 2509

Dated at the Town of Fort Erie on June 26, 2025.

Schedule 1



SITE STATISTICS

LOT	AREA s.f.	Lot Coverage (40%)	Buildable length width	Buildable length feet
A	2,745	1,098	102.03	46.20
B	2,274	211.31	910	38.27
C	2,274	211.31	910	38.27
D	2,274	211.31	910	38.27
E	2,274	211.31	910	38.27
F	2,274	211.31	910	38.27
G	2,274	211.31	910	38.27
H	2,745	1,098	102.03	46.20

LEGEND

_____ PROPERTY LINE
 _____ ZONING SETBACK LINE
 _____ OUTLINE OF MAXIMUM LOT COVERAGE
 (EXAMPLE)
 _____ FENCE

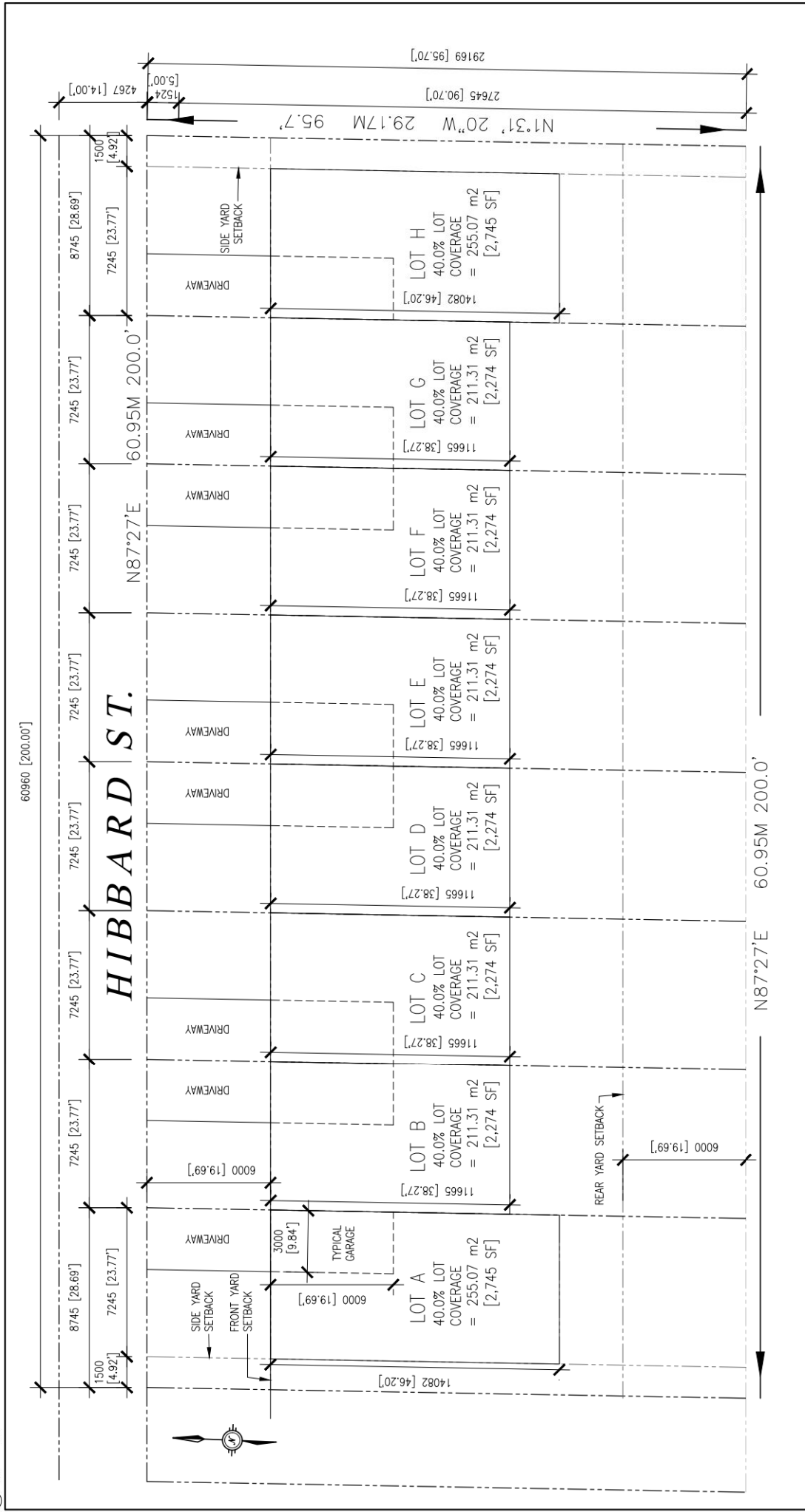
NOTE:

PROPERTY INFORMATION OBTAINED FROM:
SURVEY 0-9672
PLAN OF LOT 7 ON THE EAST SIDE
RIDGE RD. AND PART OF TWP LOT 23
CON. L.E. BEING PART OF THE BLOCK
IN THE REAR OF LOTS 6, 7 & 8 ON
THE EAST SIDE OF RIDGE RD.
ACCORDING TO REG. PLAN NO. 227.
NOW KNOWN AS PLAN 349 FOR THE
FORMER TOWNSHIP OF BERTIE, NOW IN
THE TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA.

BY:
J. EDWARD LANTHIER O.L.S.
173 CLARENCE ST, PORT COLBORNE, ON
DATED: NOVEMBER 8, 1976

2	DRAFT FOR REVIEW	26 MAY 23
1	DRAFT FOR REVIEW	25 MAY 23
NO	ISSUED / REVISIONS	50 MM WY DATE

ZONING STUDY -
PROPOSED 8 UNIT
TOWNHOUSES WITH
SINGLE GARAGES

HIBBARD ST
RIDGEWAY, C

SITE PLAN



The architect noted above has exercised responsible control with respect to design activities. The architect's best number is the architect's FICRA.

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FILE NUMBER:	TRUE NORTH
OK'D BY:	

A1.1

1 SITEPLAN
A1.1 SCALE 1:250