

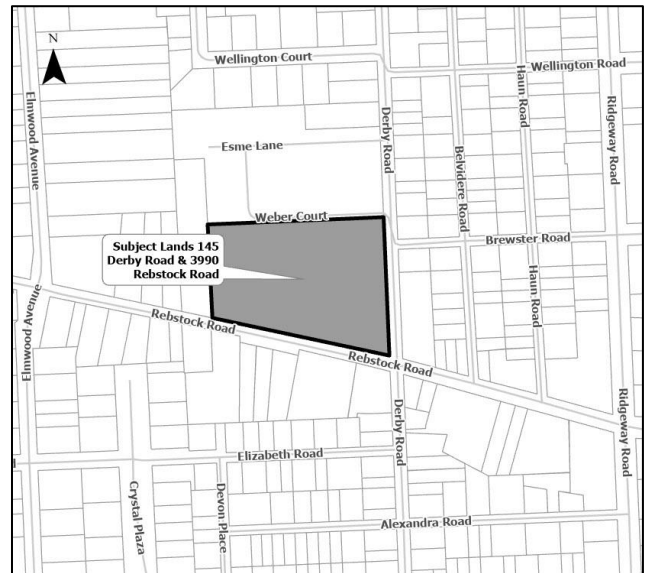
# NOTICE OF PUBLIC MEETING

**Municipal Address:** 145 Derby Road and 3990 Rebstock Road, Fort Erie  
**Owner:** G & G Developments Inc. (Guy Pellegrino)  
**Applicant:** Peter J. Lesdow Architect (Peter Lesdow)  
**File Number(s):** OPA-09-2024, ZBA-18-2024, SUB-05-2025 & CON-02-2024

The Planning, Building and By-law Services Department received concurrent applications for an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision and a Plan of Common Elements Condominium pursuant to Sections 22, 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13.

The applications were deemed complete on February 5, 2026.

The subject lands are within the Crystal Beach Secondary Plan Area in the Town's Official Plan and are designated Medium Density Residential. The subject lands are also subject to Policy 4.22.9.3 of the Secondary Plan.



The subject lands are zoned Residential Multiple 1 (RM1-680) Zone, in part, and Residential Multiple 1 (RM1-681) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The Applicant is proposing a Plan of Subdivision and Plan of Common Elements Condominium with thirty-six (36) block townhouses arranged in nine (9) blocks, and one (1) 4-storey apartment building with twenty-four (24) dwelling units. In total, sixty (60) dwelling units are proposed. Ninety (90) parking spaces are being provided.

A copy of the draft plan of subdivision, draft plan of common elements condominium and the site plan is appended to this notice as Schedule "1" for reference.

**The purpose and effect** of the proposed Official Plan Amendment is to amend the policies rated to the subject lands to permit a minimum density of thirty-eight (38) units per hectare and a minimum number of apartment units to twenty-four (24). Currently, the Secondary Plan policies require a minimum density of fifty (50) units per hectare and a minimum number of thirty-six (36) apartment units for the subject lands.

**The purpose and effect** of the Zoning By-law Amendment is to rezone the property to a site-specific Residential Multiple 1 (RM1) Zone with regulations that permit the following:

- Add block townhouses as a permitted use;
- reduced rear yard setback;
- reduced planting strip width;
- reduced setback of a parking area to a lot line;
- reduced number of apartment units from thirty-six (36) units to twenty-four (24) units;
- reduced minimum landscaped area;
- reduced exterior side yard setback for an apartment;
- reduced minimum density from fifty (50) units per hectare to thirty-eight (38) units per hectare.

## 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:

## NOTICE OF PUBLIC MEETING

1. Attend the Public Meeting, as follows:

**Date: Monday, April 13, 2026**

**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: [www.forterie.ca](http://www.forterie.ca)

2. Submit written comments to Peter Todd, Town Clerk by email ([clerk@forterie.ca](mailto: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.

### 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 **Wednesday, April 8, 2026** by accessed 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 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](mailto:dvanderveen@forterie.ca)  
905-871-1600 x. 2509

**Dated at the Town of Fort Erie on March 24, 2026.**

