

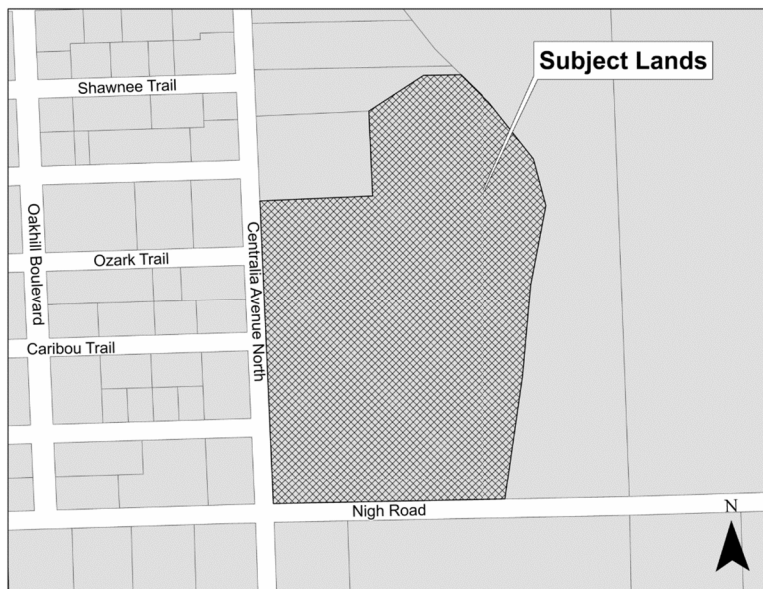


NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – 1314566 Ontario Inc.
Agent – Upper Canada Consultants, Ethan Laman
Location – 0-12054 Centralia Avenue North
Proposed Zoning By-law Amendment
APPLICATION NOS.: 350309-0587 (ZBA-05-23)**

**DATE: Monday, May 27, 2024
TIME: 6:00 PM
LOCATION: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.**

LOCATION OF SUBJECT LANDS



PROPOSAL

An application was received for a Zoning By-law Amendment to rezone a portion of the subject lands, as a condition of a draft approved plan of subdivision.

The subject lands are currently designated Rural Residential in the Town's Official Plan and zoned Rural Residential (RR) Zone, in part, and Environmental Protection (EP) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose and effect of the Zoning By-law Amendment is to redelineate the boundaries of the Environmental Protection (EP) Zone along the easterly lot line and south east corner of the subject lands, and rezone the remaining lands to a site-specific Rural Residential (RR) Zone. The site-specific provision of the RR Zone includes reduced lot frontage.



HAVE YOUR SAY

Input on the proposal is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

A copy of the Staff Report will be available to the public by 5:00 PM on **Thursday, May 23, 2024**. It will be available in the Council agenda portion of the Town's website, www.forterie.ca, or by contacting Robin Shugan, Junior Development Planner.

CONTACT INFORMATION

Robin Shugan, CPT, ACST
Junior Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2527
Or by e-mailing your comments to: rshugan@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or if you wish to be notified of the decision of the Council of the Town of Fort Erie on the proposed Zoning By-law Amendment you must make written request to c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca



HAVE
YOUR
SAY

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, Council will make a decision on the application.

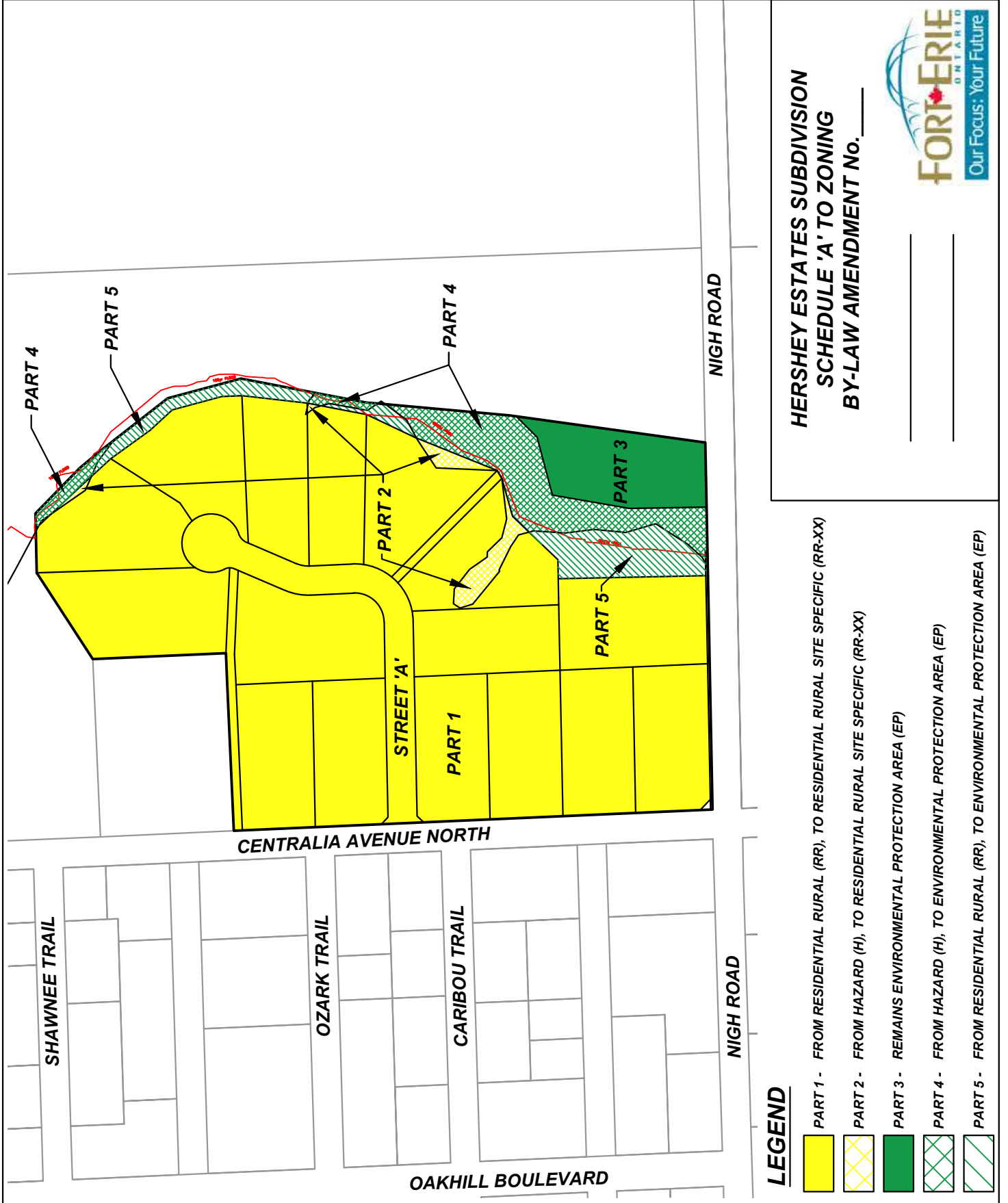
If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law 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 a by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca

Notice dated at the Town of Fort Erie May 6th, 2024





LEGEND

- PART 1 - FROM RESIDENTIAL RURAL (RR), TO RESIDENTIAL RURAL SITE SPECIFIC (RR-XX)
- PART 2 - FROM HAZARD (H), TO RESIDENTIAL RURAL SITE SPECIFIC (RR-XX)
- PART 3 - REMAINS ENVIRONMENTAL PROTECTION AREA (EP)
- PART 4 - FROM HAZARD (H), TO ENVIRONMENTAL PROTECTION AREA (EP)
- PART 5 - FROM RESIDENTIAL RURAL (RR), TO ENVIRONMENTAL PROTECTION AREA (EP)

**HERSHEY ESTATES SUBDIVISION
SCHEDULE 'A' TO ZONING
BY-LAW AMENDMENT No. _____**

