

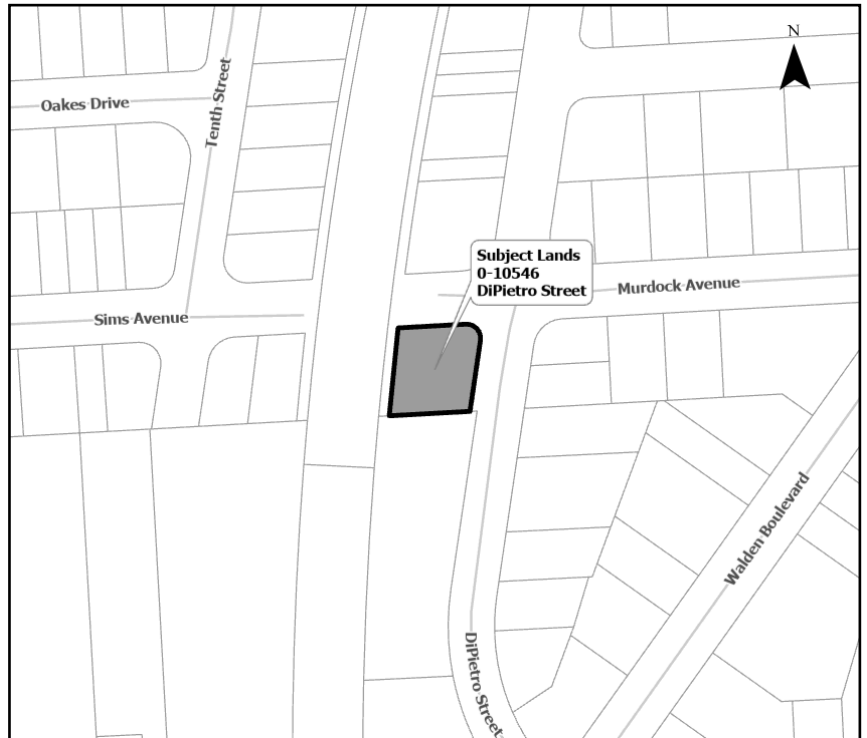


**Notice of Complete Application & Public Meeting  
Proposed Combined Official Plan and Zoning By-law Amendment  
Application  
0-10546 DiPietro Street  
Owner: 2655321 Ontario Inc. (Mark Spadafora)  
Applicant: Land Pro Planning Solutions (Mike Sullivan)**

**PROPOSED CHANGE**

A Combined Official Plan and Zoning By-law amendment is requested to permit creation of three parcels fronting onto DiPietro Street for the purpose of residential development. The three lots are intended for single detached dwellings.

An Official Plan Amendment is required to permit residential use of the subject property. The land use designation in the Town's Official Plan is proposed to change from Commercial to Urban Residential to permit the proposed use.



A Zoning By-law Amendment is also required to permit creation of three lots intended for single detached dwellings. The zoning is proposed to change from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone with a provision to permit reduced lot frontage for one of the proposed parcels (the corner lot).

**PUBLIC MEETING**

**Date: April 4, 2022**

**Time: 6 p.m.**

**Place: Council Chambers, Town Hall, 1 Municipal Centre Drive, Fort Erie, ON L2N 2S6**

### **HAVE YOUR SAY**

Input on any proposed matter 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, unless you do one of the above now, you may not be able to appeal the decision later.

### **WRITTEN STATEMENT**

To provide input in writing, or to request personal notice if the proposed change is adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

### **MORE INFORMATION**

A copy of the Information Report will be available to the public by 5 p.m. on March 30, 2022. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

For more information about this matter, including information about preserving your appeal rights, contact Daryl Vander Veen, Junior Planner, at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca) or 905-871-1600 ext. 2509