
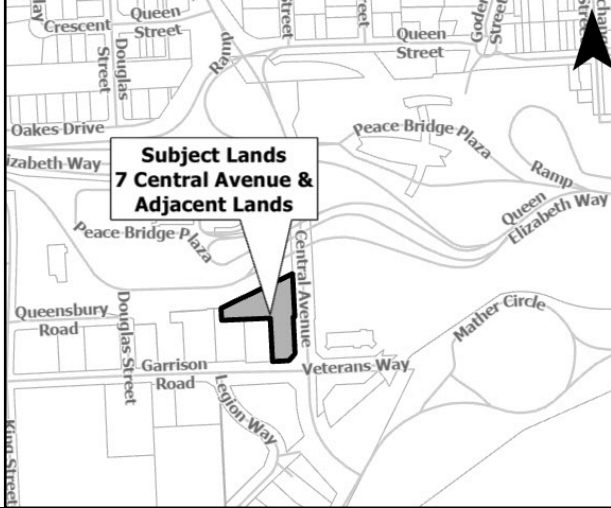






# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: – Jeff Andrews (Compass Heights Developments Ltd)**  
**Agent: P. Leigh Whyte (PLW Consulting)**  
**7 Central Avenue and 100-1 Queen Street**  
**Official and Zoning By-law Amendment**  
**APPLICATION NOS: 350302-129 and 350309-0522**

**DATE: April 11, 2022**  
**TIME: 6:00 PM**  
**LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS**

	<p style="text-align: center;"><u><b>LOCATION OF SUBJECT LANDS</b></u></p> 
	<p>A combined Official Plan and Zoning By-law amendment is requested to allow the construction of a 12 storey mixed-use building on the lands known as 7 Central Avenue and a portion of abutting northerly parcel known as 100-1 Queen Street. The proposed building will include 230 dwelling units and 879.9 square metres of retail space. The lands are currently designated Core Mixed Use, Special Policy Area 23 in the Official Plan which permits the construction of a 12 storey mixed-use building with a maximum residential density of 349 units per hectare. The applicant is requesting an amendment to the Official Plan to add a new Special Policy Area designation to the subject lands to allow an increase in the maximum residential density to 402 units per hectare. The lands are currently zoned site-specific Core Mixed Use 1 (CMU1-659) (H), in accordance with the Zoning By-law No. 129-90, as amended by By-law No. 35-2021. The applicant is requesting to rezone the lands to a site-specific Core Mixed Use 1 (CMU1) Zone to allow an increase in the maximum residential density and a reduction in the minimum interior side yard setback.</p>
	<p><u><b>GETTING MORE INFORMATION</b></u></p> <p>Input on the Combined Official Plan and Zoning By-law Amendment 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.</p>

A copy of the Information Report will be available to the public by 5:00 PM on **April 6<sup>th</sup>, 2022**. The information report will be available in the Council agenda portion of the Town's Web Site: [www.forterie.ca](http://www.forterie.ca) or by contacting Anamika Dilwaria, Senior Development Planner.

### **CONTACT INFORMATION**

**Anamika Dilwaria, MCIP, RPP, Senior Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2507**  
Or by e-mailing your comments to: [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)

### **PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION**

To provide input in writing, or to request written notice of the decision of the combined Official Plan and Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca)

### **PLANNING ACT LEGAL NOTICE REQUIREMENTS**

The Town of Fort Erie has not yet made a decision regarding the application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

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 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 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 Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca)

Notice dated at the Town of Fort Erie this 17<sup>th</sup> day of March, 2022.



