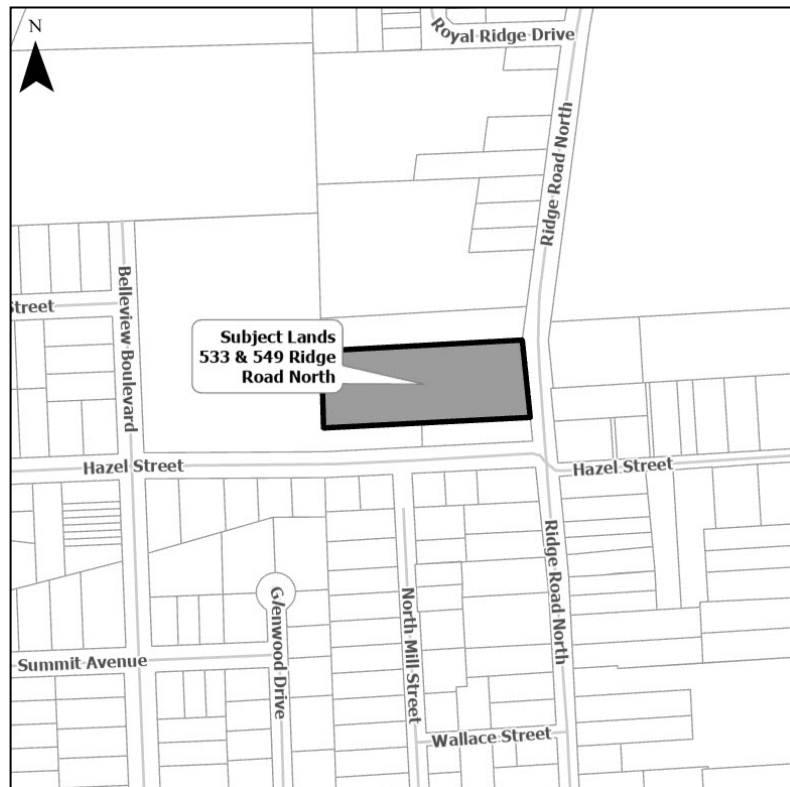


# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner: 1855838 Ontario Inc. / Richard James Dekorte**  
**Agent: Upper Canada Consultants (Ethan Laman)**  
**533 & 549 Ridge Road North**  
**Proposed Zoning By-Law Amendment**  
*APPLICATION 350309-0548*

**DATE:** February 13, 2023  
**TIME:** 6:00 PM  
**PLACE:** 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

A Zoning By-law Amendment application has been submitted for 533 & 549 Ridge Road North. The application is proposing to rezone the subject lands to permit severance of three new parcels that will front onto Ridge Road North and to consolidate the rear lands for future development. The two existing single detached dwellings will be retained and will occupy two of the three new lots. The third new lot is intended for future construction of a single detached dwelling. The lands to be consolidated will merge together.



The lands are located within the Urban Area and are currently designated Low Density Residential in the Town's Ridgeway Thunder Bay Secondary Plan/Official Plan. The Urban Residential land use designation permits use of the land for single detached dwellings. The lands are currently zoned Residential 1 (R1) Zone and Neighbourhood Development (ND) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is required to facilitate the proposed severances and land consolidation.

The zoning is proposed to change from Residential 1 (R1) Zone and Neighbourhood Development (ND) Zone to Residential 2A (R2A) Zone, a site-specific Residential 2A (R2A) Zone and a site-specific Neighbourhood Development (ND) Zone. The site-specific R2A Zone seeks to permit increased lot coverage for an existing detached accessory structure on one of the proposed new parcels. The site-specific ND Zone seeks to permit a minimum lot frontage of 0.00 m and a minimum lot area of 6,300.00 sq m (0.63 ha) for the lands to be consolidated.

### HAVE YOUR SAY

Input on the proposed 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.

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](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

### GETTING MORE INFORMATION

A copy of the Information Report will be available to the public by 5:00 PM on **February 8, 2023**. 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 Samantha Yeung, Junior Development Planner.

### CONTACT INFORMATION

**Daryl Vander Veen, Intermediate Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2509**

Or by e-mailing your comments to: [dvanderveen@forterie.ca](mailto:dvanderveen@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 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 this 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)

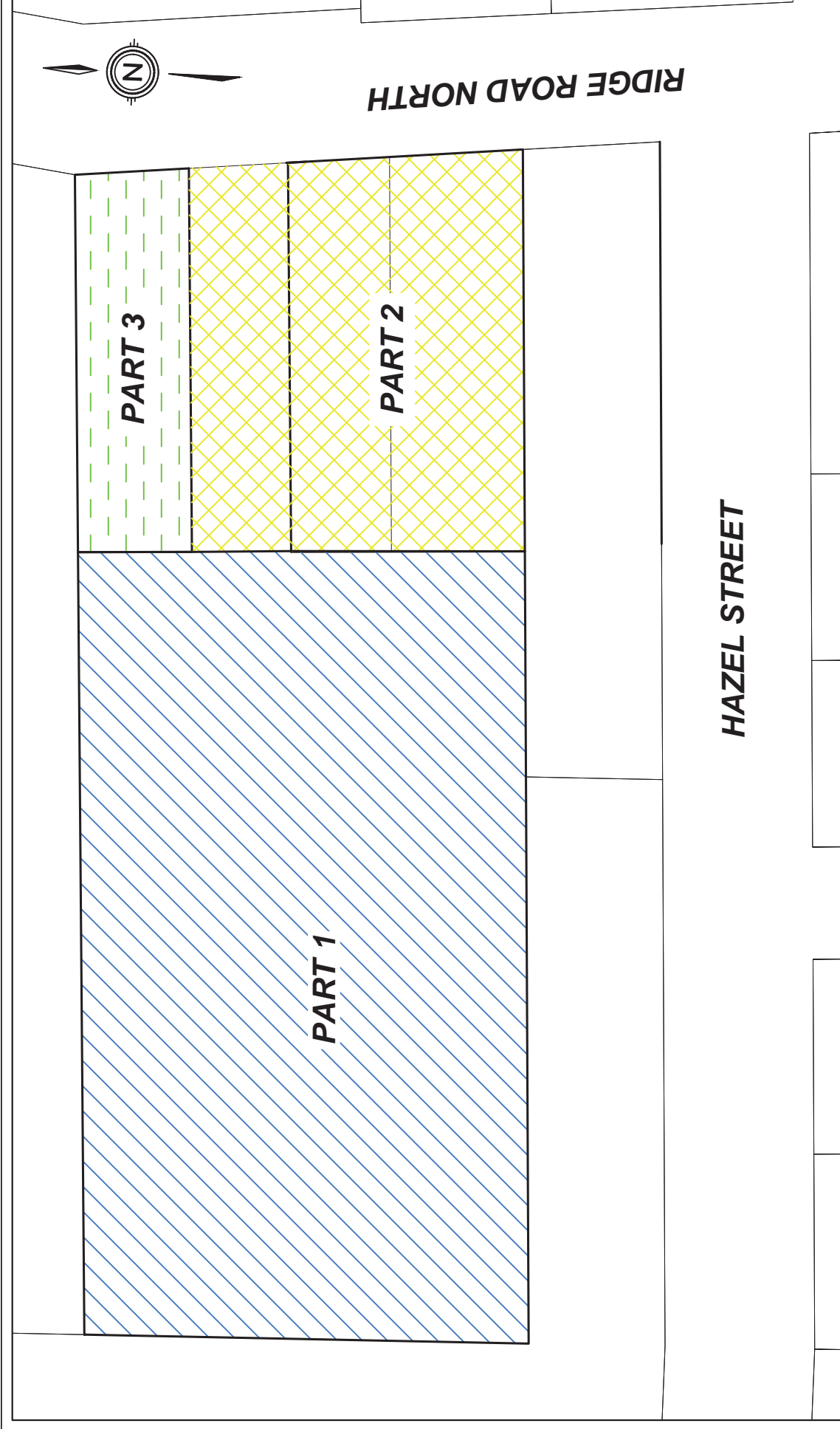
Notice dated January 23, 2023.



**HAVE  
YOUR  
SAY**






**SCHEDULE "1"**



**HAZEL STREET**

**RIDGE ROAD NORTH**

**LEGEND**

-  PART 1 - NEIGHBOURHOOD DEVELOPMENT SITE SPECIFIC (ND-XX) ZONE
-  PART 2 - RESIDENTIAL 2A (R2A) ZONE
-  PART 3 - RESIDENTIAL 2A SITE SPECIFIC (R2A-XX) ZONE

**533 & 549 RIDGE ROAD NORTH**  
**SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_\_\_**

MAYOR: \_\_\_\_\_  
CLERK: \_\_\_\_\_

