NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 825 Garrison Road, Fort Erie
Owner: 2071380 Ontario Inc., c/o Paul Di Francesco
Applicant: Upper Canada Consultants, c/o Nicholas Godfrey
File Number(s): ZBA-18-2025

The Planning, Building and By-law Services Department has received a Zoning By-law Amendment Application pursuant to Section 34 of the Planning Act, 1990.

The application was deemed complete on Monday, December 8, 2025.

The subject lands are designated Urban Residential and Environmental Protection in the Town's Official Plan and are zoned Residential 1 (R1) Zone, Environmental Protection (EP) Zone and Environmental Conservation (EC) Overlay Zone, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from Residential 1 (R1) Zone, Environmental Protection (EP) Zone and Environmental Conservation (EC) Overlay Zone, to Residential Multiple 2 (RM2) Zone. No modifications are requested under the Residential Multiple 2 (RM2) Zone. The effect of the Application is to permit development of a six-storey, 100-unit, residential apartment building with 150 at-grade vehicular parking spaces.

PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Applications. The Open House meeting is an initial opportunity for public input prior to scheduling a legislated Public Meeting on the matter, preparing a staff recommendation, and Council making a decision.

To participate in the Open House, you may:

1. Attend the Open House meeting in-person, as follows:
   Date: Thursday, January 8, 2026
   Time: 5:00 PM – 6:00 PM
   Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

2. Submit written comments / questions to Devon M. Morton, Supervisor of Development Approvals, by email 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 Applications, you must make a written request to Devon M. Morton, Supervisor of Development Approvals.

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

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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
Application materials are available for review on the Town's website (forterie.ca/resource/planningApplications.xsp), or by contacting Devon M. Morton, Supervisor of Development Approvals, 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
Devon M. Morton, Supervisor of Development Approvals
Planning, Building and By-law Services
dmorton@forterie.ca
905-871-1600 x. 2514

Dated at the Town of Fort Erie on December 8, 2025.