# NOTICE OF PUBLIC MEETING

**Municipal Address:** Unassigned Parcel (0-10844) Morrison Avenue, Fort Erie (Alliston Woods Phase 2)
**Owner:** Mountainview Homes (Niagara) Ltd.
**Applicant:** Upper Canada Consultants, c/o Nicholas Godfrey
**File Number(s):** OPA-03-2025, ZBA-11-2025, SUB 02-2025

The Planning, Building and By-law Services Department has received Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications, pursuant to Sections 22, 34, and 51 of the Planning Act, 1990.

The applications were deemed complete on Wednesday, October 15, 2025.

The subject lands are designated Low Density Residential, Medium Density Residential and Open Space (Natural Area) in the Spears-High Pointe Secondary Plan and are zoned Residential Multiple 1 (RM1-465) Zone, Residential Multiple 1 (RM1-505) Zone and Open Space (OS-506) Zone, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose of the Official Plan Amendment is to create a Low Density Residential Special Policy Area that supports townhouse dwellings (stacked, street and block) as a permitted use with a density of 24.11 units per hectare. The Official Plan Amendment further proposes to change the land use designation on Part 2 from Open Space (Natural Area) to a Low Density Residential Special Policy Area, on Part 4 from Medium Density Residential to Open Space (SWM), on Part 5 from Open Space (General) to Open Space (SWM), on Part 6 from Medium Density Residential to Open Space (SWM), on Part 7 from Medium Density Residential to Open Space (General), and on Part 8 from Open Space (General) to Medium Density Residential. The Environmental Conservation Area (Overlay) on Parts 3 through 9 (inclusive) are proposed to be removed.

The purpose of the Zoning By-law Amendment is to further amend the existing site specific Residential Multiple 1 (RM1-465) Zone and site specific Residential Multiple 1 (RM1-505) Zone and to rezone a portion of the subject land from site specific Residential Multiple 1 (RM1-505) Zone to a site-specific Open Space (OS) Zone. The additional modifications requested under the Residential Multiple 1 (RM1-465) Zone relate to reduced Minimum Lot Area, Lot Frontage, Front Yard, Rear Yard and Landscape Area, whereas the additional modifications requested under the Residential Multiple 1 (RM1-505) Zone relate to the addition of Stacked Townhouse Dwellings and a Stormwater Management Pond as permitted uses, reduced Minimum Lot Area, Lot Frontage, Front Yard, Rear Yard, Side Yard (Interior and Exterior), Floor Area per Dwelling Unit and Landscape Area.

The Draft Plan of Subdivision Application proposes to create 53 lots (1 – 53) for Single Detached Dwellings, 60 Blocks (54-112) for 257 Street Townhouse Dwellings, 1 Block (113) for 68 Stacked Townhouse Dwellings, 1 Block (114) for a Stormwater Management Pond expansion, and 1 Block (115) for a Service Corridor, all proposed to be completed in four (4) phases.

The effect of the Applications is to allow a realigned lotting pattern on the undeveloped portions of registered subdivision Plan 59M-516 to facilitate the proposed subdivision.

**PUBLIC PARTICIPATION**

The Town of Fort Erie is seeking your comments on the Applications. The Public Meeting is an opportunity for public input prior to Council making a decision.

To participate in the Public Meeting, you may:

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1. Attend the Public meeting, as follows:

   **Date: Monday, January 26, 2026**
   **Time: 6:00 PM**
   **Location: Council Chambers, Town Hall, 1 Municipal Centre Drive, Fort Erie**

   Residents can participate in the Public Meeting in-person in the Town Council Chambers, or virtually by registering with Peter Todd, Town Clerk by email (clerk@forterie.ca).

   The Public Meeting is also available to view on live stream at youtube.com/townofforterie, or by clicking on the YouTube icon on the Town's website: forterie.ca

2. Submit written comments to Peter Todd, Town Clerk by email (clerk@forterie.ca) 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 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**
An Information Report accompanying the Public Meeting will be available for review by 5:00 PM on **January 22, 2026** by accessing the Council agenda through the Town's Website: forterie.ca/en/town-hall/council-meetings.aspx

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 January 6, 2026.**