





NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: 2550663 Ontario Inc. (Greg Walker)
Agent: NPG Planning Solutions (Jeremy Tran)
214 Courtwright Street (Crescent Acres Subdivision)
Proposed Combined Official Plan and Zoning By-law Amendment
Application
APPLICATION NOS: 350302-0164 & 350309-0557

DATE: February 27, 2023
TIME: 6:00 PM
LOCATION: 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.

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><u>PROPOSAL</u></p> <p>A Combined Official Plan and Zoning By-law Amendment is requested to bring an existing non-conforming two storey apartment building into conformity with the Bridgeburg Secondary Plan/Town Official Plan and the Zoning By-law. The existing building has five dwelling units and a home occupation (a barber shop). A site plan is attached as Schedule “1” to this notice.</p> <p>The land use designation of the subject property is proposed to change from Policy Area 4 - Bridgeburg Core Mixed-Use Area to a Site Specific Policy Area (SSPA) that permits stand-alone residential use of the property. An Official Plan Amendment is required as the current Policy Area 4 - Bridgeburg Core Mixed-Use Area designation does not permit stand-alone residential use of 78 units per hectare on the subject lands and also does not permit residential dwellings to occupy 100% of the ground floor.</p> <p>The subject property is currently zoned General Commercial (C2-418) Zone. The zoning is proposed to change to a site-specific Residential Multiple 2 (RM2) Zone that permits a residential apartment building. Further, the proposed RM2 zoning will contain special provisions to permit the existing setbacks, building footprint, a reduced number of parking spaces and the location and dimensions of the parking spaces on site.</p>
	<p><u>HAVE YOUR SAY</u></p> <p>Input on the proposal 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> <p>Residents can participate in the Council meeting <u>in person in Council Chambers, OR</u></p>

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 or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

Input on the 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, you may not be able to appeal the decision later.

A copy of the Information Report will be available to the public by 5:00 PM on **Wednesday, February 23rd, 2023**. The Information Report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Intermediate 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

PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the Draft Plan of Subdivision 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

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.

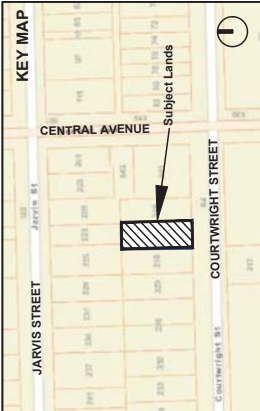
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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

Notice dated at the Town of Fort Erie this 6th day of February, 2023.



SCHEDULE "1"



SITE STATISTICS

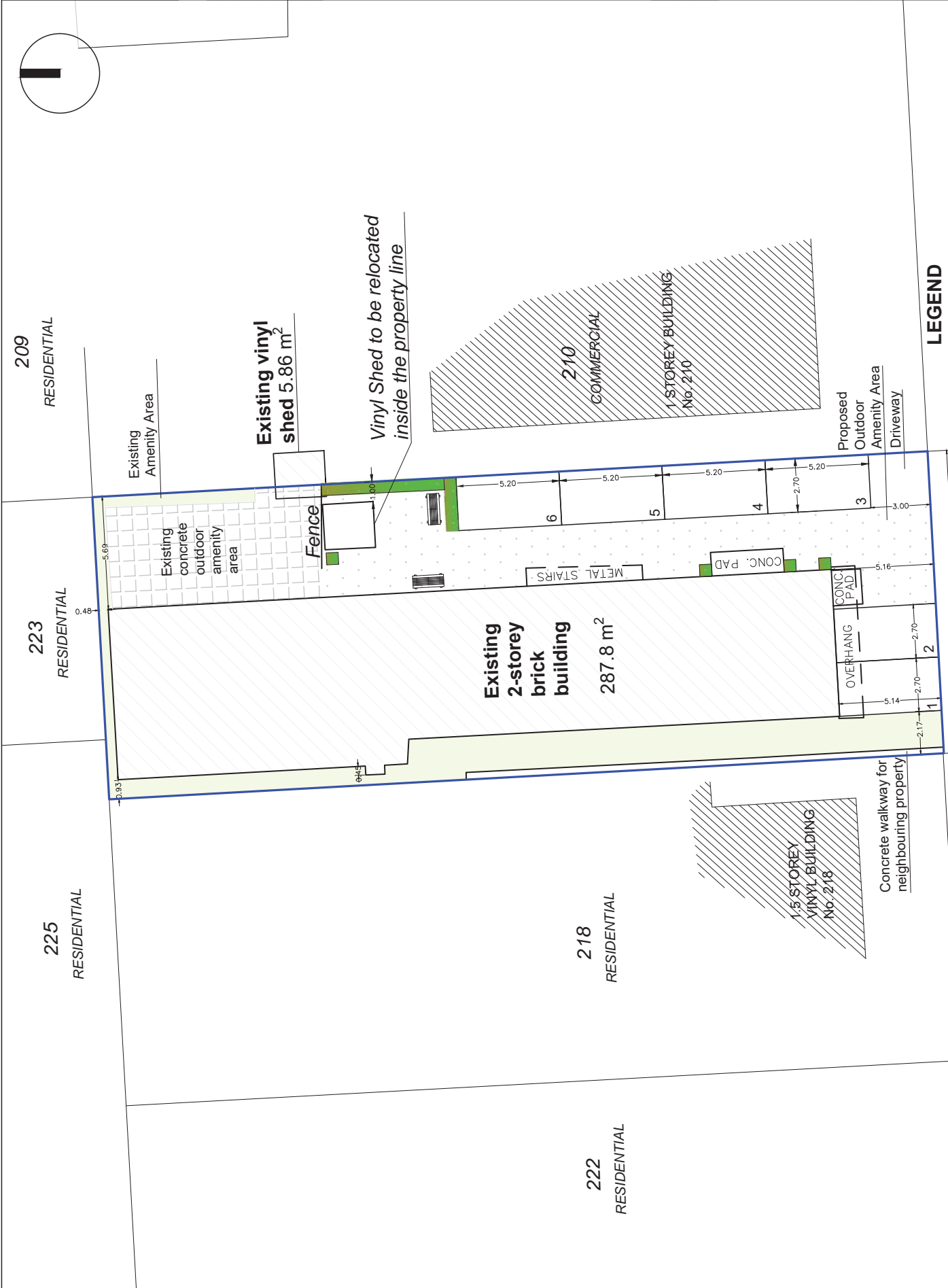
Lot Area	642.21 m ²
No. of Residential Units	5
Building footprint	Main building: 287.8 m ² Accessory building: 5.9 m ²
Lot Coverage	45.73 %
Density	77.86 uph
Landscaped open space	189.9 m ²
Home occupation area	8.19 m ²

REVISIONS

NO.	DATE	REVISION	BY
1	2022-08-23	FOR DISCUSSION	AM
2	2022-10-28	FOR ZBA/OPA APPLICATION	AM

CONCEPTUAL SITE PLAN & LANDSCAPE PLAN
 Zoning By-Law Amendment Application & Official Plan Amendment Application
 214 Courtwright Street, Fort Erie
 For: Greg Walker
 Drawing No.: NPG21701.1
 Scale: As shown
 Date: August 23, 2022

THIS DRAWING SHALL ONLY BE USED IN CIRCUMSTANCES FOR WHICH IT WAS ORIGINALLY PREPARED AND FOR WHICH NPG PLANNING SOLUTIONS INC. WAS RETAINED. NPG PLANNING SOLUTIONS INC. DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE LOCAL INFORMATION OR OTHER MAPPED FEATURES FROM SECONDARY SOURCES SHOWN OTHER THAN BY THE INTENDED RECIPIENT UNLESS AS THOSE BY NPG PLANNING SOLUTIONS INC. OR DAMAGE SUFFERED BY THE RECIPIENT ARISING OUT OF OR IN CONNECTION WITH THE USE OR MISUSE OF THE INFORMATION ISSUED. ALL DRAWINGS ARE THE PROPERTY OF NPG PLANNING SOLUTIONS INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION FROM NPG PLANNING SOLUTIONS INC. DO NOT SCALE THE DRAWING.



LEGEND

	Proposed Planter boxes
	Proposed Benches
	Proposed Outdoor Amenity Area

COURTWRIGHT STREET