
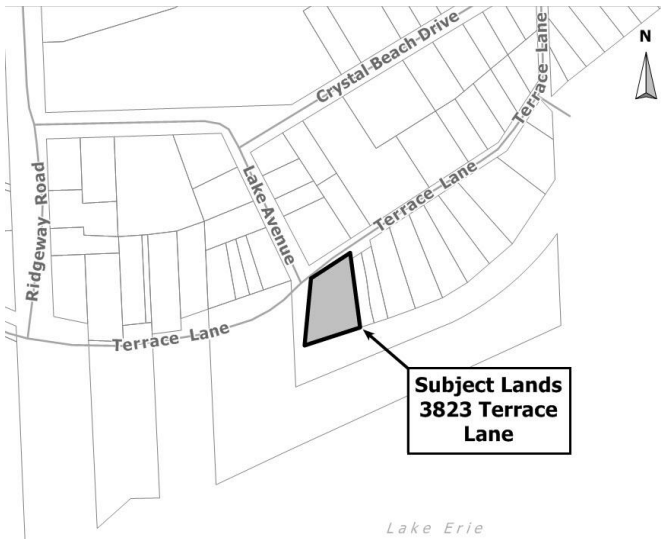




NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner – 1322977 Ontario Inc. (Stjepan and Nada Sustic)
Applicant – Peter Coutu
Agent – Michael D. Allen Architect
3823 Terrace Lane

ZONING BY-LAW AMENDMENT APPLICATION 350309-0429

DATE: May 1, 2017
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>WHAT WILL THIS AMENDMENT CHANGE:</p> <ul style="list-style-type: none"> • Permit the development of a 5 storey building containing main floor commercial uses and four storeys containing 7 residential condominium units above. • Change the zoning of the subject property from Hazard H Zone to a site specific Core Mixed Use 2 Zone, with site specific regulations for the following: <ul style="list-style-type: none"> ○ Maximum height: 5 storeys, 20 m ○ Minimum rear yard: 0 m ○ Minimum interior side yard adjacent to residential zone: 1.2 m (Section 26B.3) ○ Minimum side yard setback for restaurant or tavern (Section 26B.4): 0 m on west side, 1.2 m on east side. ○ To recognize longstanding lease agreement with Town to provide required parking spaces for residential use (Section 26B.4 (iii)).
	<p><u>GETTING MORE INFORMATION</u></p> <p>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.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on April 26th, 2017. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or from the Planning and Development Services Department.</p> <p><u>CONTACT INFORMATION</u></p> <p>Matt Kernahan, MCIP, RPP, Senior Development Planner or Kira Dolch, MCIP, RPP, CNU-A, Manager of Development Approvals Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2507 (Matt) or 905-871-1600 ext. 2502 (Kira) Or by e-mailing your comments to: mkernahan@forterie.ca or kdolch@forterie.ca</p>

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 Laura Bubanko, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to lbubanko@forterie.ca



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 does not make oral submissions at a public meeting or make written submissions to the Town of Fort Erie in respect of the proposed Zoning By-law amendment before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Fort Erie to the Ontario Municipal Board.

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 in respect of the proposed Zoning By-law amendment 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 Municipal Board, unless in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the Zoning By-law Amendment, you must make a written request to Laura Bubanko, Manager, Legislative Services/Clerk and such request should include the name and address to which such notice should be sent.