

# NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING




## **672 EDMERE ROAD**

**Owner – Niagara Innovative Living Inc.  
Agent – John Henricks, Niagara Planning Group**

### **ZONING BY-LAW AMENDMENT**

*(Application # 350309-0450)*

**DATE: TUESDAY, FEBRUARY 20, 2018**  
**TIME: 6:00 PM**  
**LOCATION: MUNICIPAL TOWN HALL, COUNCIL CHAMBERS**

	<p><b><u>SITE LOCATION</u></b></p>  <p style="text-align: center;"><b>Subject Lands 672 Edgemere Road</b></p>
	<p><b>DETAILS OF ZONING AMENDMENT:</b></p> <p>The application for the Zoning By-law Amendment is to permit the construction of a four storey, 28 unit apartment building at 672 Edgemere Road. The current zoning on the subject property permits three storey, 21 unit apartment building. The proposed Zoning By-law Amendment is to change the zoning of the property from RM2-331(H) to a site specific RM2 Zoning with site specific provisions for the following:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 101 sq m / dwelling unit</li> <li>• Minimum interior side yard – 6.1 m</li> <li>• Minimum front yard – 2 m</li> <li>• Minimum setback of parking area from street – 0 m</li> <li>• Maximum lot coverage – 46%</li> <li>• Minimum rear yard – 6.8 m (building), 2.4 m (underground parking structure)</li> <li>• Maximum height – 4 storeys, 16 m</li> <li>• Minimum number of parking spaces – 1.5 spaces per unit with a maximum of 10 stalls being provided in tandem.</li> </ul>

**GETTING MORE INFORMATION**

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.

A copy of the Information Report will be available to the public by 5:00 PM on **February 14<sup>th</sup>, 2018**.

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 from the Planning and Development Services Department.



**CONTACT INFORMATION**

**Matt Kernahan, MCIP, RPP, Senior Development Planner**  
**Planning and Development Services Department,**  
**Town Hall, 1 Municipal Centre Drive,**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600, ext. 2507**  
Or by e-mailing your comments to: [mkernahan@forterie.ca](mailto:mkernahan@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, 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.

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 decision of the Town of Fort Erie in respect of the proposed Zoning by-law amendment, you must make a written request to Carol Schofield, Clerk, and such request should include the name and address to which such notice should be sent.

