
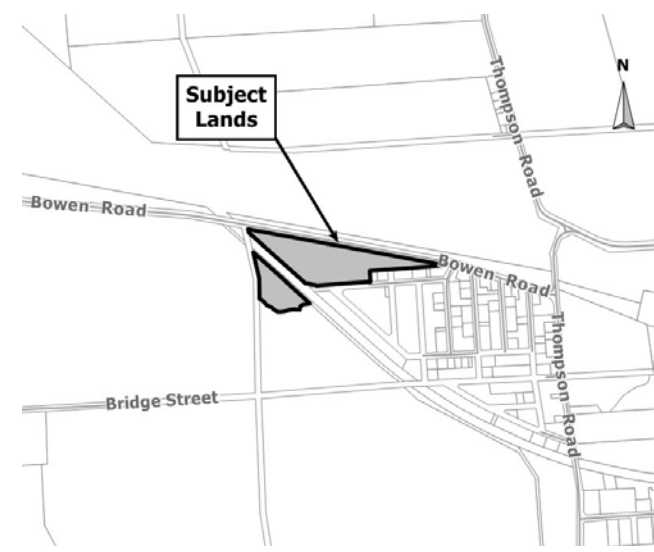



NOTICE OF FORMAL PUBLIC MEETING

Town of Fort Erie

BOWEN ROAD LANDS-TO PERMIT INDUSTRIAL USES (PROPOSED OFFICIAL PLAN AMENDMENT No.34 AND SITE SPECIFIC ZONING AMENDMENT- Application350309-0433)

DATE: February 21, 2017
TIME: 6:00 PM
LOCATION: Council Chambers

	<p><u>NATURE OF AMENDMENTS</u></p> <p>The Town of Fort Erie has initiated amendments to the Official Plan and Zoning By-law to permit certain dry industrial uses on the subject lands shown on the map below.</p> <div style="text-align: center;">  </div>
	<p>WHAT WILL THESE AMENDMENTS ADDRESS</p> <p>To change the Official Plan designation on the subject lands from Urban Residential and Open Space with Environmental Conservation to Special Policy Industrial area to permit low intensive industrial uses on private sanitary services until such time as municipal sanitary sewers are available. This Special Policy area will maintain the existing Environmental Conservation Overlay where it currently exists.</p> <p>To change the Town’s Zoning By-law from Neighbourhood Development and Open Space with an Environmental Conservation EC Overlay Zone to a Site Specific Dry Industrial zone with Environmental Conservation EC Overlay, where the EC Zone currently exists, permitting the following uses: existing uses, public storage, scientific or medical laboratory, tradespersons shop, tradesperson’s shops, transportation depots, wholesale establishments, warehousing, veterinarian clinic, pet day care establishment, plumbing shops, service shops, equipment rentals and services, courier and delivery services, lumber and building yards, public uses and operations, catering establishments, business or commercial trade school, construction trade establishment, communication facilities, commercial refuelling stations, communication facilities, factory outlet, gasoline bars, transportation truck terminal, bakery.</p> <ul style="list-style-type: none"> • To change the Town’s Zoning By-law to restrict outside storage in the subject site specific Dry Industrial zone. • To change the Town’s Zoning By-law to permit the above noted uses on private sanitary services until such time as municipal sanitary services are available. • To allow additional uses, being; automotive uses, dry cleaning plants, food processing establishments, industrial uses, laundries, machine shops, medical marihuana grow and production facilities, motor vehicle repair shop, motor vehicle body shop, manufacturing and print establishments, when sanitary sewers become available. • Permitted uses will be subject to Ministry of Environment D6 guidelines.



GETTING MORE INFORMATION

Input on the proposed Official Plan and 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 15, 2016**. 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.

PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision of the Official Plan and 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

CONTACT INFORMATION

**Dave Heyworth, MCIP, RPP
Manager of Policy Planning
Planning and Development Services
Department,
Town Hall, 1 Municipal Centre Drive,
Fort Erie, Ontario L2A 2S6
905-871-1600, ext. 2504
Or by e-mailing your comments
to: dheyworth@town.forterie.on.ca**



FUTURE NOTICE REQUESTS

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 Official Plan and 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 Official Plan Amendment and 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 Official Plan and 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.

Dated this 26th day of January, 2017

**Laura Bubanko, CMO,
Dipl.M.A.
Manager, Legislative
Services/Clerk**

**Richard F. Brady. MA, MCIP, RPP,
Director of Planning and Development Services**