





# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING


**Owner – 2298423 Ontario Inc. (Gerald Patt)**  
**Agent – Ken Gonyou, Upper Canada Consultants**  
**3601, 3605, 3607 and 3611 Hibbard Street (Willow Trail Townhouses)**

## ZONING BY-LAW AMENDMENT

APPLICATION 350309-0446

**DATE:** September 5, 2017  
**TIME:** 6:00 PM  
**LOCATION:** MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <ul style="list-style-type: none"> <li>• Permit modifications to the existing townhouse dwellings that would remove the requirement for attached garages in order to achieve the 6 m front yard setback required for a parking space in the driveway. The current zoning requires an attached garage that is 6 m deep. The proposed zoning would remove this requirement.</li> <li>• Change the zoning of the subject property from RM1-346(H) to a site specific RM1 Zone with site specific regulations for a 2.5m front yard setback to dwelling and covered porches, a 0 metre side yard setback, a 6.0 m deep parking space, and an exterior side yard setback of 4.72m.</li> </ul>
	<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 <b>August 31<sup>st</sup>, 2017</b>. The information report will be available in the Council agenda portion of the Town's Web Site: <a href="http://www.forterie.ca">www.forterie.ca</a> or from the Planning and Development Services Department.</p> <p><u>CONTACT INFORMATION</u></p> <p><b>Matt Kernahan, MCIP, RPP, Senior Development Planner</b>  <b>Planning and Development Services Department</b>  <b>Town Hall, 1 Municipal Centre Drive</b>  <b>Fort Erie, Ontario L2A 2S6</b>  <b>905-871-1600 ext. 2507</b>  <b>Or by e-mailing your comments to: <a href="mailto:mkernahan@forterie.ca">mkernahan@forterie.ca</a></b></p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>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, Interim Manager, Legislative</p>

	<p>Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to <a href="mailto:cschofield@forterie.ca">cschofield@forterie.ca</a></p>
	<p>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.</p> <p>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.</p> <p>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.</p> <p>If you wish to be notified of the adoption of the Zoning By-law Amendment, you must make a written request to Carol Schofield, Interim Manager, Legislative Services/Clerk and such request should include the name and address to which such notice should be sent.</p>