

**Notice of Complete Application & Public Meeting**  
**Proposed Zoning By-law Amendment Application**  
**Location: 2751 Nigh Road, Owner: Christine and Jesse Savage**  
**Agent - P. Leigh Whyte (PLW Consulting )**

### PROPOSED CHANGE

A Zoning By-law amendment is requested to facilitate a future severance to create a new residential lot on the lands known as 2751 Nigh Road.

The subject property is located outside the urban boundary and is currently designated Rural, in part and Environmental Protection, in part.

The lands are zoned Rural (RU) Zone, in part, Environmental Conservation (EC) Overlay Zone, in part, Hazard (H) Zone, in part and Environmental Protection (EP) Zone, in part, in accordance with the Zoning By-law No. 129-90.

The applicant is requesting to rezone the subject lands to a new site-specific Rural (RU) Zone and maintain the current Hazard (H) Zone, Environmental Conservation (EC) Overlay Zone and Environmental Protection (EP) Zone the lands. The site-specific RU regulations are requested for a reduction in the minimum lot frontage minimum lot area requirements of the by-law. The applicant is requesting to reduce the required lot frontage from 95 m to 81.8 m for a corner lot, and minimum lot area of 6 hectares to 1.26 hectares for the corner lot and 4.7 hectares for the interior lot.

### PUBLIC MEETING

**Date:** July 19, 2021

**Time:** 6 p.m.

**Place:** This will be a virtual meeting,

### HAVE YOUR SAY

Input on any proposed matter 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, unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in Zoom Council meeting in two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

### WRITTEN STATEMENT

To provide input in writing, or to request personal notice if the proposed change is adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/ Clerk, 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6 or an email to [cschofield@forterie.ca](mailto:cschofield@forterie.ca).

### MORE INFORMATION

A copy of the Information and Recommendation Report will be available to the public by 5 p.m. on July 15<sup>th</sup>, 2021. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or by contacting Anamika Dilwaria, Senior Development Planner at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca).

For more information about this matter, including information about preserving your appeal rights, contact Anamika Dilwaria, MCIP, RPP, Senior Development Planner at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca) or 905-871-1600 ext. 2507.

