

**Notice of Complete Application & Public Meeting
Proposed Zoning By-law Amendment &
Draft Plan of Condominium Application
3819 Hibbard Street and Easterl Portion of 294 Gorham Road
Owner: Bryan Keegan
Agent: NPG Solutions Inc. (Mary Lou Tanner)**

PROPOSED CHANGE

Applications for Zoning By-law amendment and Draft Plan of Vacant Land Condominium have been submitted to allow the construction of a 5 block townhouse complex with a total of 19 dwelling units on the lands known as 3819 Hibbard Street and the easterly portion of 294 Gorham Road.

The subject properties are located within the Urban Area and are currently designated Medium Density, in part and Commercial, in part in the Town's Official Plan and Ridgeway-Thunder Bay Secondary Plan. The townhouse development is proposed on the portion of the properties that are designated Medium Density Residential.

The subject lands are currently zoned General Commercial (C2) Zone, in accordance with the Zoning By-law No. 129-90.

As the current zoning does not permit the proposed townhouse development, the applicant is requesting to rezone the subject lands known as 3819 Hibbard Street and the easterly portion of 294 Gorham Road to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific regulations are requested for a reduction in the minimum front yard setback, rear yard setback, maximum projection of deck in the rear yard and front yard, minimum landscaped area, minimum distance between two end walls (Units- 7 & 8), privacy yard, width of the planting strip along the street and an increase in maximum lot coverage.

The Draft Plan of Vacant Land Condominium will accommodate the intended division of the land into vacant units of land that can be owned separately. The plan will facilitate the development of the site for townhome dwelling units. The plan includes a private common road accessed from Hibbard Street, common amenity and a parking area providing 3 visitor parking



PUBLIC MEETING

Date: February 14, 2022

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) 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) 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 or click on the YouTube icon on the home page of the Town's website (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.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5 p.m. on February 9th, 2022. The information report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Anamika Dilwaria, Senior Development Planner at 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 or 905-871-1600 ext. 2507.