

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING


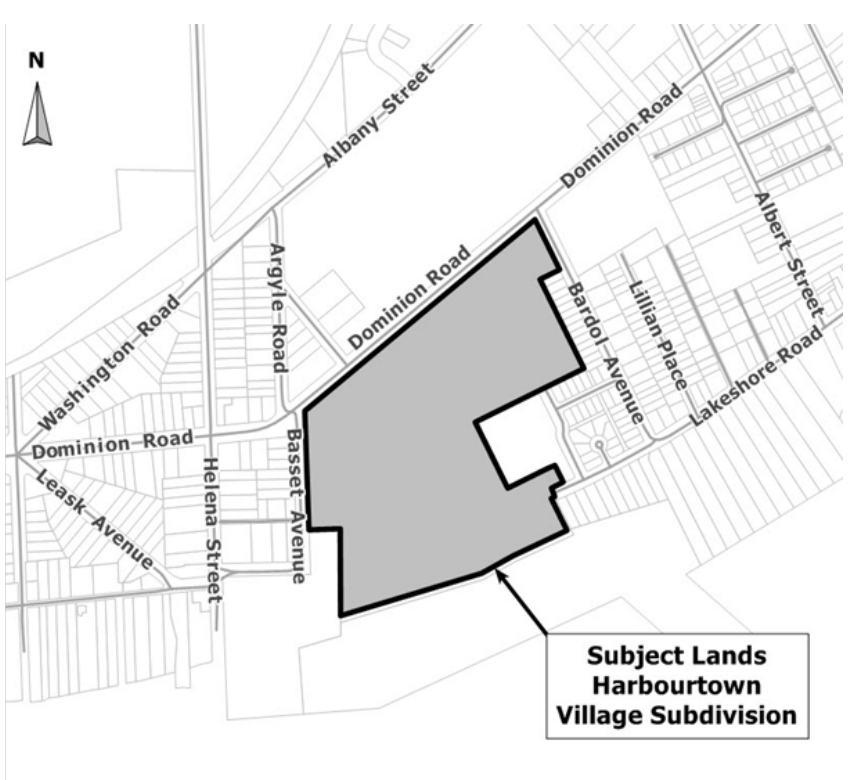

HARBOURTOWN VILLAGE




South Side of Dominion Road, between Bardol Avenue and Bassett Avenue
 Owner – 800460 Ontario Ltd. (Fred Costabile)
 Agent – Jennifer Vida, Upper Canada Consultants

DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

(Application # 350302-107, 350309-0453, 350308-0108)

DATE: MONDAY, FEBRUARY 5, 2018
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL, COUNCIL CHAMBERS

	<p><u>SITE LOCATION</u></p> 
	<p>DETAILS OF SUBDIVISION, OFFICIAL PLAN AMENDMENT & ZONING AMENDMENT:</p> <ul style="list-style-type: none"> The subdivision application proposes the development of the 14 hectare property for a range of residential uses along with areas of open space and environmental protection. The development includes 68 single detached lots, blocks for 61 street townhouse dwellings, one block for a 10 storey apartment to accommodate 110 dwelling units, a block for stormwater management facilities, and a block for environmental protection. The subject lands are currently designated Urban Residential, Open Space, Environmental Conservation and Environmental Protection in the Official Plan. The subject lands are currently zoned Neighbourhood Development, Open Space, Environmental Conservation Overlay and Hazard in the Town's Zoning By-law 129-90. To amend the Official Plan designation for the areas identified for Open Space from Urban Residential to Open Space. To amend the Official Plan designation for areas identified by the Environmental Impact Study as significant from Urban Residential to Environmental Protection (2.8 hectare block in south of subdivision) and Environmental Conservation (15 m buffer along Dominion Road). To amend the Official Plan designation for the block where the apartment dwelling is proposed from Urban Residential to Residential – High Density to

	<p>ensure that Greenfield Density targets are met.</p> <ul style="list-style-type: none"> • To rezone the lands identified as developable to a Residential 2, Residential 2A R2A Zone, Residential 3 R3 Zone, Residential Multiple 1 RM1 Zone and Residential Multiple RM2 Zone to permit single detached dwellings, townhouses and apartment dwellings. • To rezone those areas identified for open space uses (i.e. pedestrian accesses within subdivision and pond area) to Open Space OS Zone. • To rezone those areas identified in the Environmental Impact Study as significant to Environmental Conservation EC (15 m buffer along Dominion Road) and Environmental Protection EP Zone (2.8 ha block in south of subdivision).
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the proposed Draft Plan of Subdivision, Official Plan Amendment 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.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on January 31, 2018.</p> <p>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.</p> <p><u>CONTACT INFORMATION</u></p> <p>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</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 Draft Plan of Subdivision, Official Plan amendment or Zoning By-law amendment, please send a letter c/o Carol Schofield, Interim Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p>
 	<p><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></p> <p>The Town of Fort Erie has not yet made a decision regarding this application.</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 Plan of Subdivision, Official Plan amendment or 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 Plan of Subdivision, Official Plan amendment or 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 decision of the Town of Fort Erie in respect of the proposed Plan of Subdivision, Official Plan amendment and Zoning by-law amendment, you must make a written request to Carol Schofield, Interim Clerk, and such request should include the name and address to which such notice should be sent.</p>