

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED ZONING BY-LAW AMENDMENT  
LOCATION: 0-12054 Centralia Avenue North  
OWNER: 1314566 Ontario Inc.  
AGENT: Ethan Laman (Upper Canada Consultants)**

**PROPOSAL:**

An application was received for a zoning by-law amendment to rezone a portion of a Draft Approved Subdivision. A copy of the site plan is shown in **Schedule 1**.

The subject lands are currently designated Rural Residential in the Town's Official Plan and zoned Rural Residential (RR) Zone in part, and Environmental Protection (EP) Zone in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended. The

Zoning By-law amendment is to rezone the lands to reflect the draft approved subdivision concerning the conditions of approval. The proposed zoning will modify the zoning categories to align with the proposed subdivision. The single-detached lots will retain a site-specific rural residential zoning that addresses a reduced lot frontage, and the environmental protection zone boundaries will be adjusted as delineated in the Environmental Impact Study.



**We would like to hear from you:** We invite you to attend an evening Public Information Open House Meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Members of the public can participate in a Public Information Open House meeting in two different ways:

1. Send your comments via mail or email to Robin Shugan, Junior Development Planner ([rshugan@forterie.ca](mailto:rshugan@forterie.ca)) who will provide them to Council; or
2. Participate in the Public Information Open House. The meeting details are as follows:

**Date: Tuesday, April 30, 2024**

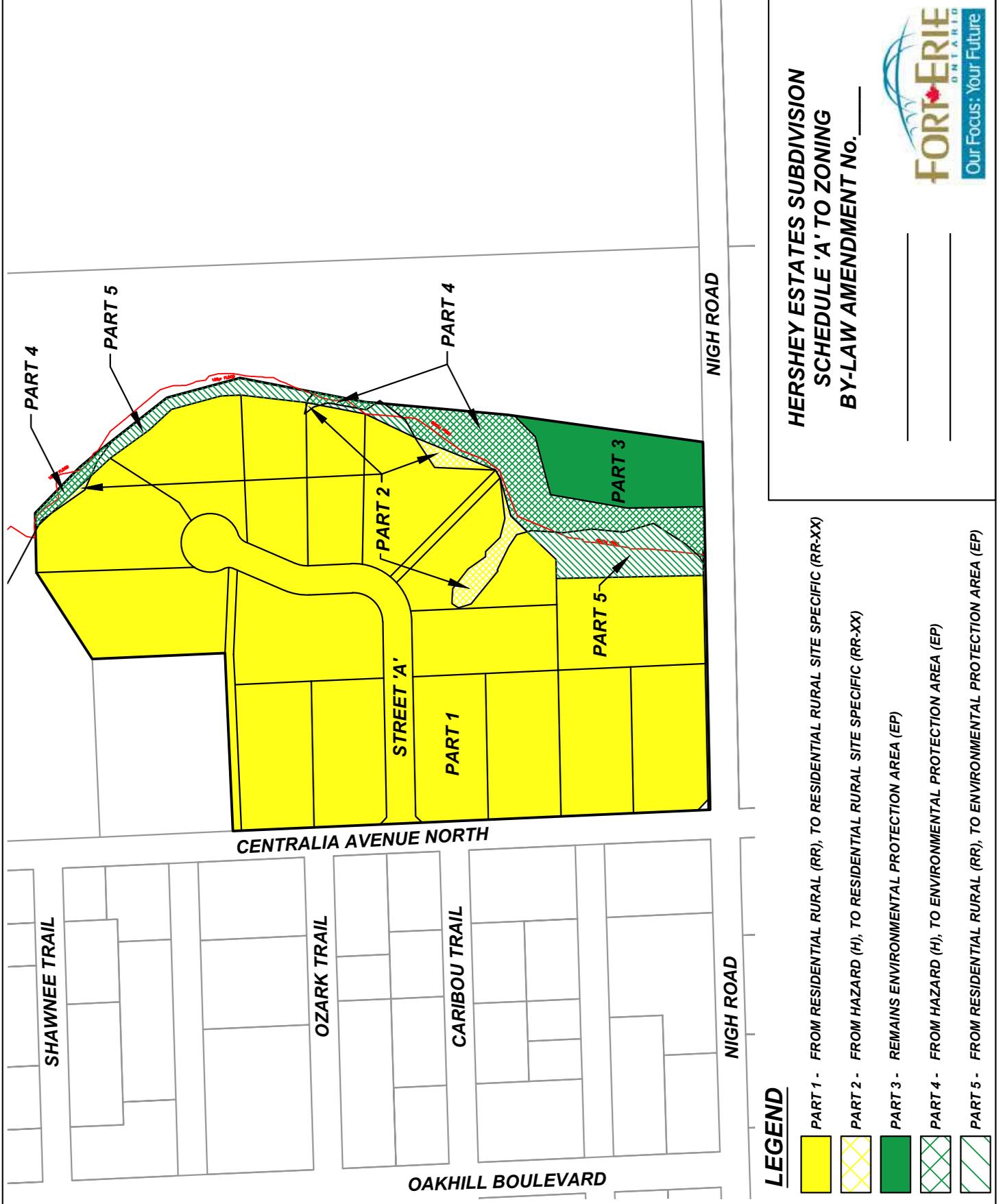
**Time: 5:00 P.M - 6.00 PM**

**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie**

A copy of this notice and the Site Plan are available for download at the following link:

[Public Planning Notices](#)

For additional information, please contact:  
Robin Shugan, Junior Development Planner  
at 905-871-1600 ext. 2527 or at [rshugan@forterie.ca](mailto:rshugan@forterie.ca)



**LEGEND**

- PART 1 - FROM RESIDENTIAL RURAL (RR), TO RESIDENTIAL RURAL SITE SPECIFIC (RR-XX)
- PART 2 - FROM HAZARD (H), TO RESIDENTIAL RURAL SITE SPECIFIC (RR-XX)
- PART 3 - REMAINS ENVIRONMENTAL PROTECTION AREA (EP)
- PART 4 - FROM HAZARD (H), TO ENVIRONMENTAL PROTECTION AREA (EP)
- PART 5 - FROM RESIDENTIAL RURAL (RR), TO ENVIRONMENTAL PROTECTION AREA (EP)

**HERSHEY ESTATES SUBDIVISION  
SCHEDULE 'A' TO ZONING  
BY-LAW AMENDMENT No. \_\_\_\_\_**

