

REVISED NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 1326 Garrison Road, Fort Erie
Owner: 2447911 Ontario Inc. (Amit Khara)
Applicant: Urban and Environmental Management (Greg Taras)
File Number(s): ZBA-14-2025

The Planning, Building and By-law Services Department received an application for a Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13.

The application was deemed complete on August 15, 2025.

The subject lands are within the Spears-High Pointe Secondary Plan Area in the Town's Official Plan and are designated Commercial. The subject lands are zoned Automotive Service Station (C4) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.

The purpose and effect of the proposed Zoning By-law Amendment is to add an Eating Establishment with a Drive Through and a Vehicle Sales Establishment as permitted uses on the subject lands. Further, several special provisions are requested to implement the development proposal. A copy of the conceptual site plan is appended to this notice as Schedule "1" for reference.



PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the application. The Open House Meeting is an initial opportunity for public input prior to scheduling a legislated Public Meeting on the matter, preparing a staff recommendation, and Council making a decision.

To participate in the Open House, you may:

- Attend the Open House meeting in-person, as follows:
Date: Thursday, October 2, 2025
Time: 5:00 PM – 5:30 PM
Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie
- Submit written comments/questions to Daryl Vander Veen, Intermediate Development Planner by email (dvanderveen@forterie.ca) or regular mail (1 Municipal Centre Drive, Fort Erie, ON L2A 2S6). All written submissions will become part of the public record and will be provided to Council.

If you wish to be notified of Council's decision on the proposed application, you must make a written request to Daryl Vander Veen, Intermediate Development Planner.

APPEAL INFORMATION

Only the Minister, the applicant, specified persons, public bodies, and the registered owner of the land to which the by-law would apply, as defined in the *Planning Act*, may appeal the decision of Council to the Ontario Land Tribunal (OLT).

If a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.

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 before the by-law is passed, the person or public body



REVISED NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

MORE INFORMATION

Application materials are available for review on the Town's website (<https://www2.forterie.ca/resource/planningApplications.xsp>) or by contacting Daryl Vander Veen, Intermediate Development Planner by email. New or revised application materials will be uploaded to the Town's website at the link above as they become available. Please check the Town's website for updates.

CONTACT

Daryl Vander Veen, Intermediate Development Planner
Planning, Building and By-law Services
dvanderveen@forterie.ca
905-871-1600 ext. 2509

Dated at the Town of Fort Erie on Thursday, September 18, 2025.

[illegible]

TOPOGRAPHIC SKETCH OF
PART OF LOT
CONCESSION
GEOGRAPHIC TOWNSHIP OF
TOWN OF FORT
REGIONAL MU

CS	CURB STOP
CO	CLEAN OUT
CB	SHORT STANDARD IRON BAR
MH	IRON BAR
INV.	INVERT
GUY	GUY WIRE
LS	LIGHT STANDARD
UP	UTILITY POLE
GM	GAS METER
WV	WATER VALVE
WP	WATER METER PIT

[illegible]

2. DO NOT SCALE DRAWINGS.
3. DO NOT SCALE DRAWINGS OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT.
4. THE DESIGN ENGINEER SHALL APPROVE ALL DRAWINGS.
5. THE DESIGN ENGINEER SHALL REFUSE DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES (LATEST EDITION).
7. MATERIALS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
8. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
9. DIMENSIONS SHOWN ARE IN MILLIMETERS.
10. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.

No.	DATE	REVISIONS	INITIAL	CHECKED
1	JUL-24-24	ISSUED FOR RE-ZONING	YH	
2	JUL-24-24	ISSUED FOR CLIENT REVIEW	YH	
3	SEP-16-24	REV'D. AS PER TOWN COMMENTS	YH	
4	DEC-09-24	ISSUED TO CLIENT		
5	JUL-10-25	ZONING DESIGNATION REVISED	YH	
6				
7				
8				
9				



CLIENT/OWNER: 2447911 ONTARIO INC.

PROJECT/ADDRESS:
HARVEY'S RESTAURANT
1326 GARRISON RD
FORT ERIE, ONTARIO

TITLE: SITE PLAN

DESIGNER:	WAM	DWN BY	YH	DRAWING No. SP-1
SCALE:	AS SHOWN	DWG. FILE	2337-SP-1	
DATE:	JUL.17.23	PROJ. No.	2337	

ZONING CATEGORY: AUTOMOBILE SERVICE STATION (A) (ZONE 4)		PROVIDED	BY-LAW REQUIREMENT
TOTAL LOT AREA	5343.3m ²		N/A
LOT FRONTAGE	72.0m		40.0m
LOT DEPTH	74.36m		30.0m
BUILDING AREA EX. BLD'G (GFA)	480.02m ²		N/A
EX. CANOPY	163.44m ²		
NEW RESTAURANT	160.00m ²		
COSTING	632.46m ²		
NEW	160.00m ²		
TOTAL (SQ. M.)	792.44m ²		N/A
TOTAL (%)	14.83%		
FRONT YARD (GARAGE ROAD)	18.65m		12.0m
EXTERIOR SIDE (GARAGE ROAD)			
NEW RESTAURANT		-	6.0m
INTERIOR SIDE (PETIT ROAD)			
YARD SETBACK		3.00m	3.0m
NEW RESTAURANT			-
DEAR YARD SETBACK (NORTH)		38.72m	10.0m
HEIGHT		6.02m	-
NEW BLD'G			7.5m
LANDSCAPE (SQ. M.)	564.30m ²		
LANDSCAPE (%)	10.56%		10%
PARKING STALL DIMENSIONS	2.75m x 6.00m		
PARKING SPACES INCL. BARRIER FREE	43+2+45		
B/F PARKING STALL DIMENSIONS	2.44m x 4.88m		
LOADING AREA DIMENSIONS	4.85m x 9.00m		

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
3. THE ARCHITECT OR DESIGN ENGINEER HAS THOSE THAT ARE MARKED
4. USE ONLY LATEST REVISION DRAWINGS OR THOSE THAT ARE MARKED
5. ISSUED FOR CONSTRUCTION.
6. THE PROJECT SHALL COMPLY WITH THE
7. PROVISIONAL AND LOCAL BUILDING CODES LATEST EDITION.
8. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE
9. O.B.C. LATEST EDITION.
10. THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT
11. DRAWINGS & SPECIFICATIONS.
12. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
13. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
14. THE NEW BUILDING ALL AS "MARKETS STANDARD SPECIFICATIONS
15. DRAWINGS".

2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCREPANCIES, ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. THE DESIGN ENGINEER SHALL APPROVE DRAWINGS FOR CONSTRUCTION.
5. THE DESIGN ENGINEER SHALL APPROVE DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES (LATEST EDITION).
7. MATERIALS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
8. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
9. DIMENSIONS SHOWN ARE IN MILLIMETERS.
10. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.

No.	DATE	REVISIONS	INITIAL	CHECKED
1	JUL-24-24	ISSUED FOR RE-ZONING	YH	
2	JUL-24-24	ISSUED FOR CLIENT REVIEW	YH	
3	SEP-16-24	REV'D. AS PER TOWN COMMENTS	YH	
4	DEC-09-24	ISSUED TO CLIENT		
5	JUL-10-25	ZONING DESIGNATION REVISED	YH	
6				
7				
8				
9				



CLIENT/OWNER: 2447911 ONTARIO INC.

PROJECT/ADDRESS:
HARVEY'S RESTAURANT
1326 GARRISON RD
FORT ERIE, ONTARIO

TITLE: SITE PLAN

DESIGNER:	WAM	DWN BY	YH	DRAWING No. SP-1
SCALE:	AS SHOWN	DWG. FILE	2337-SP-1	
DATE:	JUL.17.23	PROJ. No.	2337	