

## Notice of Complete Application & Public Meeting 1201 Ridge Road North - Zoning By-law Amendment

### PROPOSED CHANGE

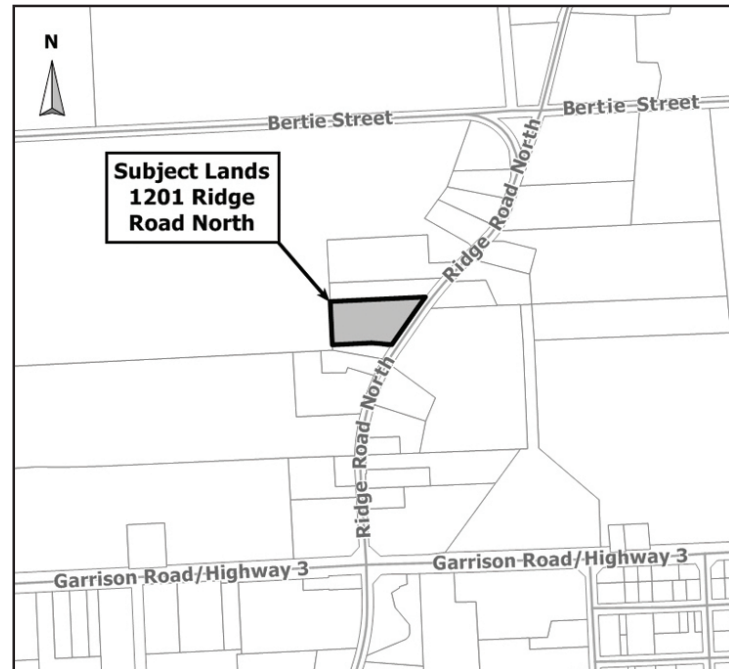
To permit the creation of a building lot and the construction of a new single detached dwelling to the south of the existing dwelling at 1201 Ridge Road North. The proposed rezoning will change the zoning from a RR Zone to a site specific RR Zone and is required to permit the proposed lot frontage of 25 m and a minimum dwelling area of 92 sq m (1,000 sq ft). The rezoning will also realign the boundary between the Rural Residential Zone and the Agricultural Zone at the rear of the property.

### PUBLIC MEETING

**Date:** June 11, 2018

**Time:** 6 p.m.

**Place:** Council Chambers, Town Hall,  
1 Municipal Centre Drive,  
Fort Erie, ON L2N 2S6



### 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.

### 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 Report will be available to the public by 5 p.m. on June 6, 2018. The information report will be available at [www.forterie.ca](http://www.forterie.ca) (Government > Agendas & Minutes) or from the Town's Planning and Development Services Department.

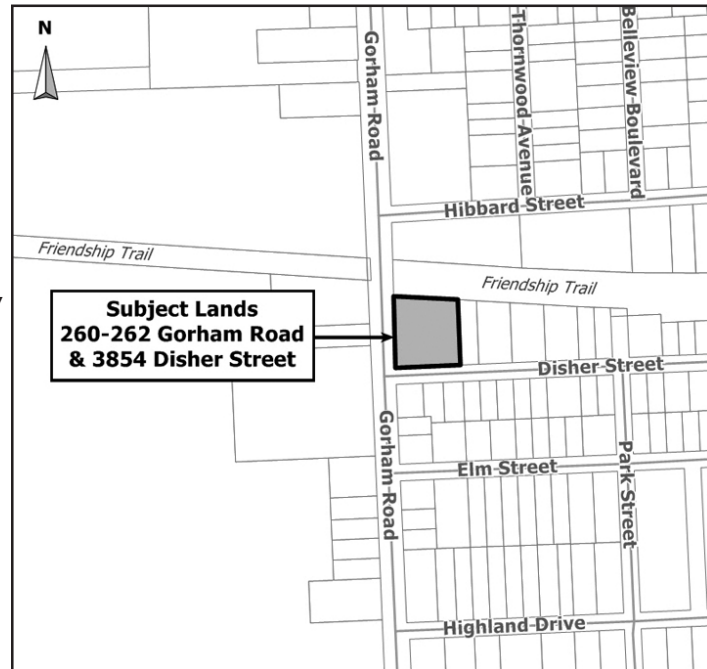
For more information about this matter, including information about preserving your appeal rights, contact Matt Kernahan, MCIP, RPP, Senior Development Planner, at [mkernahan@forterie.ca](mailto:mkernahan@forterie.ca) or 905-871-1600, ext. 2507.

## Notice of Complete Application & Public Meeting

### 260-262 Gorham Road/3854 Disher Street – Combined Official Plan and Zoning By-law Amendment

#### PROPOSED CHANGE

To permit the addition of a car wash and drive-thru restaurant to the existing gasoline bar and the expansion of the commercial uses onto the residential property immediately to the east (the existing residential dwelling will remain). The proposed Official Plan Amendment will change the designation of the property with the address 3854 Disher Street from Residential to Commercial. The zoning amendment will change the zoning of the property from C4 Zone to a site specific C4 Zone permitting a drive-thru restaurant (in addition to the uses permitted in the C4 zone) with site specific regulations for minimum front yard (Disher Street) – 7.5 m, minimum easterly interior side yard – 1.8 m (to dwelling), minimum exterior side yard (Gorham Road) – 7.5 m, maximum coverage (for all buildings) – 11%, Minimum setback from pump island to property line – 3.6 m, minimum landscape strip adjacent to drive-thru - 2.0 m, maximum entrance width (Section 6.20 d) ii) – 12.1 m (Gorham Road), 10.7 m (Disher Street) and minimum landscape strip adjacent to parking area - 2.0 m.



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## Notice of Complete Application & Public Meeting 396 Ridgeway Road - Zoning By-law Amendment

### PROPOSED CHANGE

To permit a boundary adjustment that will enable the construction of a new single detached dwelling on the lot to the north of the dwelling with the address 396 Ridgeway Road. The proposed rezoning will change the zoning from CMU2 Zone to a site specific CMU2 Zone that will permit the construction of the new dwelling in accordance with the regulations of the R2B Zone.

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