

Notice of Complete Application & Public Meeting

Proposed Zoning By-law Amendment 0-15850 Rebstock Road

Owner: M5V Inc. (Sherad McQueen) • Agent: NPG Solutions Inc. (Mary Lou Tanner)

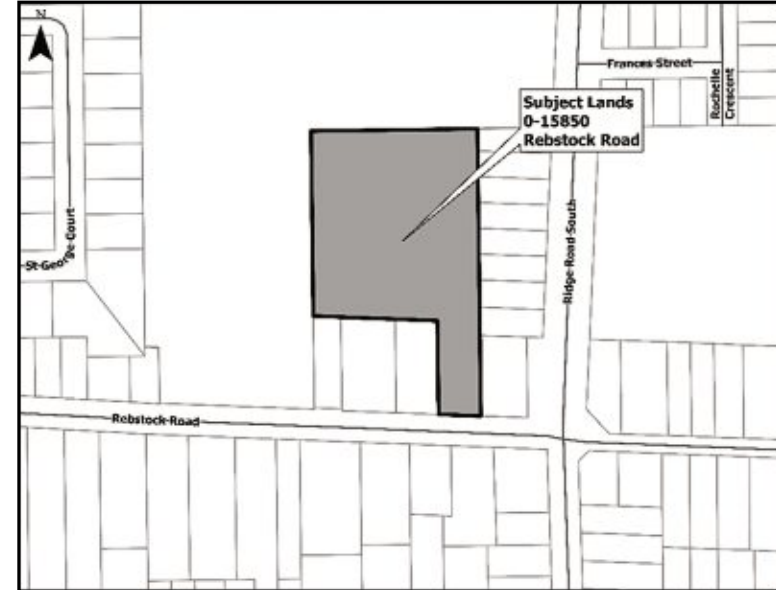
PROPOSED CHANGE

A Zoning By-law amendment is requested to allow the construction of a 6 block stacked townhouse complex with 154 dwelling units on the lands known as 0-15850 Rebstock Road.

The subject property is located within the Urban Area and is currently designated Urban Residential in the Town's Official Plan and Medium Density Residential in the Crystal Beach Secondary Plan. As the Crystal Beach Secondary Plan is under appeal, the Medium Density Residential designation is not in effect.

The subject lands are currently zoned Neighbourhood Development (ND-428), in accordance with the Zoning By-law No. 129-90 as amended by By-law No.2010-059. The lands are zoned as Residential Multiple 1 (RM1-684), in Crystal Beach Secondary Plan. As the Crystal Beach Secondary Plan is under appeal, the Residential Multiple 1 (RM1-684) Zone is not in effect.

As the current zoning by-law does not permit the proposed stacked back to back townhouse development, the applicant is requesting to rezone the subject lands to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific regulations are requested to add stacked back to back townhouse units to the list of permitted uses, remove the requirement for a privacy area, a reduction in the minimum lot frontage, minimum rear yard depth (Block A), minimum landscaped area, number of parking spaces and an increase in the maximum building height and number of storeys and maximum density.



PUBLIC MEETING

Date: April 11, 2022

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.

MORE INFORMATION

A copy of the Information Report will be available to the public by 5 p.m. on April 6th, 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.