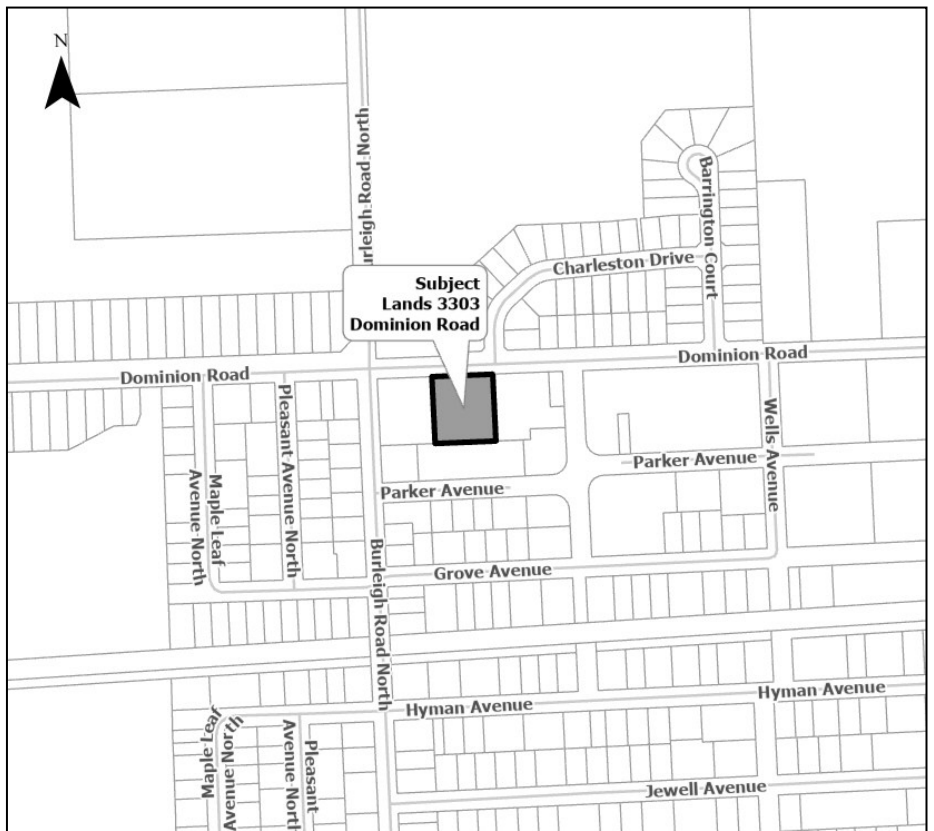




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED ZONING BY-LAW AMENDMENT, PLAN OF  
SUBDIVISION & PLAN OF CONDOMINIUM APPLICATION  
LOCATION: 3303 DOMINION ROAD  
OWNER: 13804003 CANADA INC. (AHMED DAGHER)  
AGENT: NPG PLANNING SOLUTIONS INC. (JESSIE AUSPITZ)**

**PROPOSAL:**

An application for a Zoning By-law Amendment, a Plan of Subdivision and a Plan of Common Elements Condominium has been submitted for the subject property in order to facilitate the development of thirteen (13) townhouse dwellings. The proposed Plan of Subdivision is proposed to create three (3) Blocks. Blocks 1 and 2 are intended for the townhouse dwellings. Block 3 is intended for the Plan of Common Elements Condominium and will contain the private road to provide access to the townhouse dwellings, driveways, visitor parking areas and landscaped areas.



A preliminary site plan is attached for review as Schedule “1” to this notice for reference.

The lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary. The land is designated Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan in the Town’s Official Plan. The subject property is currently zoned Neighbourhood Development (ND-582) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990.

A Zoning By-law Amendment is required to permit the proposed townhouse dwellings on the subject property and to implement the development plan. A site-specific RM1 Zone is proposed that contains special provisions to permit the development proposal. The site-specific RM1 Zone proposes special provisions for reduced minimum lot frontage, reduced minimum lot area, encroachment of a covered porch into the required side yard setback, encroachment of balconies, cantilevers and terraces into the required rear yard setback, reduced minimum rear yard setback, increased maximum lot coverage, removal of the planting strip requirement, and reduced width of an ingress/egress driveway.

**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. Details for Public Information Open House Meeting are as follows:

**Date: Tuesday, June 27, 2022**

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

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

For additional information, please contact:  
Daryl Vander Veen, Intermediate Development Planner  
at 905-871-1600 ext. 2509 or at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)

