

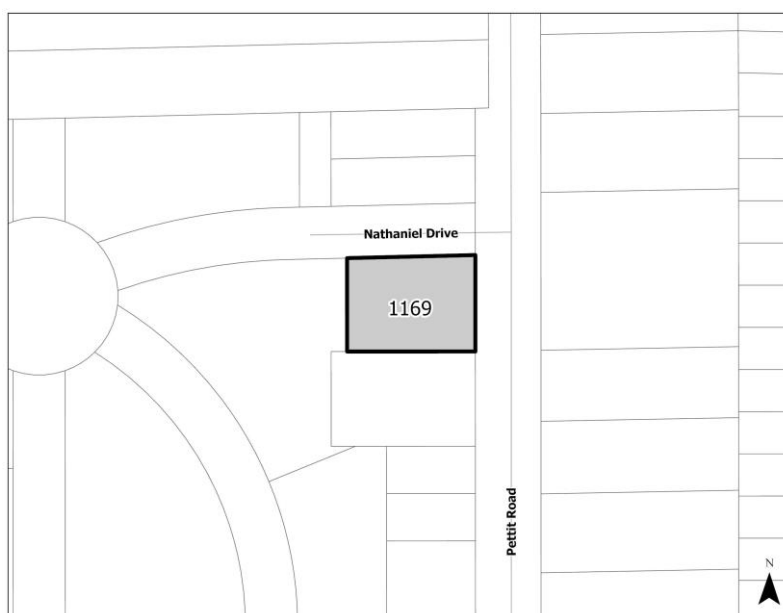


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED COMBINED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT**

**LOCATION: 1169 PETTIT ROAD
OWNER: JEFF DAVIS (Crystal Ridge Homes)
AGENT: SUSAN SMYTH (Quartek Group Inc.)**

PROPOSAL:

Town Staff has received a Combined Official Plan and Zoning By-law and Amendment application for 1169 Pettit Road. The Applicant is proposing to construct two semi-detached dwellings with a total of four units, as detailed on the attached Site Plan in Schedule 1. The subject property is located on the west side of Pettit Road and south of Nathaniel Drive.



The subject property is designated Low-Density Residential in the Spears-high Pointe Secondary Plan. The Applicant is requesting to amend the Official Plan to increase the maximum density from 16 units per hectare to 22 units per hectare. An amendment is required to facilitate the proposal.

The subject property is correspondingly zoned Residential 1 (R1) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is requested to rezone the property to a site-specific Residential 3 (R3) Zone to facilitate the construction of semi-detached dwellings. The site-specific provision is requested to allow a reduction in the minimum unit frontage.

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: Thursday, May 18, 2023

Time: 5:00 P.M - 6.00 PM

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

Please note that this is not a Statutory Public Meeting with the Town Council.

For additional information, please contact:
Samantha Yeung, Junior Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

SCHEDULE 1

