

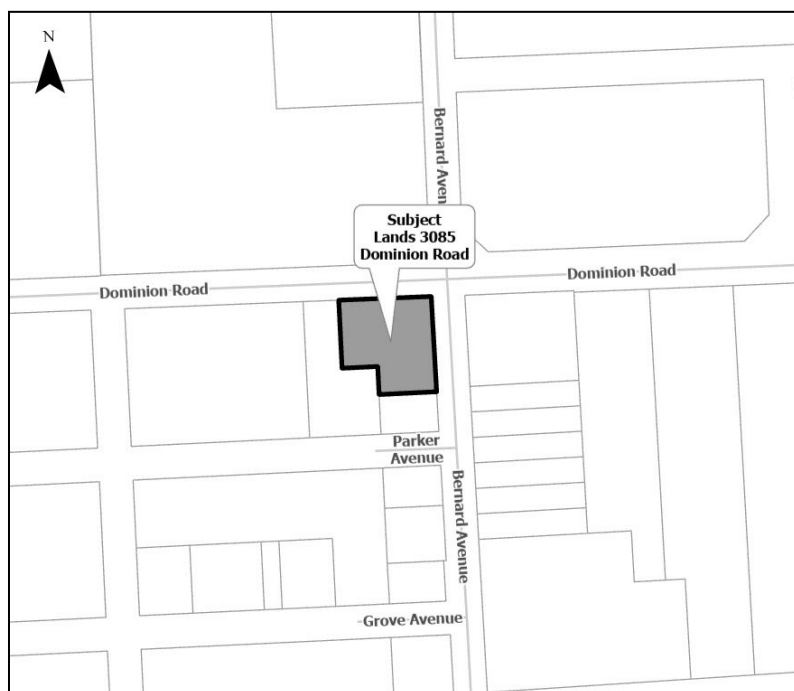


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE MEETING
PROPOSED COMBINED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT
LOCATION: 3085 DOMINION ROAD
OWNERS: 100050145 ONTARIO INC. / 100052392 ONTARIO INC.
/ 2320539 ONTARIO LTD.
AGENT: URBAN ENVIRONMENTS (GREG HYNDE)**

PROPOSAL:

An application for a combined Official Plan and Zoning By-law Amendment has been submitted to permit development of 3 semi-detached dwellings with a total of 6 dwelling units and to recognize an existing single detached dwelling on the subject lands. A survey sketch is attached for review as Schedule "1" to this notice for reference.

The subject lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary and are designated Commercial in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan.



An Official Plan Amendment is required to change the land use designation to Low Density Residential to permit the proposed semi-detached dwellings and the existing single detached dwelling.

The subject property is currently zoned Highway Commercial (C3) 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 semi-detached dwellings and to bring the existing single detached dwelling into conformity with the Zoning By-law.

The zoning is proposed to change to a site-specific Residential 3 (R3) Zone with special provisions to permit reduced lot frontage for an interior lot, reduced interior side yard setbacks and increased maximum lot coverage for the semi-detached dwellings. No special provisions are required for the existing single detached dwelling. A Holding (H) Zone provision is proposed for the westernmost semi-detached dwelling and will remain until full municipal servicing (water and sanitary sewer) is available for that dwelling.

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, March 5, 2024

Time: 5:00 P.M - 6.00 PM

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

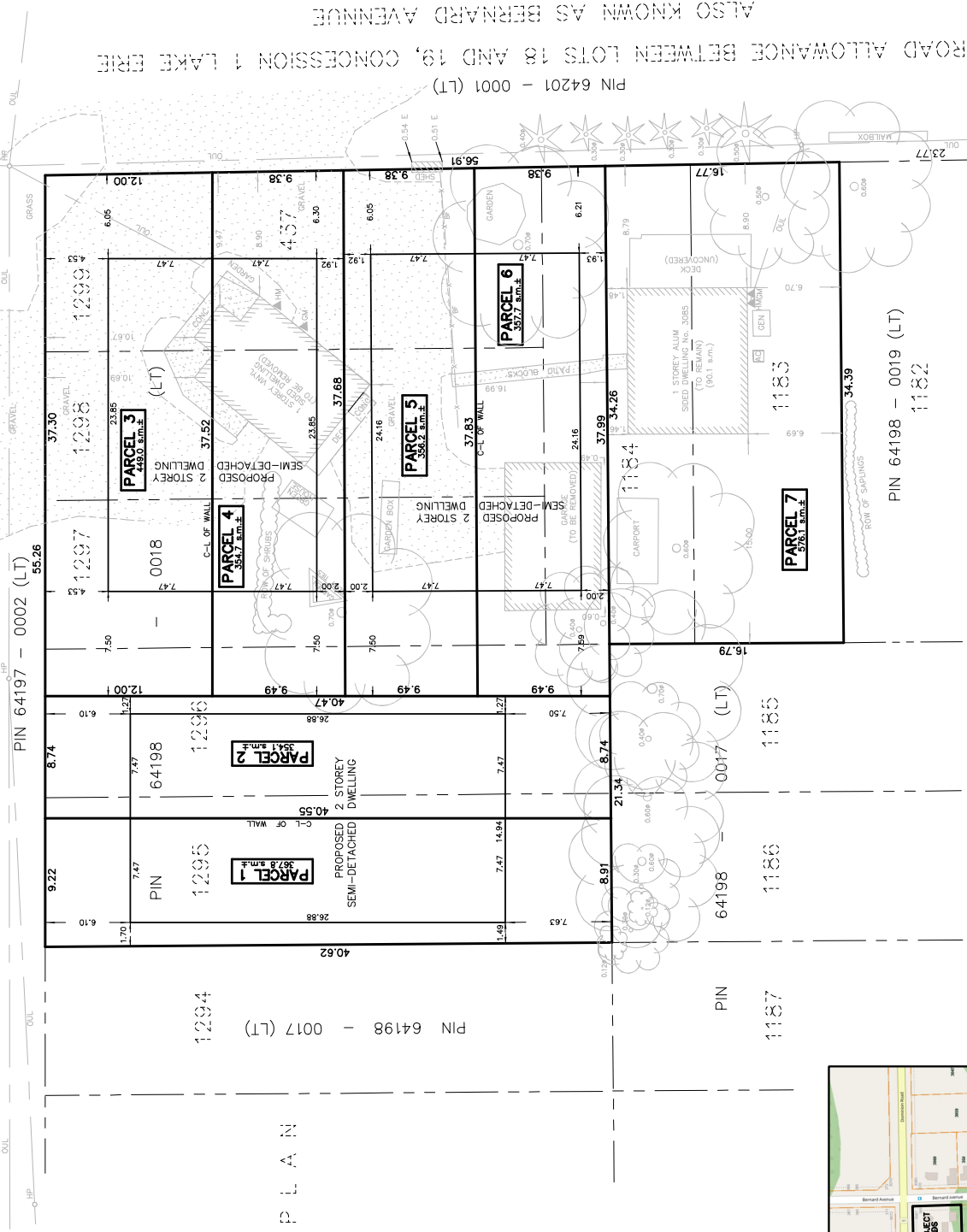
For additional information, please contact:
Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca

SCHEDULE "1"

SKETCH FOR SEVERANCE APPLICATION 3085 DOMINION ROAD TOWN OF FORT ERIE

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 LAKE ERIE
ALSO KNOWN AS REGIONAL ROAD No. 1, DOMINION ROAD

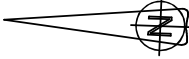
SCALE 1 : 250
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS
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ROAD ALLOWANCE BETWEEN LOTS 18 AND 19, CONCESSION 1 LAKE ERIE
ALSO KNOWN AS BERNARD AVENUE

SURVEYOR'S SEAL
SKETCH

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P L A N

PIN 64198 - 0017 (LT)

PIN 64198 - 0018

PIN 64201 - 0001 (LT)

ROAD ALLOWANCE BETWEEN LOTS 18 AND 19, CONCESSION 1 LAKE ERIE
ALSO KNOWN AS BERNARD AVENUE

LEGEND & NOTES

- AC DENOTES AIR CONDITIONER
 - BF DENOTES BOARD FENCE
 - HM DENOTES HYDRO METER
 - HM DENOTES HYDRO/UTILITY POLE
 - HP DENOTES HYDRO/UTILITY POLE
 - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - * DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
 - DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- N=NORTH, S=SOUTH, E=EAST, W=WEST

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©
3. THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL OR PDF CERTIFIED.
4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

PROPERTY DESCRIPTION

ALL OF LOTS 1183, 1184, 1295, 1296, 1297, 1298 AND 1299
PLAN 437 GEOGRAPHIC TOWNSHIP OF BERGIE
TOWN OF FORT ERIE REGIONAL MUNICIPALITY OF NIAGARA
PIN 64198-0018 (LT)

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY
OFFICE RECORDS AND ACTUAL FIELD WORK.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Rasch Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

OCTOBER 11, 2023

RASCH + HYDE LTD. Ontario Land Surveyors

P.O. Box 6, 1333 Highway #8 East, Unit B
DUNWILMONT, ONT. L2A 5Y1
905-871-7981
(FAX 905-871-8948)

HAROLD D. HYDE O.L.S.
SCALE 1 : 250 SURVEY : 22F129 DRWN BY : T. Matheson

