



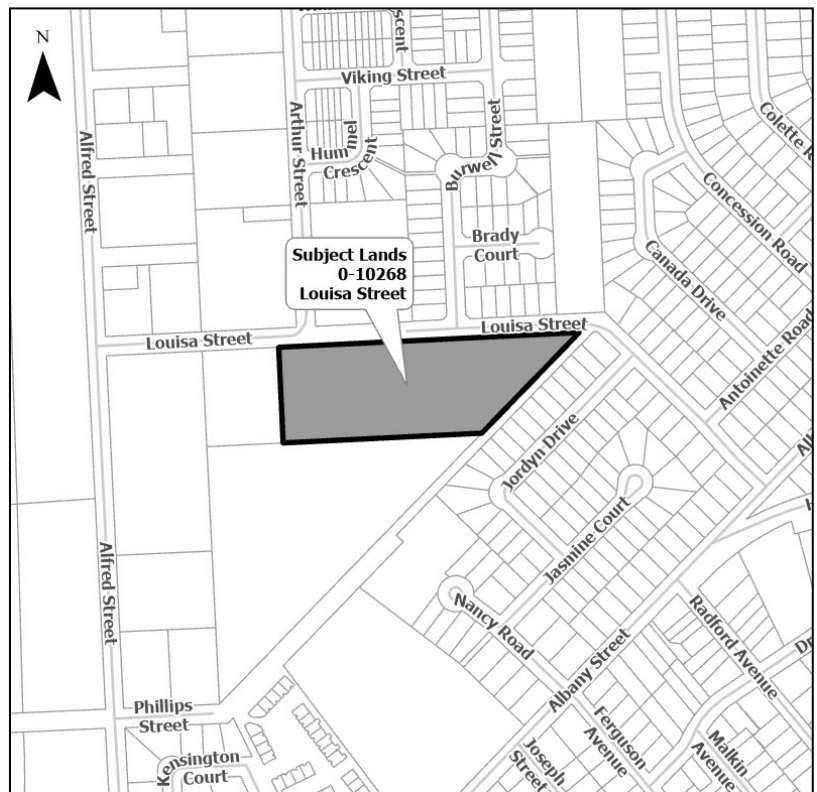
**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT & PLAN OF
SUBDDIVISION APPLICATION
LOCATION: 0-10268 LOUISA STREET
OWNER: ASHTON HOMES (WESTERN) LTD. (ALDO VERCILLO)
AGENT: UPPER CANADA CONSULTANTS (WILLIAM HEIKOOP)**

PROPOSAL:

A Zoning By-law Amendment and a Plan of Subdivision application has been submitted for the proposed Peace Bridge Village Phase 4 Subdivision. The development is proposing 29 lots for single detached dwellings, 6 blocks for a total of 36 townhouse dwellings and one block for a future road connection. The draft plan is attached for review as Schedule "1" to this notice.

The lands are located within the Urban Area and are currently designated Urban Residential and Environmental Conservation in the Town's Official Plan. The lands are currently zoned Neighbourhood Development (ND) Zone and Environmental Conservation (EC)

Overlay Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. The zoning is proposed to change the Neighbourhood Development (ND) Zone to a site-specific Residential 2A (R2A) Zone for the single detached dwellings and a site-specific Residential Multiple 1 (RM1) Zone for the townhouse dwellings. The site-specific R2A Zone is proposing special provisions to permit reduced lot frontage for a corner lot and reduced lot area. The site-specific RM1 Zone is proposing special provisions to permit reduced lot area, increased density, increased lot coverage and a reduced planting strip width where it abuts a street. The Zoning By-law Amendment also proposes to remove the Environmental Conservation (EC) Overlay Zone from the subject lands.



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, August 23, 2022

Time: 5:00 P.M - 6.00 PM

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

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

SCHEDULE "1"

PEACE BRIDGE VILLAGE PHASE 4 TOWN OF FORT ERIE

