



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED ZONING BY-LAW AMENDMENT & PLAN OF  
SUBDDIVISION APPLICATION  
LOCATION: 0-10747 KRAFT ROAD  
OWNER: CRESCENT ACRES LTD.  
AGENT: UPPER CANADA CONSULTANTS (MATT KERNAHAN)**

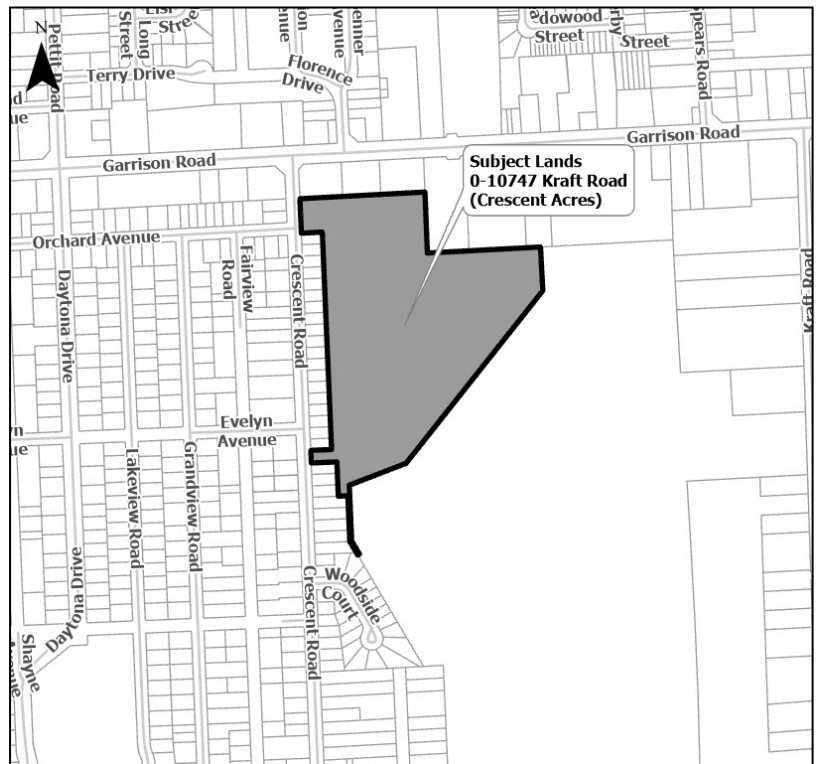
**PROPOSAL:**

A Zoning By-law Amendment and a Plan of Subdivision application has been submitted for the proposed Crescent Acres Subdivision (0-10747 Kraft Road). The development is proposing 67 lots for single detached dwellings, 4 blocks for a total of 8 semi-detached dwellings, 24 blocks for 145 street townhouse dwellings, 1 block for a stormwater management pond, 1 block for a future road connection and 1 block for a watercourse. 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 Residential 2 (R2) Zone, Residential Multiple 1 (RM1) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990.

This proposal seeks to change the zoning of the site in order to implement the proposed plan of subdivision. The zoning is proposed to change to a site-specific Residential Multiple 1 (RM1) Zone to permit the single detached dwellings, semi-detached dwellings, townhouse dwellings and the stormwater management pond. The proposed RM1 zoning also contains special provisions to permit the following:

- Removal of the maximum lot coverage for single detached dwellings;



- Reduced lot frontage for semi-detached dwellings;
- Reduced minimum side yard setback requirement for semi-detached dwellings;
- Reduced minimum lot area for interior and exterior townhouse lots;
- Removal of the maximum lot coverage for interior and exterior street townhouse dwellings;
- Removal of the requirement for a planting strip 4.50 m in width where it abuts a street;
- In addition to the uses permitted by the base RM1 Zone, stormwater management ponds and open space uses shall be permitted uses.

An Environmental Protection (EP) Zone is proposed for the block associated with the watercourse.

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: Thursday, January 26, 2023**

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

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

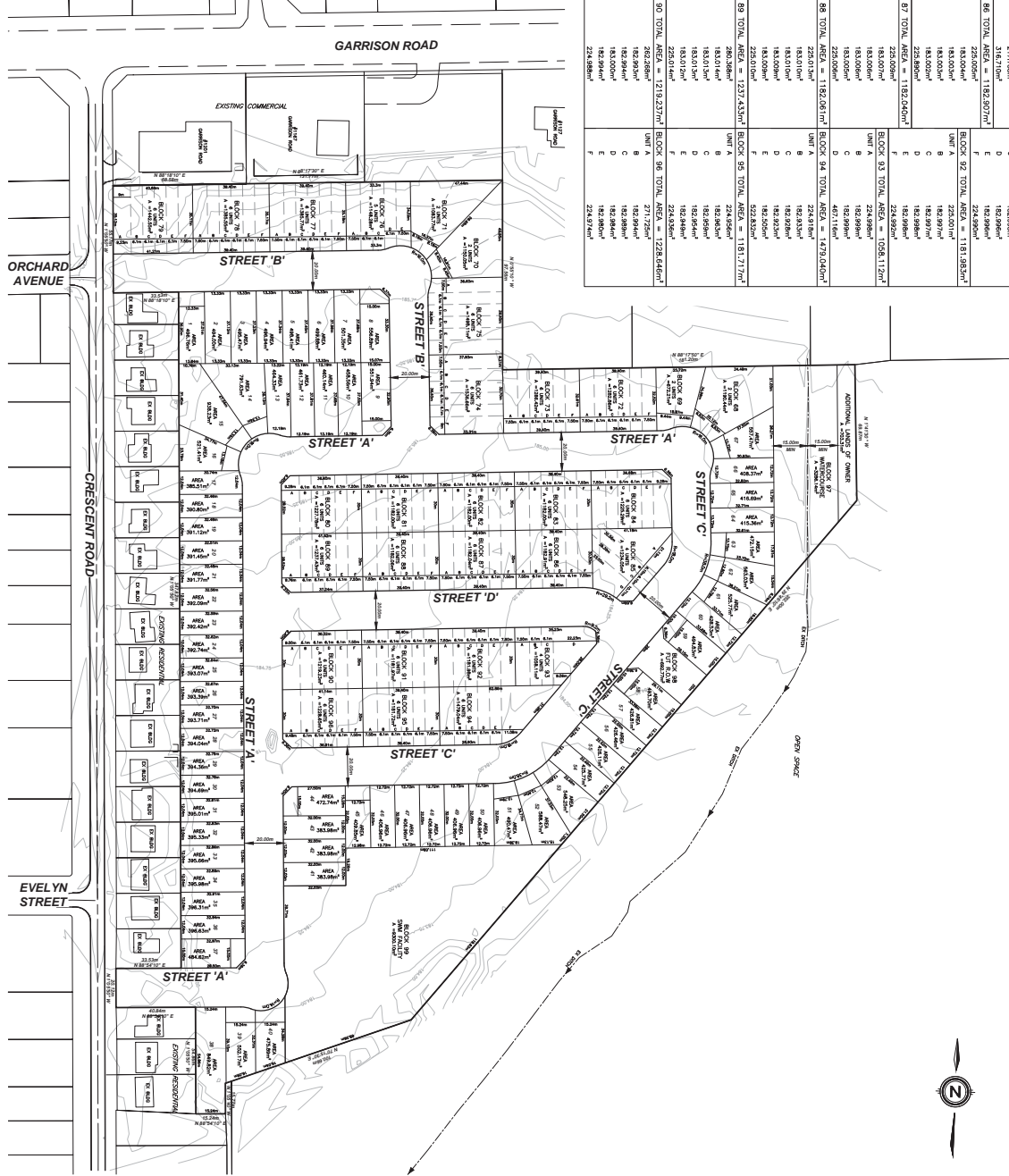
For additional information, please contact:  
Daryl Vander Veen, Intermediate Development Planner  
at 905-871-1600 ext. 2509 or at [dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca)

# SCHEDULE "1"

## STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 72 TOTAL AREA = 1282.862m <sup>2</sup>	BLOCK 85 TOTAL AREA = 1234.652m <sup>2</sup>	BLOCK 91 TOTAL AREA = 1181.972m <sup>2</sup>
UNIT A 244.74m <sup>2</sup>	UNIT A 461.75m <sup>2</sup>	UNIT A 224.99m <sup>2</sup>
B 196.14m <sup>2</sup>	B 231.64m <sup>2</sup>	B 182.99m <sup>2</sup>
C 196.48m <sup>2</sup>	C 217.28m <sup>2</sup>	C 182.99m <sup>2</sup>
D 196.48m <sup>2</sup>	D 217.28m <sup>2</sup>	D 182.99m <sup>2</sup>
E 244.99m <sup>2</sup>	E 224.99m <sup>2</sup>	E 182.99m <sup>2</sup>
F 244.99m <sup>2</sup>	F 224.99m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 73 TOTAL AREA = 1298.417m <sup>2</sup>	BLOCK 86 TOTAL AREA = 1182.207m <sup>2</sup>	BLOCK 92 TOTAL AREA = 1181.983m <sup>2</sup>
UNIT A 246.15m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 199.25m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 199.25m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
D 199.25m <sup>2</sup>	D 183.00m <sup>2</sup>	D 183.00m <sup>2</sup>
E 199.25m <sup>2</sup>	E 225.96m <sup>2</sup>	E 182.99m <sup>2</sup>
F 244.62m <sup>2</sup>	F 225.00m <sup>2</sup>	F 182.99m <sup>2</sup>
BLOCK 74 TOTAL AREA = 1536.65m <sup>2</sup>	BLOCK 87 TOTAL AREA = 1182.240m <sup>2</sup>	BLOCK 93 TOTAL AREA = 1038.112m <sup>2</sup>
UNIT A 279.95m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 234.08m <sup>2</sup>	B 183.00m <sup>2</sup>	B 182.99m <sup>2</sup>
C 234.08m <sup>2</sup>	C 183.00m <sup>2</sup>	C 182.99m <sup>2</sup>
D 234.08m <sup>2</sup>	D 183.00m <sup>2</sup>	D 182.99m <sup>2</sup>
E 234.08m <sup>2</sup>	E 225.00m <sup>2</sup>	E 182.99m <sup>2</sup>
F 284.48m <sup>2</sup>	F 225.00m <sup>2</sup>	F 182.99m <sup>2</sup>
BLOCK 75 TOTAL AREA = 1468.11m <sup>2</sup>	BLOCK 88 TOTAL AREA = 1182.061m <sup>2</sup>	BLOCK 94 TOTAL AREA = 1479.040m <sup>2</sup>
UNIT A 279.95m <sup>2</sup>	UNIT A 183.00m <sup>2</sup>	UNIT A 182.99m <sup>2</sup>
B 234.08m <sup>2</sup>	B 183.00m <sup>2</sup>	B 182.99m <sup>2</sup>
C 234.08m <sup>2</sup>	C 183.00m <sup>2</sup>	C 182.99m <sup>2</sup>
D 234.08m <sup>2</sup>	D 183.00m <sup>2</sup>	D 182.99m <sup>2</sup>
E 234.08m <sup>2</sup>	E 225.01m <sup>2</sup>	E 182.99m <sup>2</sup>
F 249.98m <sup>2</sup>	F 225.01m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 76 TOTAL AREA = 1148.283m <sup>2</sup>	BLOCK 89 TOTAL AREA = 1217.435m <sup>2</sup>	BLOCK 95 TOTAL AREA = 1317.70m <sup>2</sup>
UNIT A 214.84m <sup>2</sup>	UNIT A 183.01m <sup>2</sup>	UNIT A 182.98m <sup>2</sup>
B 214.84m <sup>2</sup>	B 183.01m <sup>2</sup>	B 182.98m <sup>2</sup>
C 214.84m <sup>2</sup>	C 183.01m <sup>2</sup>	C 182.98m <sup>2</sup>
D 214.84m <sup>2</sup>	D 183.01m <sup>2</sup>	D 182.98m <sup>2</sup>
E 214.84m <sup>2</sup>	E 224.99m <sup>2</sup>	E 182.98m <sup>2</sup>
F 284.99m <sup>2</sup>	F 224.99m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 77 TOTAL AREA = 1385.271m <sup>2</sup>	BLOCK 90 TOTAL AREA = 1219.237m <sup>2</sup>	BLOCK 96 TOTAL AREA = 1228.846m <sup>2</sup>
UNIT A 263.76m <sup>2</sup>	UNIT A 262.98m <sup>2</sup>	UNIT A 271.72m <sup>2</sup>
B 214.51m <sup>2</sup>	B 182.99m <sup>2</sup>	B 182.99m <sup>2</sup>
C 214.51m <sup>2</sup>	C 182.99m <sup>2</sup>	C 182.99m <sup>2</sup>
D 214.51m <sup>2</sup>	D 182.99m <sup>2</sup>	D 182.99m <sup>2</sup>
E 214.51m <sup>2</sup>	E 224.99m <sup>2</sup>	E 182.99m <sup>2</sup>
F 283.87m <sup>2</sup>	F 224.99m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 78 TOTAL AREA = 1355.246m <sup>2</sup>	BLOCK 91 TOTAL AREA = 1219.237m <sup>2</sup>	BLOCK 97 TOTAL AREA = 1228.846m <sup>2</sup>
UNIT A 263.76m <sup>2</sup>	UNIT A 262.98m <sup>2</sup>	UNIT A 271.72m <sup>2</sup>
B 214.51m <sup>2</sup>	B 182.99m <sup>2</sup>	B 182.99m <sup>2</sup>
C 214.51m <sup>2</sup>	C 182.99m <sup>2</sup>	C 182.99m <sup>2</sup>
D 214.51m <sup>2</sup>	D 182.99m <sup>2</sup>	D 182.99m <sup>2</sup>
E 214.51m <sup>2</sup>	E 224.99m <sup>2</sup>	E 182.99m <sup>2</sup>
F 283.87m <sup>2</sup>	F 224.99m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 79 TOTAL AREA = 1442.46m <sup>2</sup>	BLOCK 92 TOTAL AREA = 1219.237m <sup>2</sup>	BLOCK 98 TOTAL AREA = 1228.846m <sup>2</sup>
UNIT A 263.76m <sup>2</sup>	UNIT A 262.98m <sup>2</sup>	UNIT A 271.72m <sup>2</sup>
B 214.51m <sup>2</sup>	B 182.99m <sup>2</sup>	B 182.99m <sup>2</sup>
C 214.51m <sup>2</sup>	C 182.99m <sup>2</sup>	C 182.99m <sup>2</sup>
D 214.51m <sup>2</sup>	D 182.99m <sup>2</sup>	D 182.99m <sup>2</sup>
E 214.51m <sup>2</sup>	E 224.99m <sup>2</sup>	E 182.99m <sup>2</sup>
F 283.87m <sup>2</sup>	F 224.99m <sup>2</sup>	F 224.99m <sup>2</sup>
BLOCK 80 TOTAL AREA = 1227.776m <sup>2</sup>	BLOCK 93 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 99 TOTAL AREA = 1228.846m <sup>2</sup>
UNIT A 270.78m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
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E 183.00m <sup>2</sup>	E 225.00m <sup>2</sup>	E 182.99m <sup>2</sup>
F 282.79m <sup>2</sup>	F 225.00m <sup>2</sup>	F 182.99m <sup>2</sup>
BLOCK 81 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 94 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 100 TOTAL AREA = 1182.00m <sup>2</sup>
UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
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E 183.00m <sup>2</sup>	E 225.00m <sup>2</sup>	E 183.00m <sup>2</sup>
F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>
BLOCK 82 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 95 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 101 TOTAL AREA = 1182.00m <sup>2</sup>
UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
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E 183.00m <sup>2</sup>	E 225.00m <sup>2</sup>	E 183.00m <sup>2</sup>
F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>
BLOCK 83 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 96 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 102 TOTAL AREA = 1182.00m <sup>2</sup>
UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
D 183.00m <sup>2</sup>	D 183.00m <sup>2</sup>	D 183.00m <sup>2</sup>
E 183.00m <sup>2</sup>	E 225.00m <sup>2</sup>	E 183.00m <sup>2</sup>
F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>
BLOCK 84 TOTAL AREA = 1225.233m <sup>2</sup>	BLOCK 97 TOTAL AREA = 1182.00m <sup>2</sup>	BLOCK 103 TOTAL AREA = 1182.00m <sup>2</sup>
UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>	UNIT A 225.00m <sup>2</sup>
B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>	B 183.00m <sup>2</sup>
C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>	C 183.00m <sup>2</sup>
D 183.00m <sup>2</sup>	D 183.00m <sup>2</sup>	D 183.00m <sup>2</sup>
E 183.00m <sup>2</sup>	E 225.00m <sup>2</sup>	E 183.00m <sup>2</sup>
F 288.23m <sup>2</sup>	F 225.00m <sup>2</sup>	F 225.00m <sup>2</sup>

## CRESCENT ACRES TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF SUBDIVISION**  
LEGAL DESCRIPTION  
PART OF LOT 4, CONDESSON LAKE ERIE,  
TOWN OF FORT ERIE  
RESIDUAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**  
BRING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
SUBDIVIDE THE ABOVE DESCRIBED LANDS  
AND TO SUBMIT THE DRAFT PLAN OF  
SUBDIVISION TO THE TOWN OF FORT ERIE  
FOR APPROVAL.

CRESCENT ACRES LTD.  
NOVEMBER 3, 2022  
DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

UPPER CANADA CONSULTANTS  
NOVEMBER 3, 2022  
DATE

**REQUIREMENTS OF SECTION 51(17)  
OF THE PLANNING ACT**

1) SEE PLAN  
2) SEE PLAN  
3) SEE PLAN  
4) SEE PLAN  
5) SEE PLAN  
6) SEE PLAN  
7) SEE PLAN  
8) SEE PLAN  
9) SEE PLAN  
10) SEE PLAN

**LAND USE SCHEDULE**

LAND USE	LOT/BLOCK	# OF UNITS	AREA(SQ.M)	REG(S)
RESIDENTIAL	BLOCK 72-98	145	3,410	3.04
RESIDENTIAL	BLOCK 79-84	145	3,410	3.04
RESIDENTIAL	BLOCK 85-90	145	3,410	3.04
RESIDENTIAL	BLOCK 91-96	145	3,410	3.04
RESIDENTIAL	BLOCK 97-100	145	3,410	3.04
TOTAL		720	10,840	100.00

DEVELOPABLE AREA = 10,378 SQ.M  
EXISTING DEVELOPABLE AREA = 2,100 sq.m/ha

UPPER CANADA CONSULTANTS  
20 Hudson Drive Unit 3  
L7M 1A3  
Fort Erie, Ontario  
Phone: (905) 888-4274

DRAFTING: G.S./M.C./M.K.  
DATE: SEPTEMBER 20, 2022  
PRINTED: NOVEMBER 4, 2022  
SCALE: 1:1000  
DMS No.: 19106-DP  
REV: 0