



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT**

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DRAFT PLAN OF VACANT LAND CONDOMINIUM

LOCATION: 3819 HIBBARD STREET AND

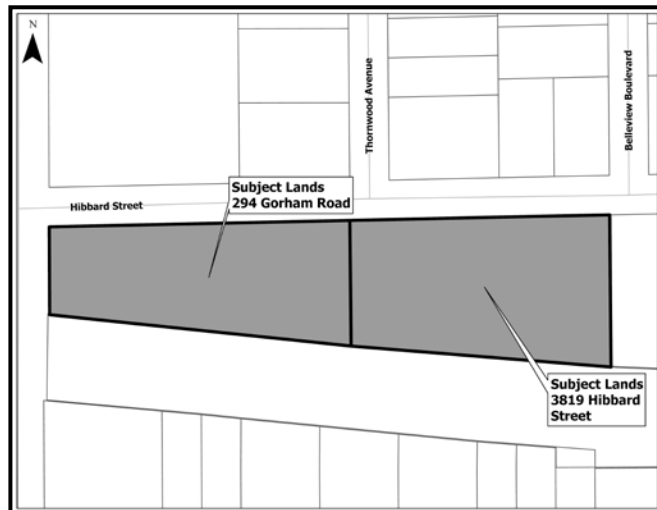
EASTERLY PORTION OF 294 GORHAM ROAD

OWNER: BRYAN KEEGAN

**APPLICANT: NPG PLANNING SOLUTIONS INC
(MARY LOU TANNER)**

PROPOSAL:

Applications for Zoning By-law amendment and Draft Plan of Vacant Land Condominium have been submitted to allow the construction of a 5 block townhouse complex with a total of 19 dwelling units (Site Plan attached as Schedule 1) on the lands known as 3819 Hibbard Street and the easterly portion of 294 Gorham Road.



The subject properties are located within the Urban Area and are currently designated Medium Density, in part and Commercial, in part in the Town's Official Plan and Ridgeway-Thunder Bay Secondary Plan. The townhouse development is proposed on the portion of the properties that are designated Medium Density Residential.

The subject lands are currently zoned General Commercial (C2) Zone, in accordance with the Zoning By-law No. 129-90.

As the current zoning does not permit the proposed townhouse development, the applicant is requesting to rezone the subject lands known as 3819 Hibbard Street and the easterly portion of 294 Gorham Road to a site-specific Residential Multiple 1 (RM1) Zone. The site-specific regulations are requested for a reduction in the minimum front yard setback, rear yard setback, maximum projection of deck in the rear yard and front yard, minimum landscaped area, a minimum distance between two end walls (Units- 7 & 8), privacy yard, minimum

landscaped open space in the required front yard and an increase in maximum lot coverage.

The Draft Plan of Vacant Land Condominium will accommodate the intended division of the land into vacant units of land that can be owned separately. The plan will facilitate the development of the site for townhome dwelling units. The plan includes a private common road accessed from Hibbard Street, common amenity and parking area providing 3 visitor parking spaces.

We would like to hear from you: We invite you to attend an evening Public 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. Members of the public can participate in a Zoom Public Open House meeting in two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) to receive information on joining the Zoom meeting

The meeting will be streamed live at www.youtube.com/townofforterie. You can also view the meeting by clicking on the YouTube icon on the home page of the Town's website (www.forterie.ca).

A copy of this notice and the preliminary site plan is available for download at the following link under 'Zoning Amendment – 3819 Hibbard Street and 294 Gorham Road': <https://www.forterie.ca/pages/CurrentPublicNotices>

Details for Public Open House are as follows:

Date: Thursday, December 9, 2021

Time: 5.00 P.M – 6.00 P.M

Location: This is a virtual meeting

For additional information, please contact
Anamika Dilwaria, MCIP, RPP, Senior Development Planner
at 905-871-1600 ext. 2507 or at adilwaria@forterie.ca

SCHEDULE 1

