

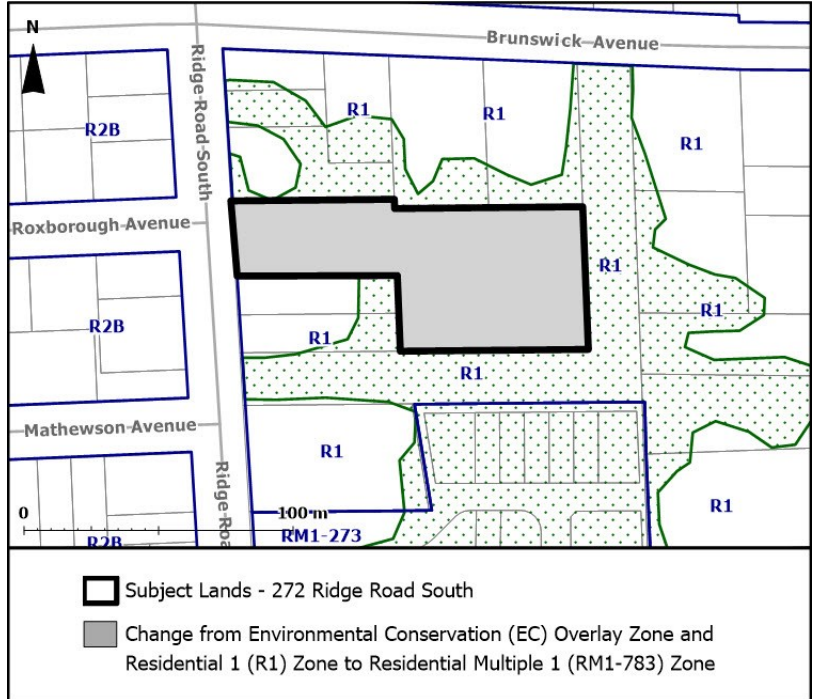


## NOTICE OF PASSING OF A ZONING BY-LAW

**OWNER:** Patrick McGaeghan & Wendy McGaeghan  
**AGENT:** Culture Developments Inc. / 5038257 Ontario Inc. (Craig DeVries)  
**LOCATION:** Canadiana Plan of Vacant Land Condominium (272 Ridge Road South)  
 File No. 350309-0554

**TAKE NOTICE** that the Council of the Town of Fort Erie passed **By-law No. 116-2023** on the 24<sup>th</sup> day of July, 2023 under Section 34 (18) of The Planning Act, 1990.

**TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Town of Fort Erie not later than the **28<sup>th</sup> day of August, 2023**, a notice of the appeal setting out the objection to the by-law and the reasons in support of the objection. Any appeal must be accompanied by the Tribunal’s fee of \$1,100. 00. A certified cheque or money order in this amount made payable to the Minister of Finance must accompany the Notice of Appeal. An Appellant may request the lower filing fee of \$400, if the Appellant is a private citizen, a registered charity or a non-profit ratepayers’ association. The request for the lower fee must be made at the time of filing the appeal.



Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of the Canadiana Draft Plan of Vacant Land Condominium application file no. 350303-0037 which has been processed concurrently with this application.

The complete By-law and map is available on the **Town of Fort Erie Website: [www.forterie.ca](http://www.forterie.ca)**.

### PURPOSE AND EFFECT

The purpose and effect of By-law No. 116-2023 is to amend the zoning of the subject lands from “Environmental Conservation (EC) Overlay Zone” and “Residential 1 (R1) Zone” to “Residential Multiple 1 (RM1-783) Zone”. The proposed changes will facilitate the development of the Canadiana Draft Plan of Vacant Land Condominium that was submitted concurrently with this application that consists of 3 blocks for a total of 18 block townhouse dwellings. The site-specific RM1 zoning proposes special provisions for reduced lot frontage of 28.00 m, a reduced minimum landscaped area of 46%, reduced planting strip width of 1.27 m adjacent to a Residential Zone and reduced minimum width of an ingress/egress driveway to 6.00 m for two-way traffic.

**DATED AT THE TOWN OF FORT ERIE THIS 8<sup>th</sup> DAY OF AUGUST, 2023**