



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 28 RIDGE ROAD SOUTH
OWNER/APPLICANT: INTEGRA INC. (MIKE STEPIEN)**

PROPOSAL:

A Zoning By-law amendment is requested to facilitate a future severance to create a new residential lot (see the survey sketch attached as Schedule 1) on the lands known as 28 Ridge Road South.

The lands are located within the Urban Area and are currently designated Urban Residential in the Town's Official Plan. The lands are currently zoned Residential 2 (R2) Zone in accordance with the Town's Zoning By-law No. 129-90. The zoning of the subject lands is proposed to change from Residential 2 (R2) Zone to a site-specific Residential 2 (R2) Zone that contains provisions to permit the following:

- Reduced lot frontage of 10.94 m from 17.00 m for Part 1;
- Reduced lot area of 425.50 sqm from 510.00 sq m for Part 1;
- Reduced lot area of 408.70 sq m from 510.00 sq m for Part 2.



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 Daryl Vander Veen, Junior Planner (dvanderveen@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 Daryl Vander Veen, Junior Planner (dvanderveen@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 - 28 Ridge Road South':
<https://www.forterie.ca/pages/CurrentPublicNotices>

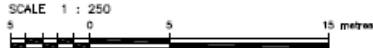
Details for Public Information Open House are as follows:

Date: Tuesday, January 11, 2022
Time: 5:00 P.M.- 6.00 PM
Location: This is a virtual meeting

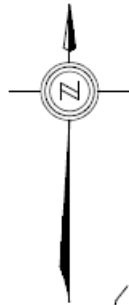
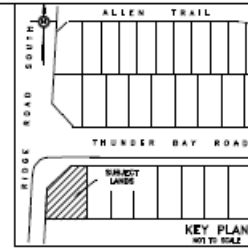
For additional information, please contact
Daryl Vander Veen, Junior Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca

SCHEDULE 1

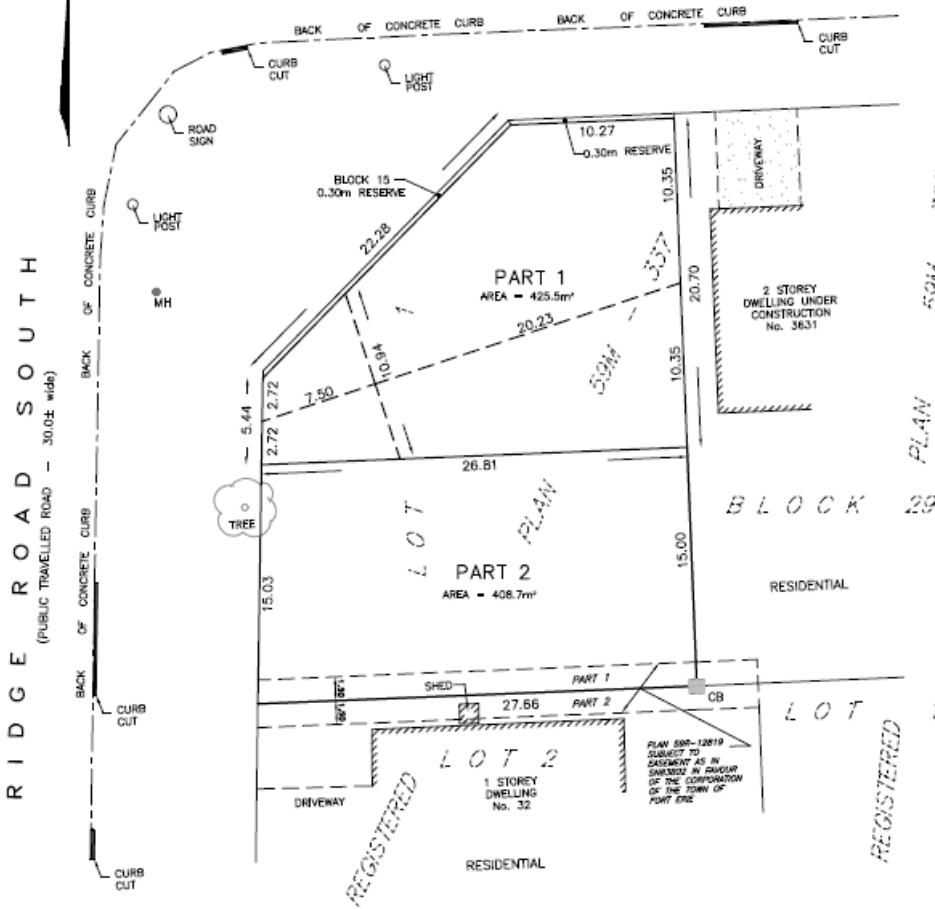
SKETCH FOR SEVERANCE APPLICATION
LOT 1, REGISTERED PLAN 59M-337
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA



KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS



THUNDER BAY ROAD
 (ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION AND CONCESSION 1, LAKE ERIE)
 (PUBLIC TRAVELLED ROAD - 25.0± wide)



NOTE

THIS SKETCH IS INTENDED FOR USE OF THE COMMITTEE OF ADJUSTMENT. ONLY MEASUREMENTS MAY VARY UPON FIELD SURVEY.

METRIC NOTE

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

APRIL 21, 2021

DATE

William A. Mascoe

WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE

SURVEYING LTD.

49 EASTFOSTER AVENUE, FT. CATARAUGUS, ONTARIO L2P-2T8
 TELEPHONE (905) 641-1917, FAX (905) 641-4643
 E-MAIL: kub@kirkupmascoeurc.com

JOB No. 20-0281

FILE 20-0281_SKETCH