



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED PLAN OF CONDOMINIUM & ZONING BY-LAW
AMENDMENT APPLICATION
LOCATION: 272 RIDGE ROAD SOUTH
OWNER: WENDY MCGAEGHAN & PATRICK MCGAEGHAN
AGENT: CULTURE DEVELOPMENTS INC. / 5038257 ONTARIO INC.
(CRAIG DEVRIES)**

PROPOSAL:

Applications for a Plan of Vacant land Condominium and Zoning By-law Amendment have been submitted for the proposed Canadiana Block Townhouse Development on 272 Ridge Road South. The development is proposing 18 block townhouse dwellings contained within three blocks. 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 1 (R1) 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 Condominium. The zoning is proposed to change to a site-specific Residential Multiple 1 (RM1) Zone to permit the block townhouse dwellings. The proposed RM1 zoning also contains special provisions to permit the following:

- Reduced minimum landscaped area;
- Reduced width of an ingress/egress driveway;
- Reduced planting strip width abutting a residential zone;

- Reduced minimum lot frontage.

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:

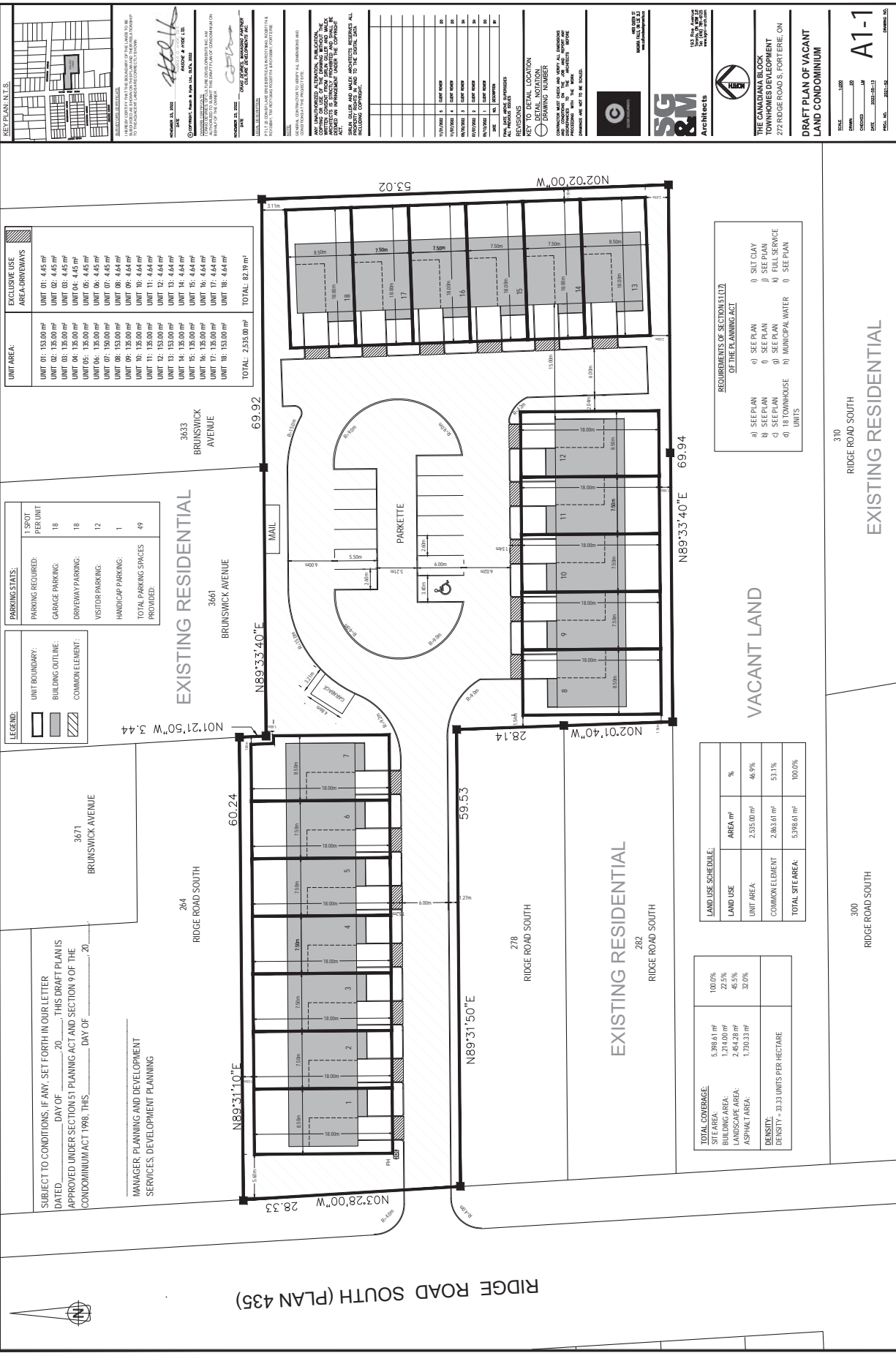
Date: Tuesday, February 14, 2023

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

SCHEDULE "1"



KEY PLAN N.T.S.

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APPROVED BY: *[Signature]*
ARCHITECT: AIGLE & WIFE LTD.
CONTRACT NO.: 2018-01-001
DATE: 2018-01-01

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2018-01-01
2	REVISED PER COMMENTS	2018-01-01
3	REVISED PER COMMENTS	2018-01-01
4	REVISED PER COMMENTS	2018-01-01
5	REVISED PER COMMENTS	2018-01-01
6	REVISED PER COMMENTS	2018-01-01
7	REVISED PER COMMENTS	2018-01-01
8	REVISED PER COMMENTS	2018-01-01
9	REVISED PER COMMENTS	2018-01-01
10	REVISED PER COMMENTS	2018-01-01
11	REVISED PER COMMENTS	2018-01-01
12	REVISED PER COMMENTS	2018-01-01
13	REVISED PER COMMENTS	2018-01-01
14	REVISED PER COMMENTS	2018-01-01
15	REVISED PER COMMENTS	2018-01-01
16	REVISED PER COMMENTS	2018-01-01
17	REVISED PER COMMENTS	2018-01-01
18	REVISED PER COMMENTS	2018-01-01
19	REVISED PER COMMENTS	2018-01-01
20	REVISED PER COMMENTS	2018-01-01

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Montréal, Québec H3A 2K4
Canada
514-392-1111
www.aigleandwife.com

THE CANADIAN BLOCK
TOWNHOMES DEVELOPMENT
277 RIDGE ROAD S, FORTIER, ON

DRAFT PLAN OF VACANT LAND CONDOMINIUM

A1-1

SCALE: 1:500
 DRAWN: [Name]
 CHECKED: [Name]
 DATE: 2018-01-01
 PROJ. NO.: 2018-01-001

UNIT AREA:

UNIT 01:	153.00 m ²
UNIT 02:	153.00 m ²
UNIT 03:	153.00 m ²
UNIT 04:	153.00 m ²
UNIT 05:	153.00 m ²
UNIT 06:	153.00 m ²
UNIT 07:	150.00 m ²
UNIT 08:	153.00 m ²
UNIT 09:	153.00 m ²
UNIT 10:	153.00 m ²
UNIT 11:	153.00 m ²
UNIT 12:	153.00 m ²
UNIT 13:	153.00 m ²
UNIT 14:	153.00 m ²
UNIT 15:	153.00 m ²
UNIT 16:	153.00 m ²
UNIT 17:	153.00 m ²
UNIT 18:	153.00 m ²
TOTAL:	2,535.00 m²

EXCLUSIVE USE AREA/DRIVEWAYS:

UNIT 01:	4.45 m ²
UNIT 02:	4.45 m ²
UNIT 03:	4.45 m ²
UNIT 04:	4.45 m ²
UNIT 05:	4.45 m ²
UNIT 06:	4.45 m ²
UNIT 07:	4.45 m ²
UNIT 08:	4.44 m ²
UNIT 09:	4.44 m ²
UNIT 10:	4.44 m ²
UNIT 11:	4.44 m ²
UNIT 12:	4.44 m ²
UNIT 13:	4.44 m ²
UNIT 14:	4.44 m ²
UNIT 15:	4.44 m ²
UNIT 16:	4.44 m ²
UNIT 17:	4.44 m ²
UNIT 18:	4.44 m ²
TOTAL:	12.70 m²

PARKING STATISTICS:

PARKING REQUIRED:	18
GARAGE PARKING:	18
DRIVEWAY PARKING:	12
VISITOR PARKING:	1
HANDICAP PARKING:	49
TOTAL PARKING SPACES PROVIDED:	79

LEGEND:

- UNIT BOUNDARY
- BUILDING OUTLINE
- COMMON ELEMENT

REQUIREMENTS OF SECTION 51(7) OF THE PLANNING ACT

a) SEE PLAN	i) SET CLAY
b) SEE PLAN	ii) SET CLAY
c) SEE PLAN	iii) SET CLAY
d) 18 TOWNHOUSE UNITS	iv) SET PLAN
	v) SET PLAN
	vi) SET PLAN
	vii) SET PLAN
	viii) SET PLAN
	ix) SET PLAN
	x) SET PLAN
	xi) SET PLAN
	xii) SET PLAN
	xiii) SET PLAN
	xiv) SET PLAN
	xv) SET PLAN
	xvi) SET PLAN
	xvii) SET PLAN
	xviii) SET PLAN
	xix) SET PLAN
	xx) SET PLAN

LAND USE SCHEDULE:

LAND USE	AREA m ²	%
UNIT AREA	2,535.00 m ²	46.9%
COMMON ELEMENT	2,863.61 m ²	53.1%
TOTAL SITE AREA:	5,398.61 m²	100.0%

TOTAL COVERAGE:

100.0%
5,398.61 m ²
1,214.00 m ²
2,674.28 m ²
1,720.33 m ²
DENSITY: 33.25 UNITS PER HECTARE

EXISTING RESIDENTIAL

3671 BRUNSWICK AVENUE

3661 BRUNSWICK AVENUE

3633 BRUNSWICK AVENUE

310 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

VACANT LAND

300 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

282 RIDGE ROAD SOUTH

278 RIDGE ROAD SOUTH

264 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

282 RIDGE ROAD SOUTH

278 RIDGE ROAD SOUTH

264 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

282 RIDGE ROAD SOUTH

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