

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

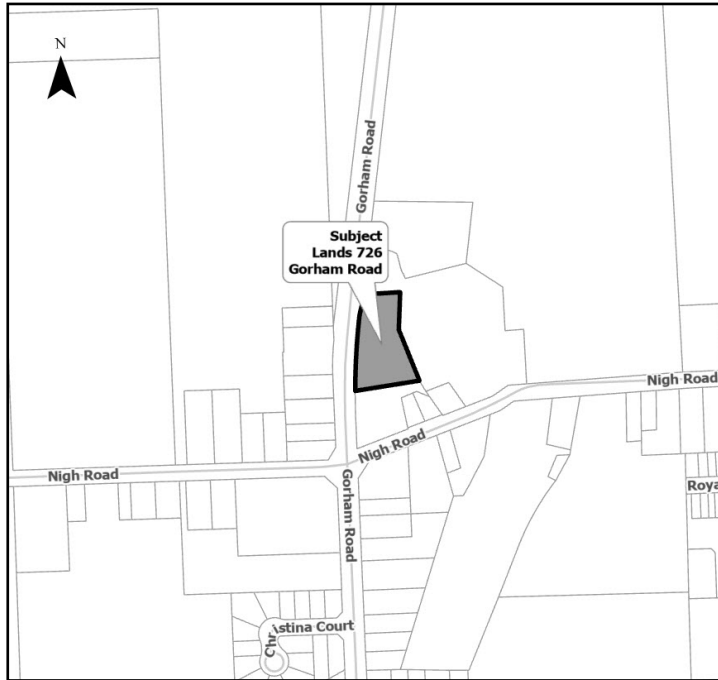
**Owner: 2655321 Ontario Ltd. (Mark Spadafora)
Agent: Urban in Mind (Jacob Dickie)
726 Gorham Road**

Zoning By-law Amendment & Draft Plan of Subdivision Applications

Application File Nos: 350308-0125 & 350309-0543

DATE: Monday, July 11th, 2022
TIME: 6:00 PM
LOCATION: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.

LOCATION OF SUBJECT LANDS



PROPOSED CHANGE



A Zoning By-law Amendment & Draft Plan of Subdivision are requested for the lands municipally known as 726 Gorham Road. The applications propose the creation of a subdivision with a total of 8 lots fronting onto Gorham Road. Lot 7 will retain the existing single detached dwelling, and Lots 1 to 6 and 8 are intended for the future development of single detached dwellings. The proposed Draft Plan of Subdivision is attached as Schedule '1' for reference.

The subject property is located within the Urban Area in the Ridgeway-Thunder Bay neighbourhood of the Town of Fort Erie. The property is designated Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan.

The subject property is currently zoned Residential 1 Zone in part, and Hazard Zone in part, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The Applicant is proposing to rezone part of the lands to a site-specific Residential 2 Zone that would contain a provision to permit the reduced lot frontages of the proposed lots. The proposed lots and single detached dwellings will comply with all other provisions under the Residential 2 Zone. The Applicant is also proposing to modify the flood line and associated Hazard Zone line on Lot 1 through a work permit with the Niagara Peninsula Conservation Authority, with the intent of containing all of the lands located within the Hazard Zone area on Lot 7, and locating Lots 1-6 and 8 entirely outside of the Hazard Zone area.

GETTING MORE INFORMATION

Input on the Zoning By-law Amendment and Draft Plan of Subdivision applications is welcomed and encouraged. You can provide input by speaking at the Public Meeting or by making a written submission to the Town. Please note that unless you do one of the above, you may not be able to appeal the decision later.

A copy of the Information Report will be available to the public by 5:00 PM on **Wednesday, July 6, 2022**. The Information Report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Junior Development Planner at mceci@forterie.ca.

**HAVE
YOUR
SAY**

CONTACT INFORMATION

**Mackenzie Ceci, Junior Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2514
Or by e-mailing your comments to: mceci@forterie.ca**

PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment and Draft Plan of Subdivision, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding these applications. After considering any written comments and the comments from the Public Meeting, a Recommendation Report will be prepared for a future Council meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

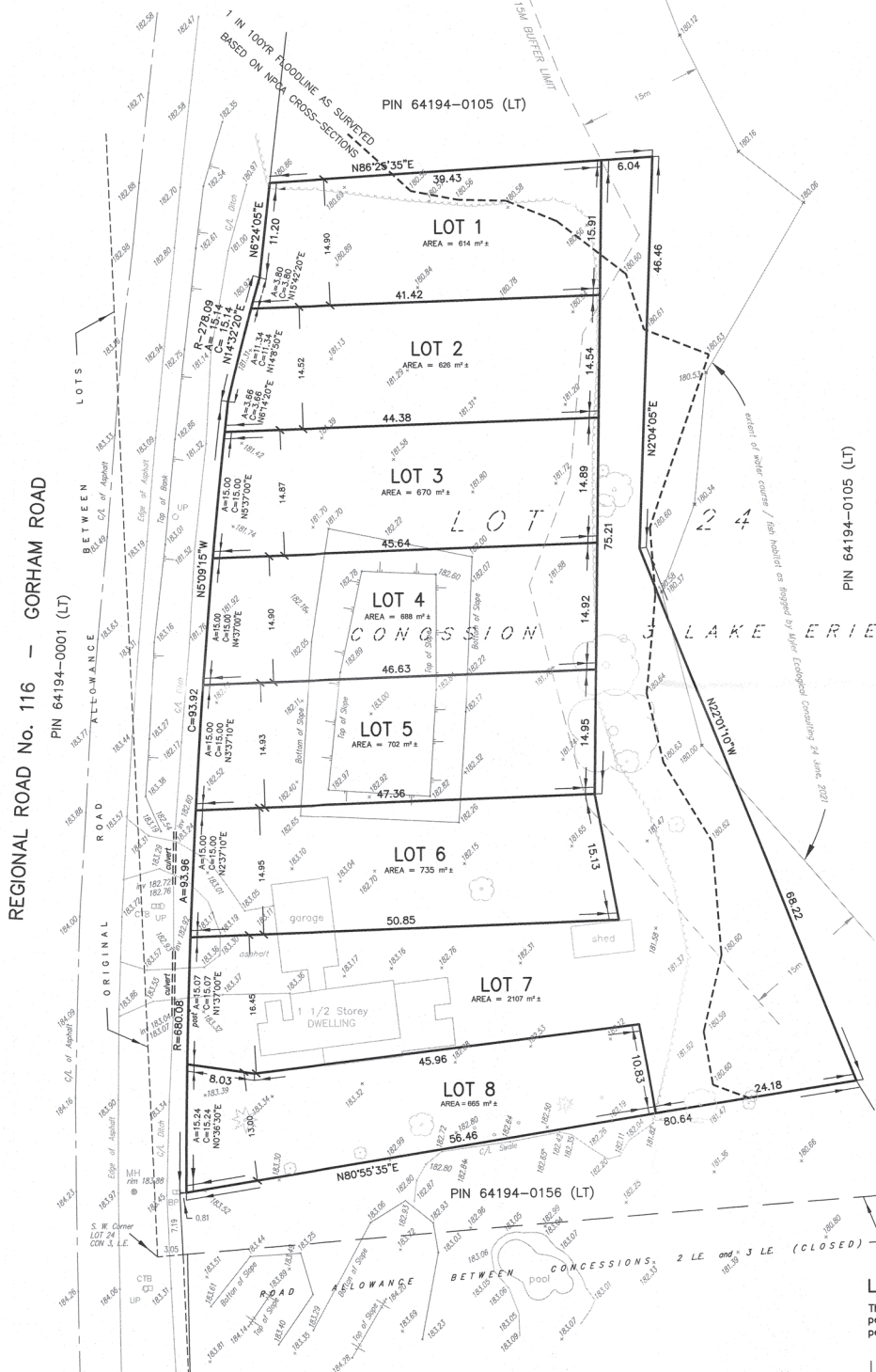
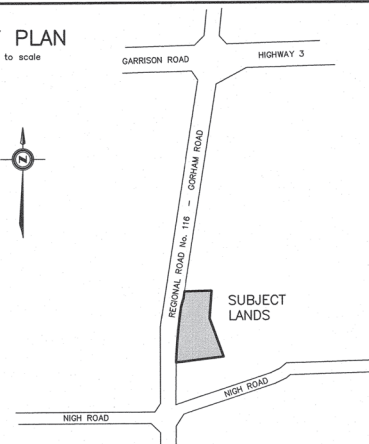
For more information about this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

Notice dated at the Town of Fort Erie this 17th day of June, 2022.



Schedule '1'

KEY PLAN
not to scale



DRAFT PLAN OF SUBDIVISION
PART OF LOT 24
CONCESSION 3 LAKE ERIE
GEOGRAPHIC TOWNSHIP OF BERITE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400
10 0 10 20 metres

A Division of J.D. Barnes Limited
Kirkup Mascoe Ure Surveying
ONTARIO LAND SURVEYORS

THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE PERMISSION OF KIRKUP MASCOE URE SURVEYING IS PROHIBITED.

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE SCHEDULE
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) CLAY LOAM
- j) SEE PLAN
- k) MUNICIPAL SERVICES
- l) SEE PLAN

LAND USE SCHEDULE

8 SINGLE FAMILY LOTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN

ROY S. KIRKUP
ONTARIO LAND SURVEYOR
DECEMBER 23, 2021
DATE

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, WE HEREBY AUTHORIZE KIRKUP MASCOE URE SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF FORT ERIE FOR APPROVAL.

OWNER : 2644352 ONTARIO LIMITED

FRANK SPADAFORA, DIRECTOR / PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION
DATE

LOT FRONTAGE NOTE

The lot frontage was measured by a line 7.5m back on a line perpendicular to a line joining midpoints of front and rear lot lines as per 5.196(Definitions) Town of Fort Erie Zoning by-Law 129-90

REVISION	DATE	REMARKS
A	26/MAY/22	LOT FRONTAGES ADDED
	23/DEC/21	INITIAL RELEASE



Kirkup Mascoe Ure Surveying
A Division of J.D. Barnes Limited

4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E6A4
T: (905) 641-1007 F: (905) 641-4424 www.jdbarnes.com

DRAWN BY: GP	CHECKED BY: RSK	REFERENCE NO: 21-49-104-00_3draftplan
PLOTTED: DECEMBER 23, 2021		DATED: DECEMBER 23, 2021

REGIONAL ROAD No. 116 - GORHAM ROAD

BENCHMARK NOTE
ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM TOWN OF FORT ERIE BENCHMARK 0011971U037, HAVING A PUBLISHED ELEVATION OF 200.338 metres.

- LEGEND**
- MH DENOTES MANHOLE
 - UP DENOTES UTILITY POLE
 - BP DENOTES BELL PEDESTAL
 - CTV DENOTES CABLE TV BOX
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE
 - DENOTES SHRUB

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