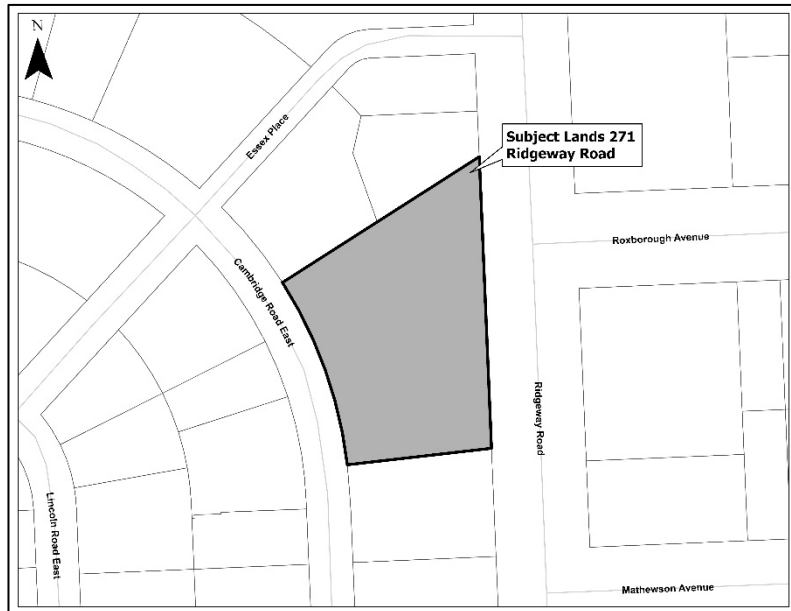




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED COMBINED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT
LOCATION: 271 RIDGEWAY ROAD
APPLICANT: MICHAEL ALLEN (ACK ARCHITECTS STUDIO INC.)**

PROPOSAL:

Town of Fort Erie Planning Staff have received a Combined Official Plan and Zoning By-law Amendment application. The Applicant is proposing to reuse and redevelop the existing building as a pharmacy and medical offices, as detailed on the attached Site Plan (Schedule 1). The subject property is the former site of the Crystal Beach Fire Station (Fire Station No. 6).



The subject property is designated Institutional in the Town’s Official Plan. To facilitate the proposal, the Applicant is requesting to amend the Official Plan and redesignate the property to Commercial.

The property is correspondingly zoned Public (P) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. To facilitate the proposal, the Applicant is requesting to amend the Zoning By-law and rezone the property to a site-specific General Commercial (C2) Zone. Site-specific zoning relief is requested in order to add “medical laboratories” to the list of permitted uses, to recognize the deficient southerly interior side yard setback, and to reduce the setback between parking areas and adjacent street lines or residential zones.

We would like to hear from you: We invite you to attend an evening Public Information Open House 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 Public Information Open House meeting in two different ways:

1. Send your comments via mail or email to Mackenzie Ceci, Intermediate Development Planner (mceci@forterie.ca) who will provide them to Council; or
2. Participate in the Public Information Open House. The meeting details are as follows:

Date: Thursday, January 12th, 2023
Time: 5:00 PM to 6:00 PM
Location: Fort Erie Town Hall - 1 Municipal Centre Drive, Fort Erie, ON
Room: Front Atrium

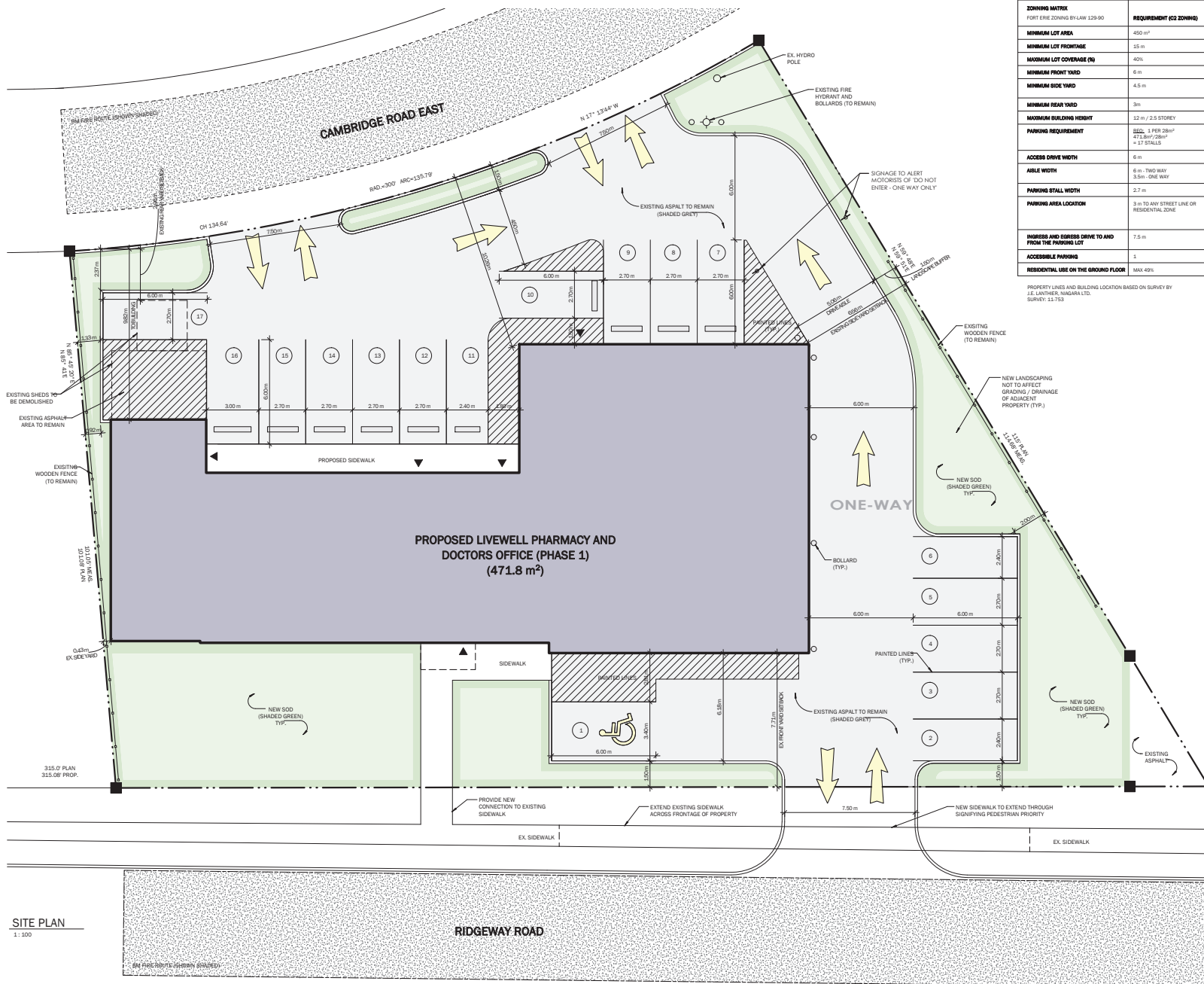
A copy of this notice and the Site Plan are available for download at the following link: <https://www.forterie.ca/pages/CurrentPublicNotices>

For additional information, please contact:

Mackenzie Ceci, Intermediate Development Planner
at 905-871-1600 ext. 2514 or at mceci@forterie.ca

Notice date: December 19, 2022

SCHEDULE "1"



ZONING MATRIX	REQUIREMENT (Z2 ZONING)	PROPOSED
FORT ERE ZONING BY LAW 129-90		
MINIMUM LOT AREA	450 m ²	1,912 m ² (EXISTING)
MINIMUM LOT FRONTAGE	15 m	62.91 m (EXISTING)
MINIMUM LOT COVERAGE (%)	40%	24.6% (EXISTING)
MINIMUM FRONT YARD	6 m	7.7 m (EXISTING)
MINIMUM SIDE YARD	4.5 m	0.43 m - SOUTH (EXISTING) 4.5 m - NORTH (EXISTING)
MINIMUM REAR YARD	3 m	9.8 m (EXISTING)
MAXIMUM BUILDING HEIGHT	12 m / 2.5 STOREY	6.10 m / 2 STOREY (EXISTING)
PARKING REQUIREMENT	REQ. 1 PER 28m ² 471.8m ² / 28m ² = 17 STALLS	PROVIDED 17 STALLS
ACCESS DRIVE WIDTH	6 m	6 m
ABLE WIDTH	6 m - TWO WAY 3.5 m - ONE WAY	6 m - TWO WAY 4.5 m - ONE WAY
PARKING STALL WIDTH	2.7 m	2.7 m
PARKING AREA LOCATION	3 m TO ANY STREET LINE OR RESIDENTIAL ZONE	1.5 m - NORTH 1.5 m - EAST 1.5 m - SOUTH 1.5 m - WEST
INGRESS AND EGRESS DRIVE TO AND FROM THE PARKING	7.5 m	7.5 m
ACCESSIBLE PARKING	1	1
RESIDENTIAL USE ON THE GROUND FLOOR	MAX 40%	0%

PROPERTY LINES AND BUILDING LOCATION BASED ON SURVEY BY J.E. LANTHER, NIAGARA LTD. SURVEY 13-733

LEGEND

- NEW SOD
- EXISTING ASPHALT (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- SIB
- PROPERTY LINE

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DIMENSIONS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DIMENSIONS TO BE FOR THE PURPOSES FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION	BY:

COMMISSION:

LIVEWELL MEDICAL

271 RIDGEWAY ROAD, CRYSTAL BEACH, ONTARIO L8S 1B0

A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glenora Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	AM	DRAWING No.:	SP1
CHECKED BY:	CH, JMR, MDA		
DATE ISSUED:	10/05/22		
PROJECT No.:	2022-178		

SITE PLAN
1:100