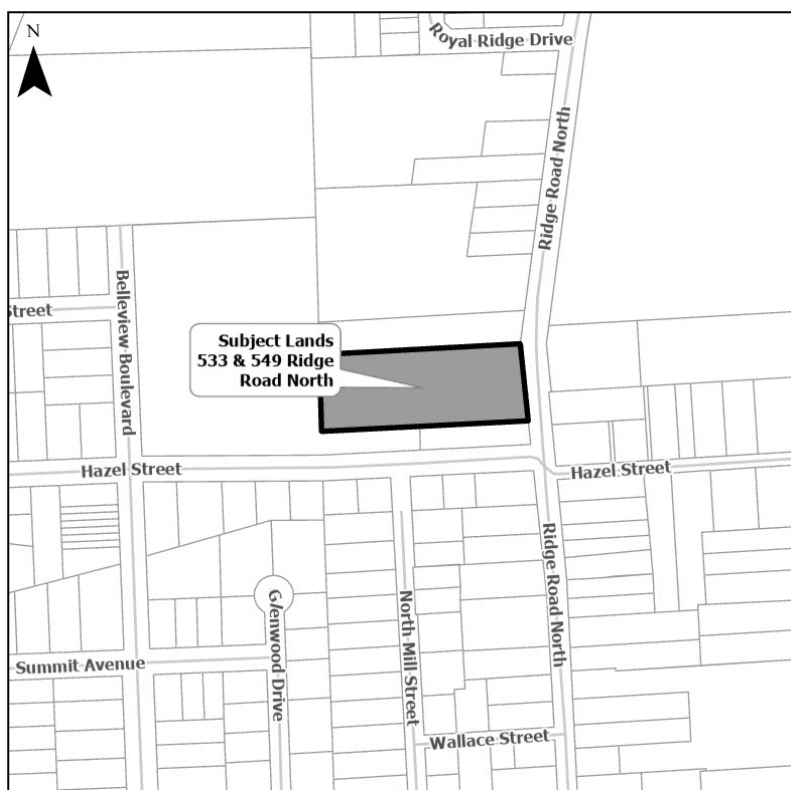




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
LOCATION: 533 & 549 RIDGE ROAD NORTH
OWNER: 1855838 ONTARIO INC. / RICHARD JAMES DEKORTE
AGENT: UPPER CANADA CONSULTANTS (ETHAN LAMAN)**

PROPOSAL:

A Zoning By-law Amendment application has been submitted for 533 & 549 Ridge Road North. The application is proposing to rezone the subject lands to permit severance of three new parcels that will front onto Ridge Road North and consolidation of the remnant land for future development. The two existing single detached dwellings will be retained and will occupy two of the three new lots. The third new lot is intended for future construction of a single detached dwelling. The lands to be consolidated will merge. A sketch is attached for review as Schedule "1" to this notice.



The lands are located within the Urban Area and are currently designated Low Density Residential in the Town's Ridgeway Thunder Bay Secondary Plan/Official Plan. The Urban Residential land use designation permits use of the land for single detached dwellings. The lands are currently zoned Residential 1 (R1) Zone and Neighbourhood Development (ND) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is required to facilitate the proposed severances and land consolidation.

The zoning is proposed to change from Residential 1 (R1) Zone and Neighbourhood Development (ND) Zone to Residential 2A (R2A) Zone, a site-specific Residential 2A (R2A) Zone and a site-specific Neighbourhood Development (ND) Zone. The site-specific R2A Zone seeks to permit increased lot coverage for an existing detached accessory structure on one of the proposed new parcels. The site-specific ND Zone seeks to permit a minimum lot frontage of 0.00 m and a minimum lot area of 6,300.00 sq m (0.63 ha) for the lands to be consolidated.

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:

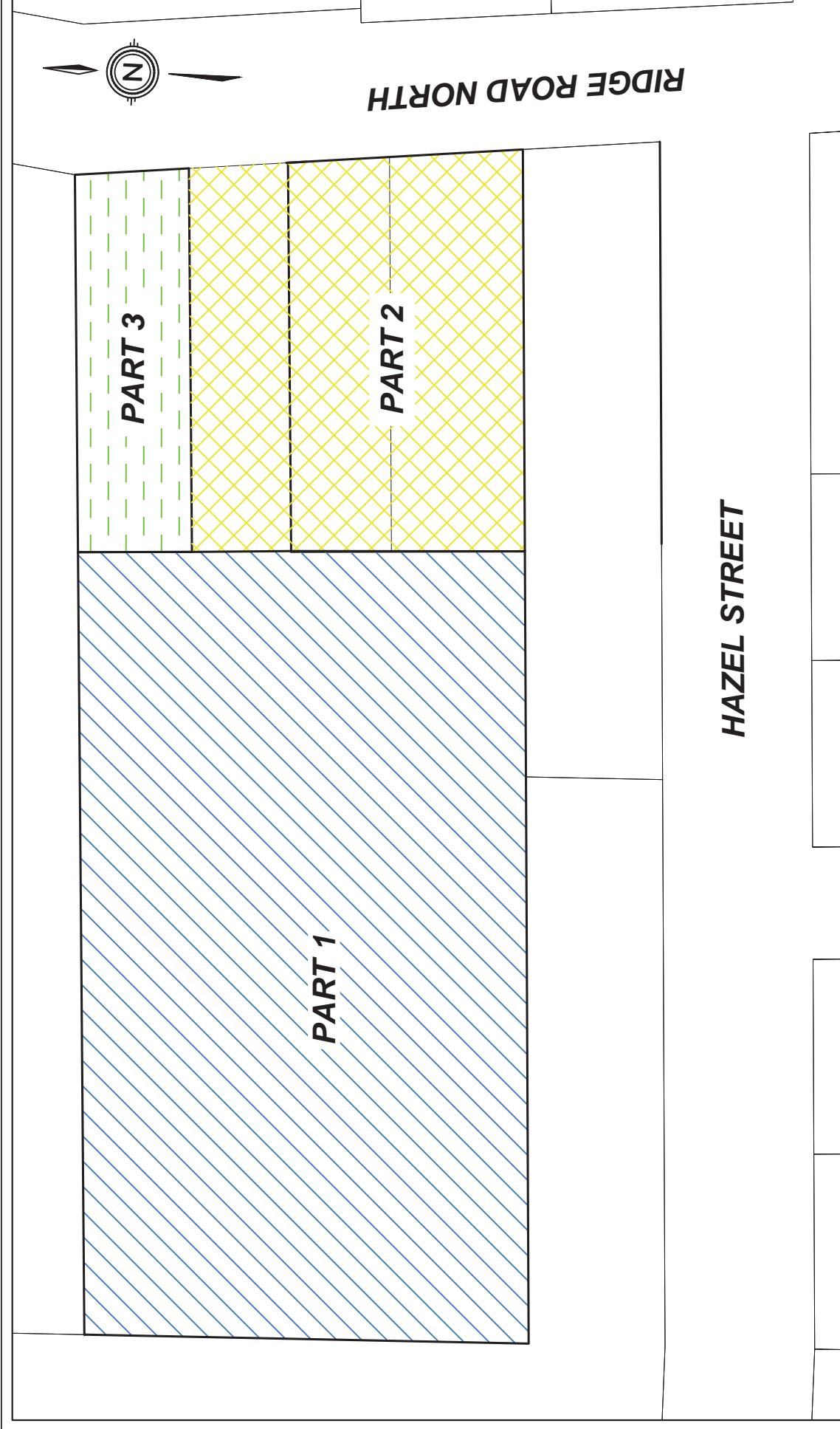
Date: Wednesday, December 21, 2022

Time: 5:00 P.M - 6.00 PM

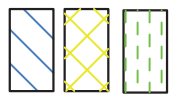
Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

For additional information, please contact:

Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca



LEGEND



PART 1 - NEIGHBOURHOOD DEVELOPMENT SITE SPECIFIC (ND-XX) ZONE

PART 2 - RESIDENTIAL 2A (R2A) ZONE

PART 3 - RESIDENTIAL 2A SITE SPECIFIC (R2A-XX) ZONE

HAZEL STREET

RIDGE ROAD NORTH

PART 3

PART 2

PART 1

**533 & 549 RIDGE ROAD NORTH
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. _____**

MAYOR: _____

CLERK: _____

