

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owners: Wendy McGaeghan & Patrick McGaeghan
Agent: Culture Developments Inc. / 5038257 Ontario Inc.
(Craig DeVries)

Plan of Condominium & Zoning By-law Amendment Application

Application File Nos: 350309-0554 & 350303-0037

DATE: March 20, 2023
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



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 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 for the access driveway from Ridge Road South into the development;
- 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.

HAVE YOUR SAY

Input on the proposal is welcome 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 now, you may not be able to appeal the decision later.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

Input on the Zoning By-law Amendment is welcome 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 now, 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 **March 15, 2022**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Intermediate Development Planner.

CONTACT INFORMATION

Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2509
Or by e-mailing your comments to: dvanderveen@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 combined Official Plan and Zoning By-law Amendment, 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

**HAVE
YOUR
SAY**

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee 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.

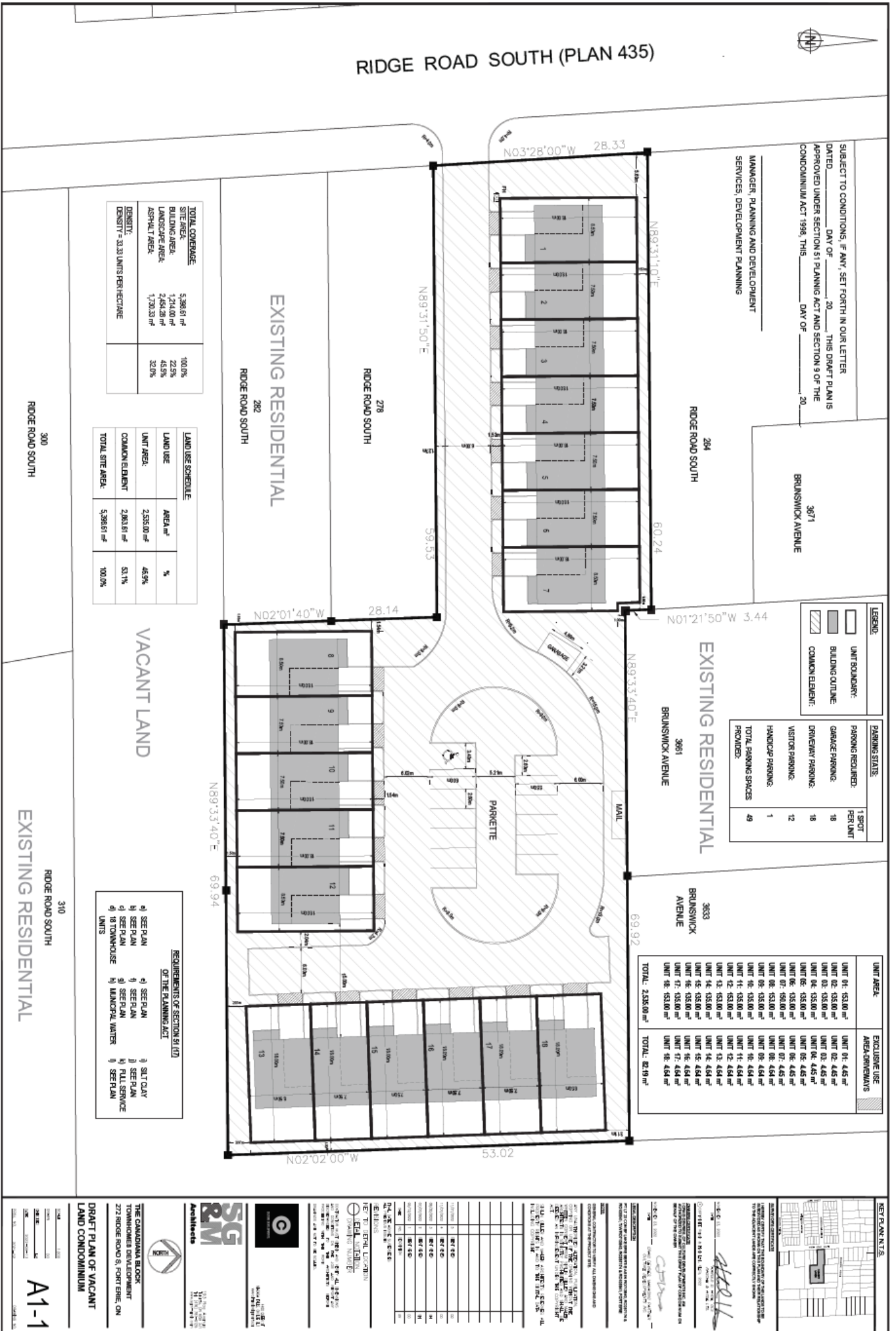
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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 February 27, 2023.



SCHEDULE 1



SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 20____ THIS DRAFT PLAN IS APPROVED UNDER SECTION 51, PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998. THIS _____ DAY OF _____ 20____

MANAGER, PLANNING AND DEVELOPMENT SERVICES, DEVELOPMENT PLANNING

TOTAL COVERAGE	100.0%
SITE AREA	5,388.61 m ²
BUILDING AREA	1,214.00 m ²
LANDSCAPE AREA	2,451.28 m ²
ASPHALT AREA	1,703.33 m ²
DENSITY	33.33 UNITS PER HECTARE

LAND USE SCHEDULE		AREA m ²	%
LAND USE	AREA m ²	2,555.00 m ²	47.4%
UNIT AREA	AREA m ²	2,883.61 m ²	53.1%
COMMON ELEMENT			
TOTAL SITE AREA	5,388.61 m ²		100.0%

PARKING STATUS		1 SPOT PER UNIT
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT		
Garage Parking	18	
Driveway Parking	18	
Visitor Parking	12	
Handicap Parking	1	
TOTAL PARKING SPACES PROVIDED	49	

UNIT AREA	EXCLUSIVE USE AREA-DRIVEWAYS
UNIT 01: 953.00 m ²	UNIT 01: 4.65 m ²
UNIT 02: 953.00 m ²	UNIT 02: 4.65 m ²
UNIT 03: 953.00 m ²	UNIT 03: 4.65 m ²
UNIT 04: 953.00 m ²	UNIT 04: 4.65 m ²
UNIT 05: 953.00 m ²	UNIT 05: 4.65 m ²
UNIT 06: 953.00 m ²	UNIT 06: 4.65 m ²
UNIT 07: 953.00 m ²	UNIT 07: 4.65 m ²
UNIT 08: 953.00 m ²	UNIT 08: 4.65 m ²
UNIT 09: 953.00 m ²	UNIT 09: 4.64 m ²
UNIT 10: 953.00 m ²	UNIT 10: 4.64 m ²
UNIT 11: 953.00 m ²	UNIT 11: 4.64 m ²
UNIT 12: 953.00 m ²	UNIT 12: 4.64 m ²
UNIT 13: 953.00 m ²	UNIT 13: 4.64 m ²
UNIT 14: 953.00 m ²	UNIT 14: 4.64 m ²
UNIT 15: 953.00 m ²	UNIT 15: 4.64 m ²
UNIT 16: 953.00 m ²	UNIT 16: 4.64 m ²
UNIT 17: 953.00 m ²	UNIT 17: 4.64 m ²
UNIT 18: 953.00 m ²	UNIT 18: 4.64 m ²
TOTAL: 2,555.00 m ²	TOTAL: 82.19 m ²

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

a) SEE PLAN	d) SEE PLAN	i) SILT CLAY
b) SEE PLAN	e) SEE PLAN	j) SEE PLAN
c) SEE PLAN	f) SEE PLAN	k) TELL SERVICE
g) 10 TOWNHOUSE UNITS	h) MUNICIPAL WATER	l) SEE PLAN

REVISED NOTES

- 1. UNIT 14: AREA 4.64 m² (PREVIOUSLY 4.65 m²)
- 2. UNIT 15: AREA 4.64 m² (PREVIOUSLY 4.65 m²)
- 3. UNIT 16: AREA 4.64 m² (PREVIOUSLY 4.65 m²)
- 4. UNIT 17: AREA 4.64 m² (PREVIOUSLY 4.65 m²)
- 5. UNIT 18: AREA 4.64 m² (PREVIOUSLY 4.65 m²)

SGRM Architects

THE CANADIAN BLOCK TOWNHOME DEVELOPMENT
277 RIDGE ROAD S, FORT BRIS, ON
LAND CONDOMINIUM

DRAFT PLAN OF VACANT LAND CONDOMINIUM

A1-1

11 AUG 2014

11 AUG 2014