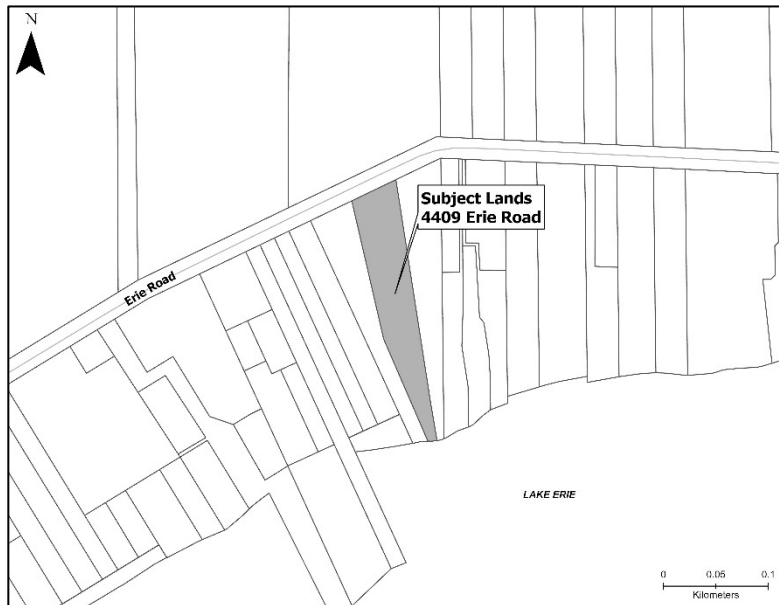




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED ZONING BY-LAW AMENDMENT  
LOCATION: 4409 ERIE ROAD  
APPLICANT: MARY LOU TANNER (NPG PLANNING SOLUTIONS)  
OWNER: CRYSTAL BAY COTTAGES INC. (BRYAN KEENAN)**

**PROPOSAL:**

Town of Fort Erie Planning Staff have received a Zoning By-law Amendment application for 4409 Erie Road. A one-storey single detached dwelling and a two-storey single detached dwelling currently exist on the subject property. The Applicant is proposing to demolish the one-storey single detached dwelling, retain the two-storey single detached dwelling, and construct eight new dwelling units, as detailed on the attached Site Plan (Schedule '1').



The subject property is designated Urban Residential in part, and Environmental Protection in part, in the Town's Official Plan. As the Urban Residential designation permits a variety of housing forms, including but not limited to, single detached and townhouse dwellings, an amendment to the Town's Official Plan is not being requested to facilitate the proposal. The Environmental Protection designation on site is associated with the Lake Erie Shoreline.

The property is correspondingly zoned Waterfront Residential (WR) Zone in part, and Hazard (H) Zone in part, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The Hazard (H) Zone on site is associated with the Lake Erie Shoreline. The property is located within Floodproofing Area No. 1 in accordance with Subsection 6.49 of the Zoning By-law.

The Waterfront Residential (WR) Zone only permits one single detached dwelling, uses, buildings and structures accessory thereto, and home occupations. In order to facilitate the proposal, the Applicant is requesting to amend the Zoning By-law and

rezone the property to a site-specific Residential Multiple 1 (RM1) Zone. Site-specific relief is requested to address the minimum lot frontage, minimum landscaped area, and minimum landscaping and planting strip width abutting a Residential Zone. Further, as a portion of the retained dwelling is located within the Hazard (H) Zone, the Applicant is requesting to adjust the Hazard Zone boundary line, such that it is setback 1.50 m from the south face of the existing dwelling. The Applicant is proposing a future consent application to facilitate the severance of the existing two-storey single detached dwelling from the remainder of the subject property. As the proposed lot will only have partial frontage on a private street, the Applicant is also requesting relief from Subsection 6.5 of the Zoning By-law.

Staff note that a future Draft Plan of Condominium application will be required to facilitate the proposed development.

**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](mailto: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:** Tuesday, January 24<sup>th</sup>, 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](mailto:mceci@forterie.ca)

Notice date: January 10, 2023

# SCHEDULE '1'

## 4409 ERIE ROAD DEVELOPMENT

4409 ERIE ROAD, FORT ERIE



**KEY PLAN**  
NOT TO SCALE

### SITE STATISTICS

LOT AREA	587.6 sq' (5,324.9 SF)	100%
PROPOSED LANDSCAPE AREA	290.3 sq' (2,698.5 SF)	49.4%
PROPOSED LOT COVERAGE	1,589.2 sq' (14,724.5 SF)	26.4%
PROPOSED ASPHALT/DRIVEWAY	287.9 sq' (2,648.3 SF)	32.4%

### LOT COVERAGE CALCULATION

PROPOSED LOT 1	217.1 sq' (2,337.5 SF)	3.7%
PROPOSED LOT 2	171.2 sq' (2,372.9 SF)	3.7%
PROPOSED LOT 3	186.9 sq' (2,012.9 SF)	3.2%
PROPOSED LOT 4	186.0 sq' (1,992.0 SF)	3.1%
PROPOSED LOT 5	186.2 sq' (2,012.9 SF)	3.2%
PROPOSED LOT 6	186.2 sq' (1,983.3 SF)	3.1%
PROPOSED LOT 7	186.2 sq' (1,983.3 SF)	3.1%
PROPOSED LOT 8	186.2 sq' (2,118.9 SF)	3.2%
PROPOSED LOT 9	186.2 sq' (2,118.9 SF)	3.2%
<b>TOTAL LOT COVERAGE</b>	<b>1,589.2 sq' (14,724.5 SF)</b>	<b>26.4%</b>



**SITE PLAN**  
1" = 30'-0"

#### SITE AREA STATISTICS LOT 1

LOT AREA	217.1 sq' (2,337.5 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	4.0 sq' (36.3 SF)	1.8%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.0%
LANDSCAPE COVERAGE	41.9 sq' (387.9 SF)	19.3%
PAVING COVERAGE	6.0 sq' (55.7 SF)	2.8%
LOT COVERAGE	63.5 sq' (588.2 SF)	29.2%

#### SITE AREA STATISTICS LOT 2

LOT AREA	171.2 sq' (1,583.9 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	4.0 sq' (36.3 SF)	2.3%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	6.3%
LANDSCAPE COVERAGE	20.8 sq' (192.8 SF)	12.2%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.3%
LOT COVERAGE	46.8 sq' (431.6 SF)	27.3%

#### SITE AREA STATISTICS LOT 3

LOT AREA	186.9 sq' (1,728.9 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.8%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	23.9%

#### SITE AREA STATISTICS LOT 4

LOT AREA	186.0 sq' (1,728.0 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS LOT 5

LOT AREA	186.2 sq' (1,728.2 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS LOT 6

LOT AREA	186.2 sq' (1,728.2 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS LOT 7

LOT AREA	186.2 sq' (1,728.2 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS LOT 8

LOT AREA	186.2 sq' (1,728.2 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS LOT 9

LOT AREA	186.2 sq' (1,728.2 SF)	100%
PROPOSED DWELLING UNIT	1	27.4%
PROPOSED GARAGE	3.2 sq' (29.7 SF)	1.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	10.9 sq' (100.9 SF)	5.9%
LANDSCAPE COVERAGE	19.5 sq' (180.5 SF)	10.5%
PAVING COVERAGE	4.0 sq' (36.3 SF)	2.1%
LOT COVERAGE	44.6 sq' (412.9 SF)	24.0%

#### SITE AREA STATISTICS EXISTING

LOT AREA	887.5 sq' (8,181.9 SF)	100%
EXISTING DWELLING UNIT	1	17.8%
EXISTING GARAGE	41.8 sq' (386.1 SF)	4.7%
EXISTING COVERED PORCH AND COVERED TERRACE	86.7 sq' (798.7 SF)	9.8%
LANDSCAPE COVERAGE	182.9 sq' (1,697.9 SF)	20.7%
PAVING COVERAGE	235.5 sq' (2,187.9 SF)	26.5%
LOT COVERAGE	344.7 sq' (3,170.3 SF)	38.9%

#### SITE AREA STATISTICS EXISTING

LOT AREA	887.5 sq' (8,181.9 SF)	100%
EXISTING DWELLING UNIT	1	17.8%
EXISTING GARAGE	41.8 sq' (386.1 SF)	4.7%
EXISTING COVERED PORCH AND COVERED TERRACE	86.7 sq' (798.7 SF)	9.8%
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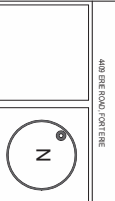
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GENERAL NOTES

NO.	DATE	REVISION	BY
1	01/20/22	CONCEPT SHEET	SP1
2	02/24/22	CONCEPT SHEET	SP1
3	03/02/22	CONCEPT SHEET	SP1
4	03/02/22	CONCEPT SHEET	SP1
5	03/02/22	CONCEPT SHEET	SP1
6	03/02/22	CONCEPT SHEET	SP1
7	03/02/22	CONCEPT SHEET	SP1
8	03/02/22	CONCEPT SHEET	SP1
9	03/02/22	CONCEPT SHEET	SP1

4409 ERIE ROAD DEVELOPMENT



SHEET TITLE: SITE PLAN

PROJECT NO.: 2021347