



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
3285 THUNDER BAY ROAD – PROPOSED ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION**

**OWNER: WESTWIND NIAGARA DEVELOPMENTS INC. (ALFRED BEAM)
AGENT: UPPER CANADA CONSULTANTS (CRAIG ROHE)**

PROPOSAL:

Applications have been received for Zoning By-law Amendment and Draft Plan of Subdivision at 3285 Thunder Bay Road to permit the development of 41 single-detached dwellings on the subject lands. The proposal includes a new public road, two blocks for parkland dedication, one block for environmental protection and one block for shoreline hazard protection. The application proposes to dedicate the Open Space, Environmental Protection and Hazard lands to the Town of Fort Erie.



The Zoning By-law Amendment application proposes to change the zoning of the subject lands from Waterfront Rural Residential (WRR) Zone to Residential 2 (R2) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone. The current Hazard (H) Zone on the lands associated with the waterfront area is proposed to remain.

We would like to hear from you: We invite you to attend a 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. Members of the public can participate in a Zoom-based Public Information Open House meeting two different ways:

1. Send your comments via e-mail to Aaron Butler, Manager, Development Approvals (abutler@forterie.ca) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Aaron Butler, Manager, Development Approvals (abutler@forterie.ca) to receive information on joining the Zoom meeting.

The meeting will be streamed live at www.youtube.com/townofforterie. You can also view the meeting by clicking on the YouTube icon on the home page of the Town's website (www.forterie.ca).

A copy of this notice and all application materials, including the proposed Plan of Subdivision (also attached) is available on the Town's website for download at the following link under 'Zoning Amendment – 3285 Thunder Bay Road':

<https://www.forterie.ca/pages/CurrentPublicNotices>

Details for Public Information Open House are as follows:

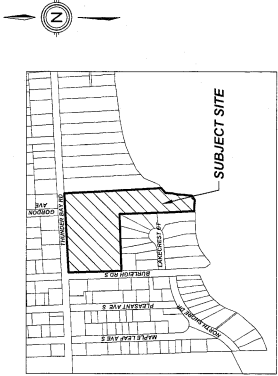
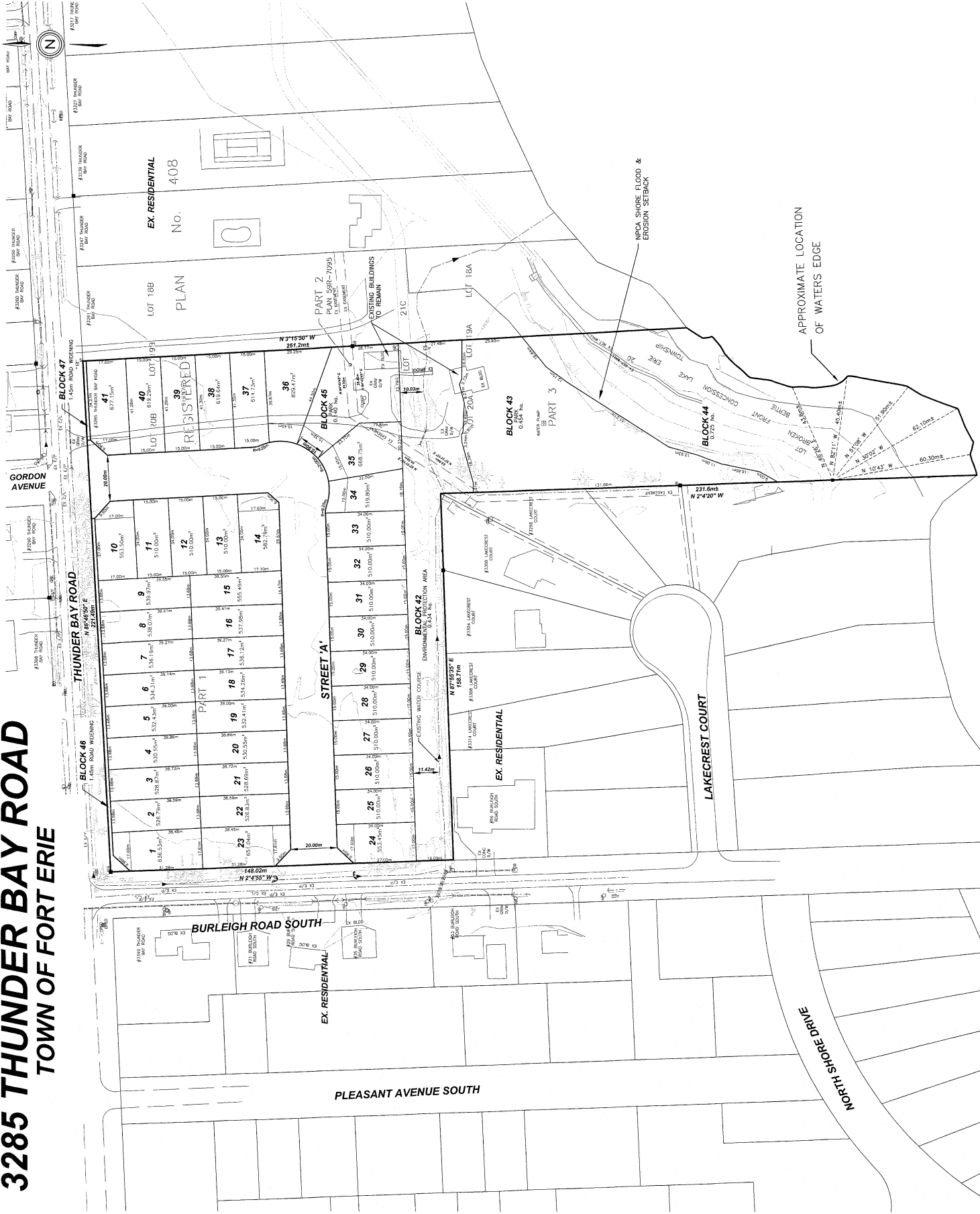
Date: Monday, August 30, 2021

Time: 5:00 P.M. to 6:00 P.M.

Location: This is virtual meeting

For additional information, please contact
Aaron Butler, Manager, Development Approvals at 905-871-1600 ext. 2502 or at
abutler@forterie.ca

3285 THUNDER BAY ROAD
TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

LOTS 20A, 20B, PART OF LOTS 19A, 19B & 21C
REGISTERED PLAN No. 408 and
PART OF LOT 20, BROKEN FRONT CONCESSION LAKE ERIE
GEOGRAPHIC TOWNSHIP OF BERTIE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF FORT ERIE
FOR APPROVAL

SURVEYOR'S CERTIFICATE

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

REQUIREMENTS OF SECTION 51(17)

OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
- i) SEE PLAN
- j) SEE PLAN
- k) SEE PLAN
- l) SEE PLAN
- m) SEE PLAN
- n) SEE PLAN
- o) SEE PLAN
- p) SEE PLAN
- q) SEE PLAN
- r) SEE PLAN
- s) SEE PLAN
- t) SEE PLAN
- u) SEE PLAN
- v) SEE PLAN
- w) SEE PLAN
- x) SEE PLAN
- y) SEE PLAN
- z) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS/AREA(No)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-41	41	2,281.5
ENVIRONMENTAL PROTECTION	42	1	49.55
PARK	43, 44	2	12.90
SHORELINE DECK/CAUTION	45	1	15.74
ROAD WIDENING	46-47	2	0.64
ROADWAY	48	1	11.74
TOTAL		41	4,604.3
DEVELOPABLE AREA (TOTAL - BLOCK 42 & 44) = 3,445.5 ha			
DEVELOPABLE DENSITY = 11.90 units/ha			

ISSUED FOR APPROVAL	DATE	BY
1	2021-06-28	M.K.
2	2021-06-28	M.K.
3	2021-06-28	M.K.
4	2021-06-28	M.K.
5	2021-06-28	M.K.
6	2021-06-28	M.K.
7	2021-06-28	M.K.
8	2021-06-28	M.K.
9	2021-06-28	M.K.
10	2021-06-28	M.K.
11	2021-06-28	M.K.
12	2021-06-28	M.K.
13	2021-06-28	M.K.
14	2021-06-28	M.K.
15	2021-06-28	M.K.
16	2021-06-28	M.K.
17	2021-06-28	M.K.
18	2021-06-28	M.K.
19	2021-06-28	M.K.
20	2021-06-28	M.K.
21	2021-06-28	M.K.
22	2021-06-28	M.K.
23	2021-06-28	M.K.
24	2021-06-28	M.K.
25	2021-06-28	M.K.
26	2021-06-28	M.K.
27	2021-06-28	M.K.
28	2021-06-28	M.K.
29	2021-06-28	M.K.
30	2021-06-28	M.K.
31	2021-06-28	M.K.
32	2021-06-28	M.K.
33	2021-06-28	M.K.
34	2021-06-28	M.K.
35	2021-06-28	M.K.
36	2021-06-28	M.K.
37	2021-06-28	M.K.
38	2021-06-28	M.K.
39	2021-06-28	M.K.
40	2021-06-28	M.K.
41	2021-06-28	M.K.



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

30 West Beaver Creek, Unit 3
St. Catharines, ON
L2R 6K5
Phone: (905) 688-3274
Fax: (905) 688-3274

DRAFTING TITLE

DRAFTING MK

DATE JUNE 22, 2021

PRINTED JUNE 28, 2021

SCALE 1:750

DWG No.

17143-DP

REV

1

DRAFT PLAN OF
SUBDIVISION