



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
LOCATION: 229 CHERRYHILL BOULEVARD
OWNER: JOHN LALLY (1000112697 ONTARIO INC.)
AGENT: CAM LANG**

PROPOSAL:

A Zoning By-law Amendment application for 229 Cherryhill Boulevard South has been submitted. The Applicant is proposing to rezone the property to facilitate the construction of four single detached dwellings. The subject land is located on the North-East corner of Willowood Avenue and Smalls Road. A preliminary site plan showing the proposed development is attached as Schedule "1" to this notice.



The subject land is designated as Urban Residential in the Town's Official Plan and is located in the Crystal Beach neighbourhood. The designation allows for a variety of housing forms that include single-detached dwellings and semi-detached dwellings.

The subject land is currently zoned Residential 1 (R1) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990, which permits single detached and accessory apartment dwellings. A Zoning By-law Amendment was requested to change from Residential 1 (R1) Zone to Residential 2A (R2A) Zone. An amendment to the Zoning By-law is required as the proposed lots do not meet the minimum lot frontage of 20 m and lot area of 600 m² in the R1 zone.

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:

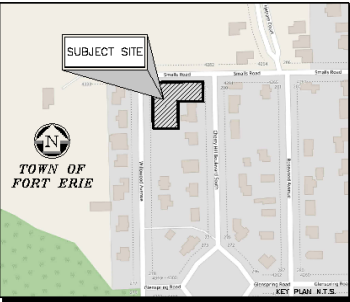
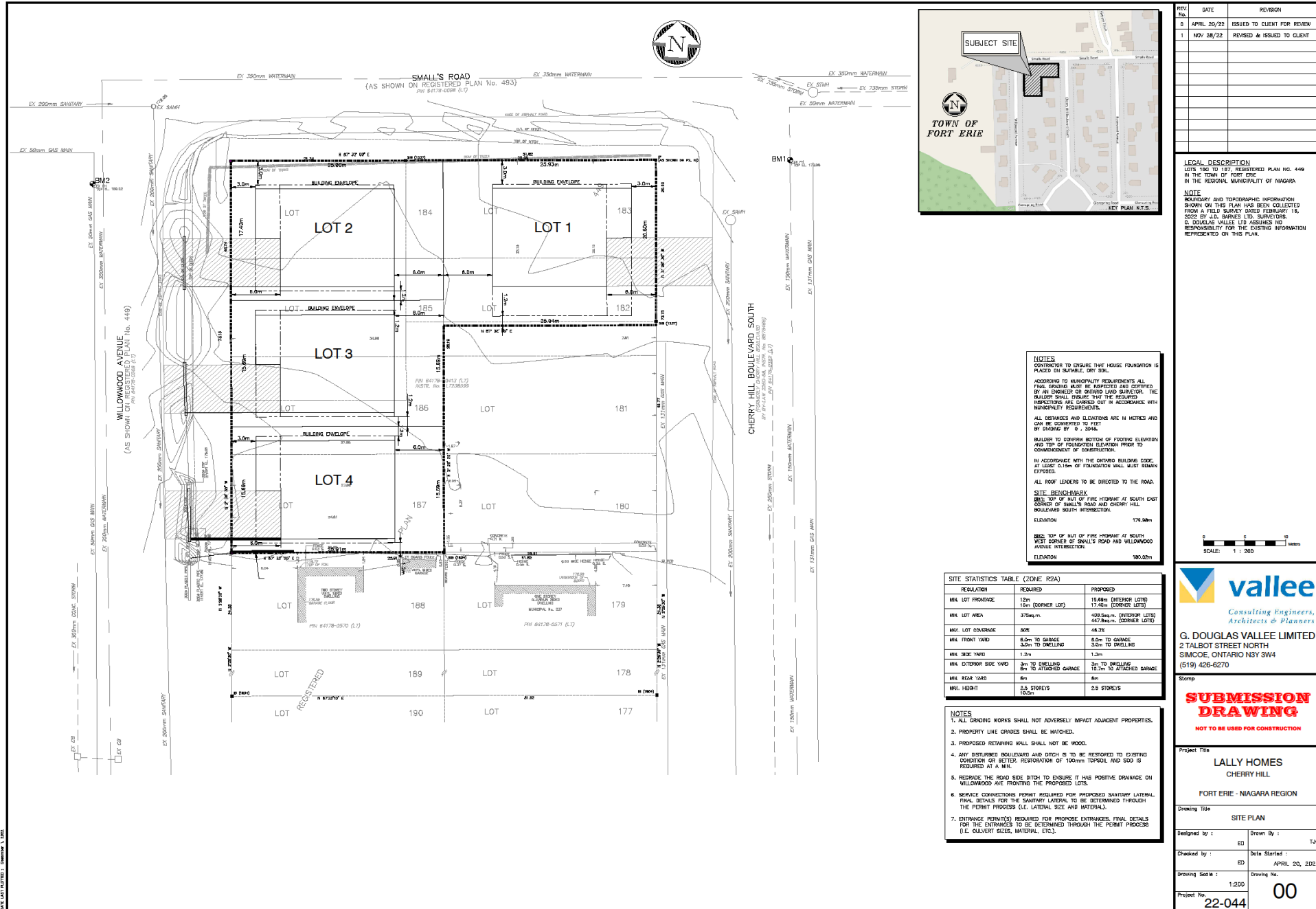
Date: Tuesday, February 7, 2023

Time: 5:00 P.M - 6.00 PM

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

For additional information, please contact:
Samantha Yeung, Junior Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

SCHEDULE 1



REV. No.	DATE	REVISION
0	APRIL 20/22	ISSUED TO CLIENT FOR REVIEW
1	MAY 28/22	REVISED & ISSUED TO CLIENT

LEGAL DESCRIPTION
 LOTS 180 TO 187, REGISTERED PLAN NO. 449
 IN THE TOWN OF FORT ERIE
 IN THE REGIONAL MUNICIPALITY OF NIAGARA

NOTE
 BOUNDARY AND TOPOGRAPHIC INFORMATION
 SHOWN ON THIS PLAN HAS BEEN COLLECTED
 FROM A FIELD SURVEY DATED FEBRUARY 16,
 2022 BY J.S. BARNES LTD. SURVEYORS.
 G. DOUGLAS VALLEE LTD ASSUMES NO
 RESPONSIBILITY FOR THE EXISTING INFORMATION
 REPRESENTED ON THIS PLAN.

NOTES

CONTRACTOR TO ENSURE THAT HOUSE FOUNDATION IS PLACED ON SUITABLE SOILS.

ACCORDING TO MUNICIPALITY REQUIREMENTS ALL FINAL GRADING MUST BE APPROVED AND CERTIFIED BY AN ENGINEER OR OTHER LAND SURVEYOR. THE BUILDER SHALL ENSURE THAT THE REQUIRED SPECIFICATIONS ARE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS.

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BUILDER TO CORRECT BOTTOM OF FOOTING ELEVATION AND TOP OF FOUNDATION ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AT LEAST 0.15m OF FOUNDATION WALL MUST REMAIN EXPOSED.

ALL ROOF LEAKERS TO BE DIRECTED TO THE ROAD.

SITE BENCHMARK
 SMALL TOP OF HUT OF FIRE HYDRANT AT SOUTH EAST CORNER OF SMALL'S ROAD AND CHERRY HILL BOULEVARD SOUTH INTERSECTION.
 ELEVATION 176.30m

BMG TOP OF HUT OF FIRE HYDRANT AT SOUTH WEST CORNER OF SMALL'S ROAD AND WILLOWOOD AVENUE INTERSECTION.
 ELEVATION 180.00m

SITE STATISTICS TABLE (ZONE R2A)		
REGULATION	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	12m	15.66m (INTERIOR LOTS) 17.46m (CORNER LOTS)
MIN. LOT AREA	375sq.m.	409.5sq.m. (INTERIOR LOTS) 447.8sq.m. (CORNER LOTS)
MAX. LOT COVERAGE	60%	48.3%
MIN. FRONT YARD	8.0m TO GARAGE 3.0m TO DWELLING	8.0m TO GARAGE 3.0m TO DWELLING
MIN. SIDE YARD	1.2m	1.2m
MIN. EXTERIOR SIDE YARD	3m TO DWELLING GARAGE 6m TO ATTACHED GARAGE	3m TO DWELLING 10.7m TO ATTACHED GARAGE
MIN. REAR YARD	6m	6m
MAX. HEIGHT	3.5 STOREYS 10.0m	2.5 STOREYS

- NOTES**
- ALL GRADING WORKS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
 - PROPERTY LINE GRADES SHALL BE MATCHED.
 - PROPOSED RETAINING WALL SHALL NOT BE WOOD.
 - ANY DISTURBED BOULEVARD AND DITCH IS TO BE RESTORED TO EXISTING CONDITION OR BETTER. RESTORATION OF 100mm TOPSOIL AND SOD IS REQUIRED AT A MIN.
 - REGRADE THE ROAD SIDE DITCH TO ENSURE IT HAS POSITIVE DRAINAGE ON WILLOWOOD AVE FRONTING THE PROPOSED LOTS.
 - SERVICE CONNECTIONS PERMIT REQUIRED FOR PROPOSED SANITARY LATERAL. FINAL DETAILS FOR THE SANITARY LATERAL TO BE DETERMINED THROUGHOUT THE PERMIT PROCESS (I.E. LATERAL SIZE AND MATERIAL).
 - ENTRANCE PERMITS REQUIRED FOR PROPOSED ENTRANCES. FINAL DETAILS FOR THE ENTRANCES TO BE DETERMINED THROUGHOUT THE PERMIT PROCESS (I.E. CURBLET SIZES, MATERIAL, ETC.).

vallee
 Consulting Engineers,
 Architects & Planners

G. DOUGLAS VALLEE LIMITED
 2 TALBOT STREET NORTH
 SIMCOE, ONTARIO N3Y 3W4
 (519) 426-6270

SUBMISSION DRAWING
 NOT TO BE USED FOR CONSTRUCTION

Stamp

Project Title
LALLY HOMES
 CHERRY HILL

Project Location
 FORT ERIE - NIAGARA REGION

Drawing Title
SITE PLAN

Designed by : ED Drawn by : TJC

Checked by : ED Date Started : APRIL 20, 2022

Drawing Scale : 1:200 Drawing No. **00**

Project No. **22-044**

DATE LAST PLOTTED: 1 December 1, 2022