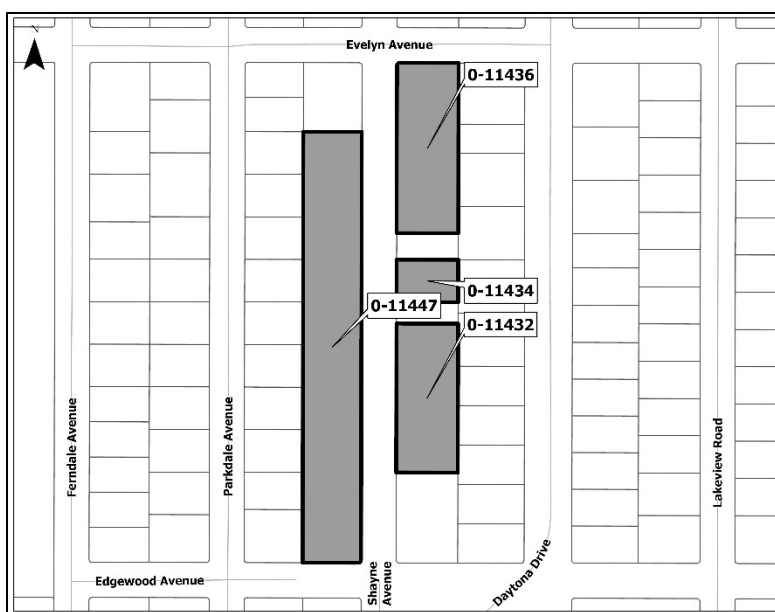




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED PLAN OF SUBDIVISION
LOCATION: 0-11447, 0-11432, 0-11434 & 0-11436
SHAYNE AVENUE
OWNER: 2842777 ONTARIO LTD. (DENNIS LIU)
AGENT: UPPER CANADA CONSULTANTS (CRAIG ROHE)**

PROPOSAL:

Town of Fort Erie Planning Staff have received a Plan of Subdivision application. The application proposes to create 23 residential lots, each with frontage on the currently untraveled and unimproved portion of Shayne Avenue. The lots are intended for the future development of single detached dwellings. A draft plan of subdivision is attached to this notice as Schedule "1" for review.



The subject properties are located within the Urban Area in the Crescent Park neighbourhood of Fort Erie. The properties are designated Urban Residential in the Town's Official Plan.

The subject properties are currently zoned Residential 1 (R1) Zone, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The current zoning will remain unchanged, and each of the proposed lots will comply with the lot frontage and area requirements of the R1 Zone. The R1 Zone lot frontage requirements are 20.00 m for corner lots and 18.00 m for interior lots. The lot area requirement is 600.00 m². No concurrent Planning Act approvals are required to facilitate this proposal.

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, Junior Development Planner (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: Thursday, June 2, 2022
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 draft plan of subdivision are available for download at the following link: <https://www.forterie.ca/pages/CurrentPublicNotices>

For additional information, please contact:

Mackenzie Ceci, Junior Development Planner
at 905-871-1600 ext. 2514 or at mceci@forterie.ca

Notice date: May 12th, 2022

SCHEDULE "1"



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOT 6, CONCESSION 3
TOWNSHIP OF BERTIE
COUNTY OF BRANT
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 FOR APPROVAL.

2842777 ONTARIO LTD. 02/25/2022 DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

02/25/2022 DATE

REQUIREMENTS OF SECTION 51(1) OF THE PLANNING ACT

1) CLAY SOIL
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LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS (AREA/NO. AREAS)
SINGLE FAMILY RESIDENTIAL	LOT 1-23	23 1.5598 100%
TOTAL		23 1.5598 100.00
DEVELOPABLE AREA = 1.5598ha		
DEVELOPABLE DENSITY = 14.74 units/ha		

NO.	REVISION	DATE	BY	INT.
0	ISSUED FOR SUBMISSION	2022-02-25	AV	
1				

DRAFT PLAN OF SUBDIVISION

DRAWING TITLE

DRAFTING AV

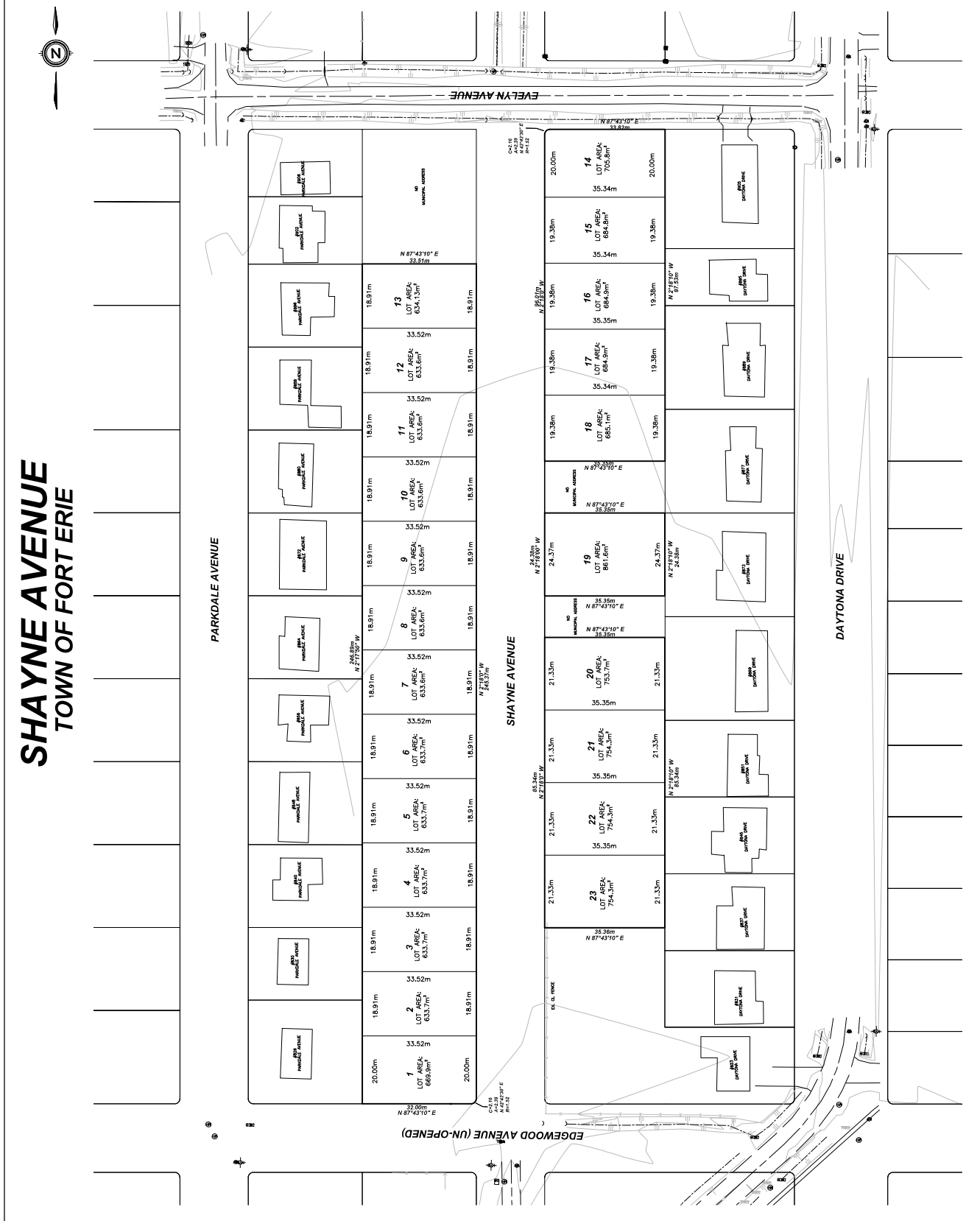
DATE FEBRUARY 25, 2022

PRINTED FEBRUARY 25, 2022

SCALE 1:500

DWG. No. 2113-DP

REV 0



UPPER CANADA CONSULTANTS INC. 2022-02-25 1:500 2113-DP 0