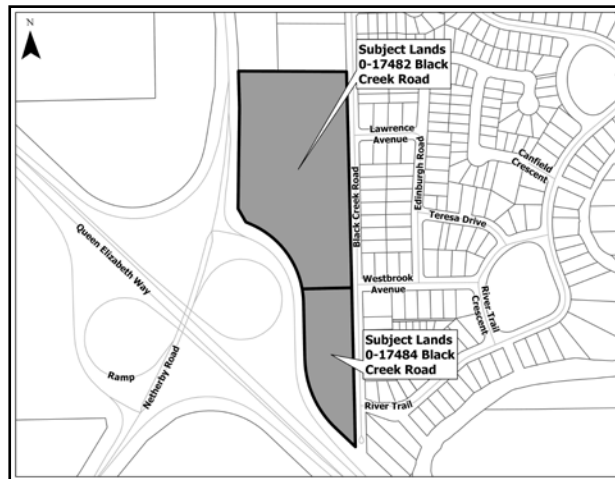




**PUBLIC INFORMATION OPEN HOUSE  
PROPOSED DRAFT PLAN OF SUBDIVISION,  
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
LOCATION: 0-17482 & 0-17484 BLACK CREEK ROAD  
OWNER: 5009823 ONTARIO INC.  
AGENT: MATT KERNAHAN (UPPER CANADA CONSULTANTS)**

**PROPOSAL:**

The applicant has submitted an application to subdivide 8.67 hectares of land known as 0-17482 and 0-17484 Black Creek Road into fifty-four (54) residential lots for single-detached dwellings, eight (8) blocks for sixteen (16) semi-detached dwellings, thirteen (13) blocks for fifty-nine (59) street townhouse dwellings, one (1) block for sixteen (16) block (condominium) townhouse dwellings, one (1) block for up to eighty (80) apartment dwellings, a block for stormwater management pond and 0.3-metre reserves. The Draft Plan of Subdivision is attached as Schedule 1.



The applicant has also submitted an application to amend the Town's Official Plan and Zoning By-law No. 129-90.

The northerly and southerly portions of the subject lands are currently designated Medium Density Residential and the middle portion of the property is designated Low-Density Residential in the Town's Official Plan and Douglastown-Black Creek Secondary Plan. The Medium Density Residential designation permits a maximum density of 50 units per hectare. The applicant is requesting to redesignate the entire subject property as Medium Density Residential. A Special Policy Area designation is requested to be added to the northerly portion of the property to allow stacked and block townhouses as permitted uses with a density ranging from 17 units per hectare to 75 units per hectare.

The subject lands are currently zoned Residential Multiple 2 (RM2-549) Zone, in part, Residential 2 (R2) Zone, in part and Residential Multiple (RM1-548) Zone,

in part, in accordance with the Zoning By-law No. 129-90 as amended by By-law No. 2016-035. The applicant is requesting to rezone the northerly portion of the subject property to a site-specific Residential Multiple 2 (RM2) Zone and the southerly portion to a site-specific Residential Multiple (RM1) Zone.

The site-specific regulations requested for RM2 Zone (Blocks 74 and 75) include adding stacked townhouses and block townhouses to the list of permitted uses. The site-specific regulations requested for Block 75 include a reduction in the minimum lot frontage and maximum building height, an increase in minimum lot area per dwelling unit, minimum rear yard depth, interior side yard, and allow the minimum and maximum density to range between 17 – 77 units per hectare

The site-specific regulations requested for RM1 Zone include adding a stormwater management pond to the list of permitted uses, removing the requirement for maximum lot coverage, reduction in the interior side yard for proposed semi-detached dwellings (Blocks 53-60), minimum lot area per dwelling unit for on-street townhomes (Blocks 61-70) and an increase in the maximum density.

**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 are as follows:

**Date: Thursday, April 7, 2022**

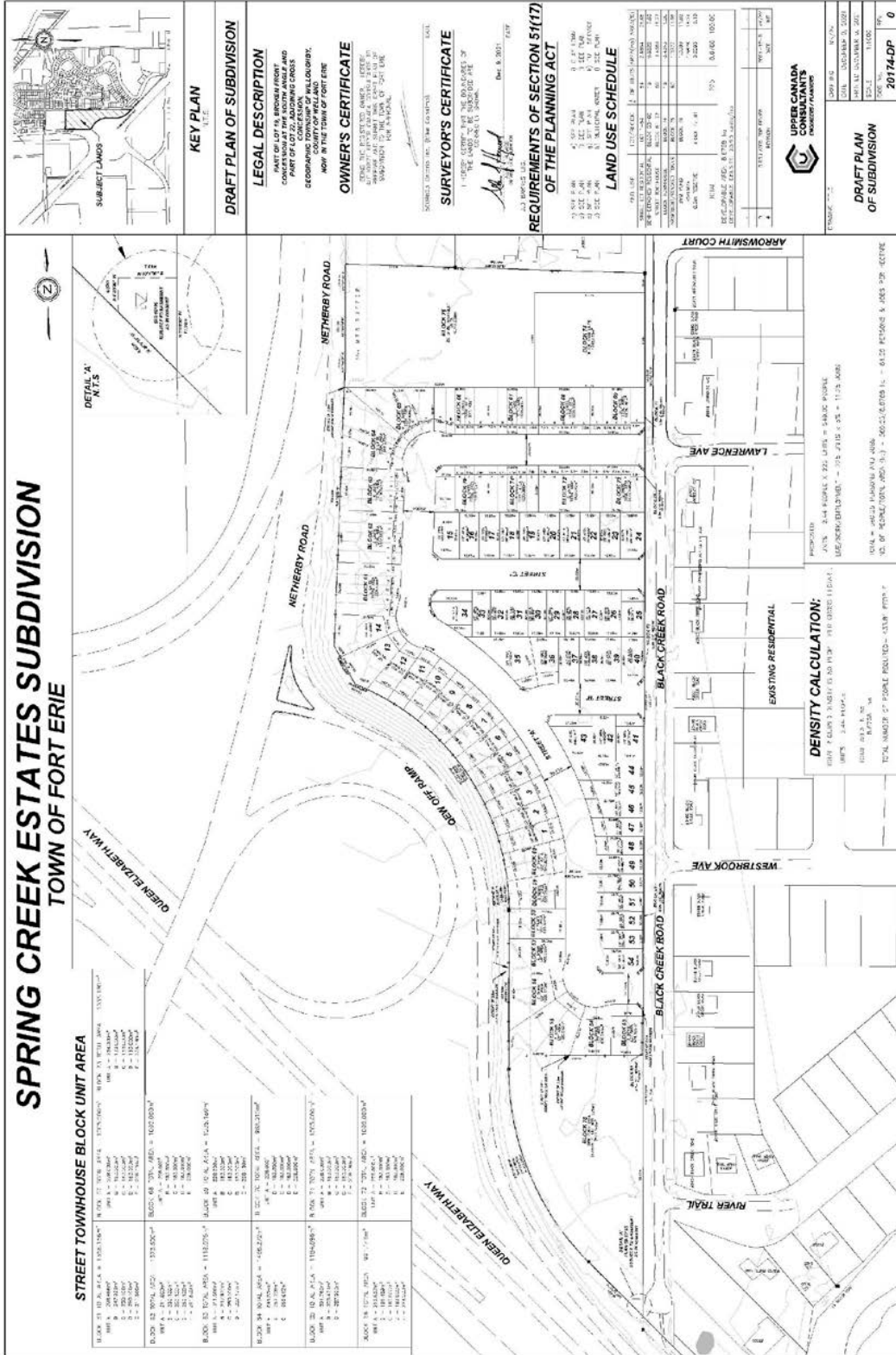
**Time: 5:00 P.M- 6.00 PM**

**Location: Black Creek Community Centre, 2959 Baker Road, Stevensville**

Dated at the Town of Fort Erie this 24<sup>th</sup> day of March 2022.

For additional information, please contact  
Anamika Dilwaria, MCIP, RPP, Senior Development Planner  
at 905-871-1600 ext. 2507 or at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)

# SCHEDULE 1



## SPRING CREEK ESTATES SUBDIVISION TOWN OF FORT ERIE



**DRAFT PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION**

THE PART OF THE BROWN AND WHITE LOTS OF THE CONVEYANCE TO THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974, AS MORE FULLY SET FORTH IN THE DEED OF CONVEYANCE TO THE TOWN OF FORT ERIE, REGISTERED IN THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974.

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED LAND, HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE SAME AS THAT WHICH WAS CONVEYED TO THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974, AS MORE FULLY SET FORTH IN THE DEED OF CONVEYANCE TO THE TOWN OF FORT ERIE, REGISTERED IN THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974.

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE SAME AS THAT WHICH WAS CONVEYED TO THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974, AS MORE FULLY SET FORTH IN THE DEED OF CONVEYANCE TO THE TOWN OF FORT ERIE, REGISTERED IN THE TOWN OF FORT ERIE, ON THE 15TH DAY OF MARCH 1974.

**REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT**

1. THE SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT.

**LAND USE SCHEDULE**

RESIDENTIAL

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	RESIDENTIAL	1,000,000	92,903.38
2	COMMERCIAL	0	0
3	INDUSTRIAL	0	0
4	RECREATION	0	0
5	AGRICULTURE	0	0
6	UNDEVELOPED	0	0
7	OTHER	0	0
<b>TOTAL</b>		<b>1,000,000</b>	<b>92,903.38</b>

**UPPER CANADA CONSULTANTS**

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5

**DRAFT PLAN OF SUBDIVISION**

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