

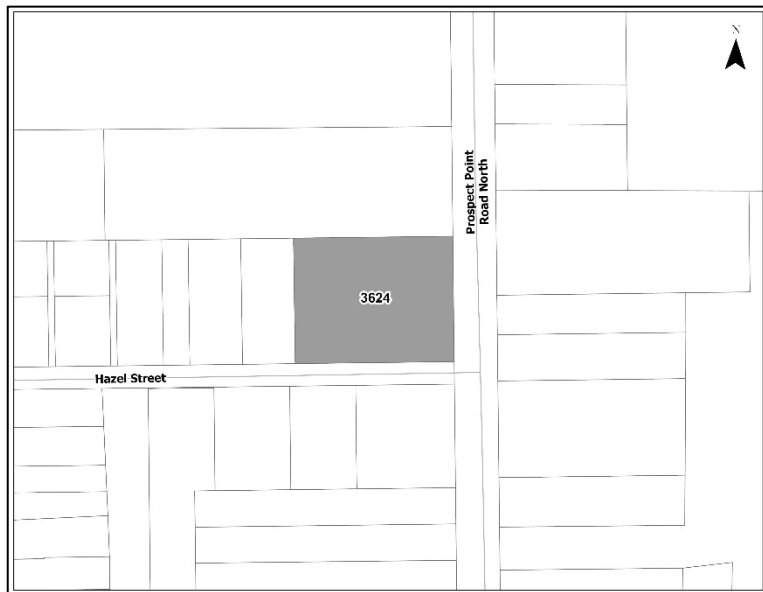


RESCHEDULED

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 3624 HAZEL STREET
OWNER: S.R. NIAGARA INVESTMENTS INC.
(RITA AND SALVATORE VISCA)
APPLICANT: ROBERT MARTIN ENGINEERING INC.
(ROBERT MARTIN)**

PROPOSAL:

The Town of Fort Erie has received a Zoning By-law Amendment application for the lands municipally known as 3624 Hazel Street. The subject lands are located within the urban boundary and are designated Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan. The lands are correspondingly zoned Residential 1 (R1) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended.



The Applicant is proposing to retain the existing dwelling, and rezone a portion of the subject property to Residential 2A (R2A) Zone to facilitate the construction of four single detached dwellings on Lots 1 to 4 on the attached Site Plan (Schedule 1). Further, the Applicant is proposing to rezone the remainder of the subject property to Residential 3 (R3) Zone to facilitate the construction of a semi-detached dwelling on Lots 5 and 6. No site-specific zoning relief is being requested. As the subject lands are currently comprised of four existing lots of record, the proposal will ultimately facilitate the creation of two additional lots. Future consent applications will be required.

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, Senior 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: Wednesday, March 8th, 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, Senior Development Planner
at 905-871-1600 ext. 2514 or at mceci@forterie.ca

Notice date: February 22nd, 2023

SCHEDULE 1

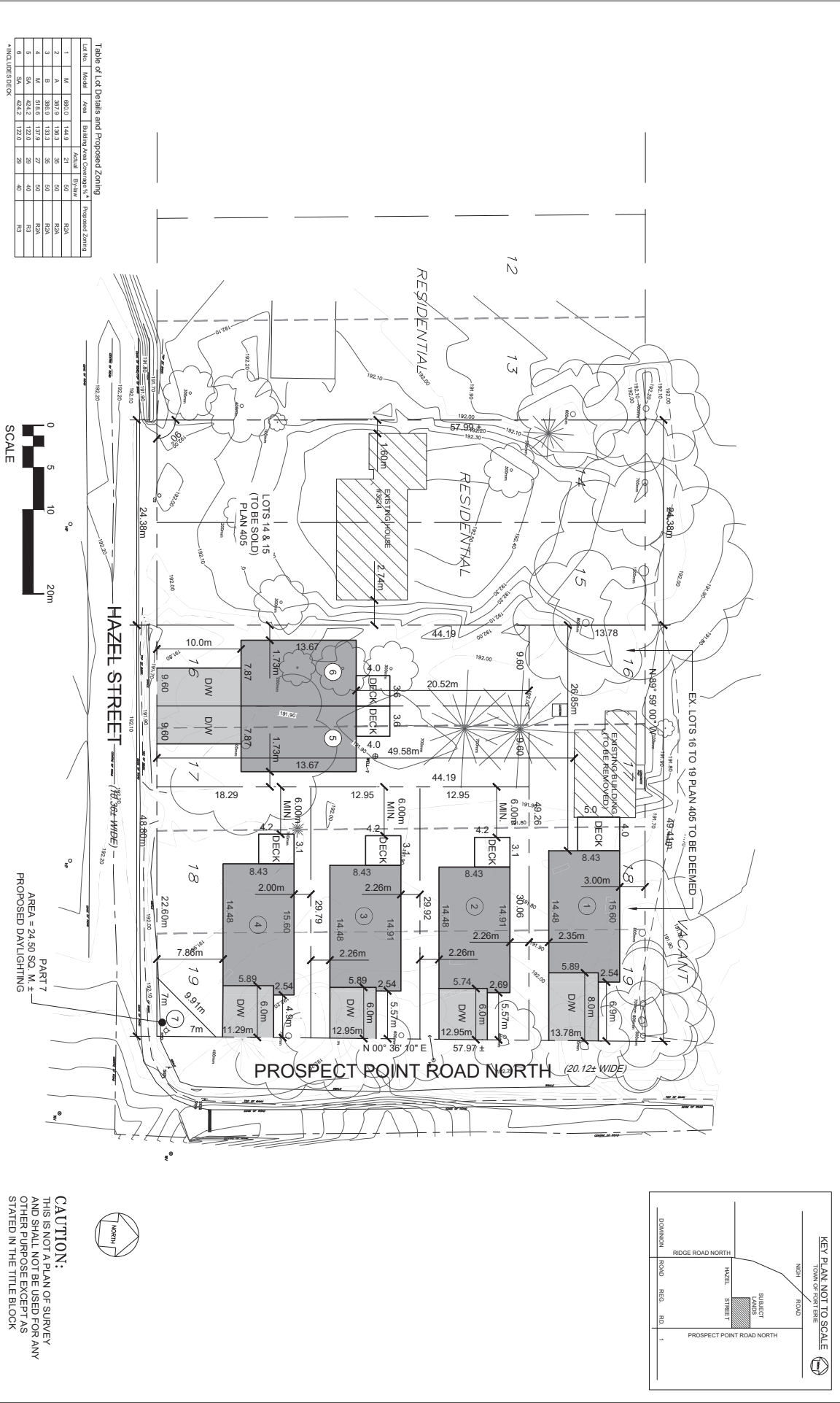


Table of Lot Details and Proposed Zoning

Lot No.	Model	Area	Building Foot Coverage %	Proposed Zoning
1	M	880.0	14.6	R2A
2	A	387.2	13.3	R2A
3	B	388.9	13.3	R2A
4	M	518.6	13.9	R2A
5	SA	424.2	12.2	R3
6	SA	424.2	12.2	R3

***NO. LOTS BECK

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 2) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 3) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 4) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 5) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 6) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 7) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 8) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 9) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 10) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS AND THE CHAIN OF TITLE IS AS SHOWN ON THIS PLAN. 	<p>PLANNING</p> <p>DESIGN BY: _____</p> <p>DESIGNED BY: _____</p> <p>ENGINEER: _____</p> <p>BRANCH: _____</p>
<p>ROBERT MARTIN ENGINEERING INC.</p> <p>483 Canton Street, St. Catharines, ON L2M 4X4</p> <p>905.533.3032</p> <p>martinrme@gmail.com</p>	<p>REZONING</p> <p>Site Plan Proposed</p> <p>Six Lot Development</p> <p>16 to 19 Plan 405 Part 1</p> <p>Ridgeway, Town of Fort Erie, ON</p>
<p>DATE: Dec 16, 2022</p> <p>PLOT DATE: Dec 23, 2022</p> <p>SCALE: AS SHOWN</p> <p>PAC. NO.: _____</p> <p>WAL. REF. NO.: _____</p> <p>REV.: SHEET 1 OF 1</p>	<p>KEY PLAN: NOT TO SCALE</p> <p>PLAN OF DISTRICT</p> <p>ROAD REG. RD. 1</p> <p>PROSPECT POINT ROAD NORTH</p> <p>HAZEL STREET</p> <p>ROAD REG. RD. 1</p> <p>RIDGE ROAD NORTH</p> <p>ROAD REG. RD. 1</p>

CAUTION:
THIS IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT AS
STATED IN THE TITLE BLOCK