

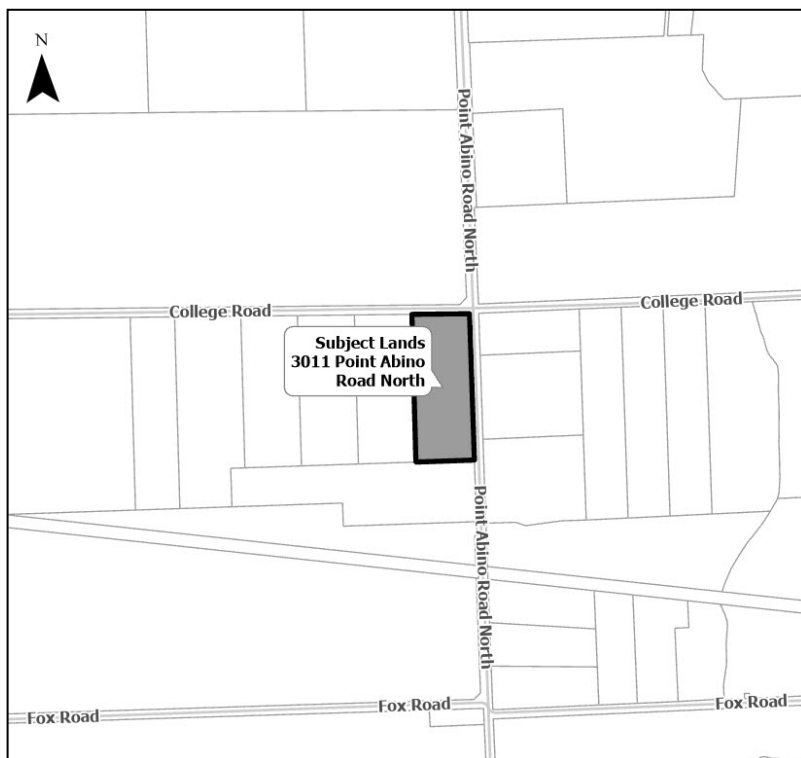


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED COMBINED OFFICIAL PLAN & ZONING BY-LAW
AMENDMENT APPLICATION
LOCATION: 3011 POINT ABINO ROAD NORTH
OWNER: MATTHEW ERICKSON & CHRIS ERICKSON
AGENT: WELLINGS PLANNING CONSULTANTS INC. (GLENN
WELLINGS)**

PROPOSAL:

An application for a Combined Official Plan and Zoning By-law Amendment has been submitted for 3011 Point Abino Road North. The application intends to permit an accessory apartment dwelling inside a new detached accessory building. A site plan is attached as Schedule “1” to this notice.

The subject property is located outside of the Urban Area and is designated Agricultural in the Town’s Official Plan. An Official Plan Amendment is required as the existing Official Plan policy for land designated as Agricultural only permits an accessory apartment that is contained within or attached to the main dwelling. This application is



proposing a Site Specific Policy Area to be added to the parcel to permit an accessory apartment dwelling within a detached accessory building.

The lands are currently zoned Agricultural (A) Zone in accordance with the Town’s Comprehensive Zoning By-law No. 129-1990. Similar to the Official Plan policy, the A Zone only permits an accessory apartment dwelling that is contained within or added to the main dwelling. A Zoning By-law Amendment is required to permit an accessory apartment dwelling in a detached accessory building. The zoning is proposed to change to a site-specific Agricultural (A) Zone with a special provision that permits use of an accessory apartment within an accessory building to a maximum of 55.00 sq m of floor area.

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. The meeting will be in-person. Details for the Public Information Open House Meeting are as follows:

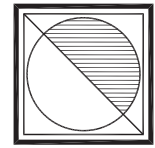
Date: Wednesday, March 1, 2023

Time: 5:00 P.M - 6.00 PM

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

For additional information, please contact:
Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca

SCHEDULE "1"



Peter J. Lesdow
architect
440 Dundas Street West, Suite 1100
Toronto, Ontario M5G 1L5
Tel: (416) 593-1712
Email: peter@pjlarchitect.com



SITE PLAN

DATE	REVISIONS
04/22/22	FOR PROVISION
05/24/22	FOR CLIENT REVIEW
06/17/22	FOR CLIENT REVIEW
06/22/22	FOR PERMIT & CONSTRUCTION

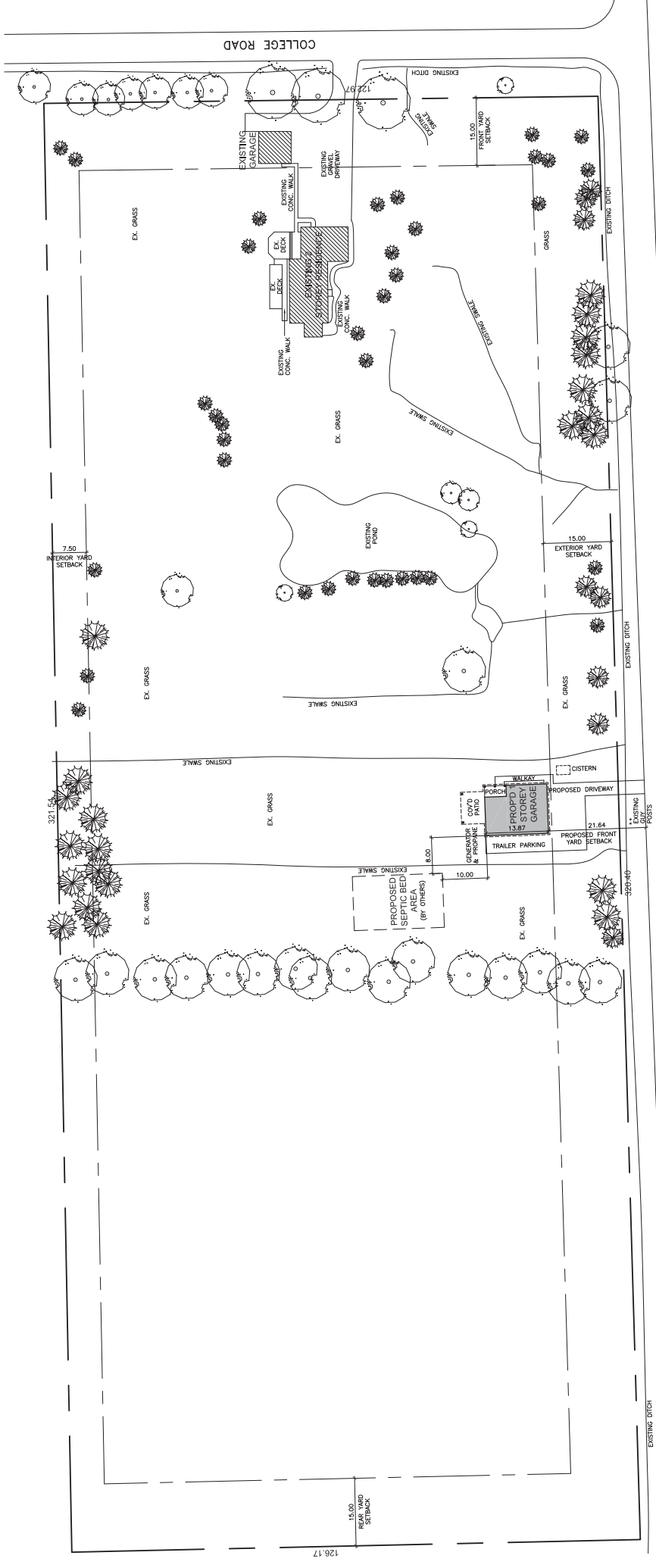
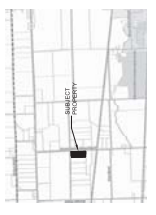
**ERICKSON PROPOSED
ACCESSORY APARTMENT
DWELLING**
3011 Point Abino Road N
Stevensville, ON

DATE: Aug 16/21
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PUL

A-1

NOTE: PROPERTY LINES AND FEATURES DEVELOPED WITH SATELLITE IMAGES FROM THE INMAPERA NAVIGATOR. ACTUAL DIMENSIONS & FEATURES MAY VARY FROM WHAT IS SHOWN.

KEY PLAN
SCALE: NOT TO SCALE



SITE PLAN
SCALE: 1:250

SITE STATISTICS

LOT AREA	39,981.4 m ²
EXISTING RESIDENCE WITH ATTACHED GARAGE	136.2 m ²
EXISTING DETACHED GARAGE	77.5 m ²
PROPOSED ACCESSORY APARTMENT DWELLING	54.1 m ²
PROPOSED GARAGE	86.3 m ²
TOTAL COVERAGE	405.2 m ²