



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION  
LOCATION: 316 RIDGEWAY ROAD  
APPLICANT/OWNER: KEVIN RONALD REICHEL  
AGENT: CAROLYN MURRAY (Crystal Wines Inc.)**

**PROPOSAL:**

Town Staff has received a Zoning By-law Amendment application for 316 Ridgeway Road. The Applicant is proposing to rezone the property to allow the conversion of the existing building into a craft wine-making shop. The subject property is located on the east side of Ridgeway Road and north of Fernwood Lane. A preliminary site plan showing the proposed development is attached as Schedule "1" to this notice.



The subject property is designated as Urban Residential in the Town's Official Plan and Neighbourhood Development (ND) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. Additionally, the subject property is designated as Low-Density Residential and is a site-specific Residential 2B (R2B-714) Zone, in the Crystal Beach Secondary Plan (CBSP). The site-specific provisions permit retail uses on the subject property, in addition to residential uses.

As the CBSP is under appeal the Low-Density designation and the site-specific R2B-714 Zoning are not in effect. A Zoning By-law Amendment is requested to rezone the subject property from Neighbourhood Development (ND) Zone to a site-specific Residential 2B (R2B) Zone. The site-specific regulation is requested to allow retail uses in addition to residential uses. The requested zoning aligns with the approval provided in the CBSP.

**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 21, 2023**

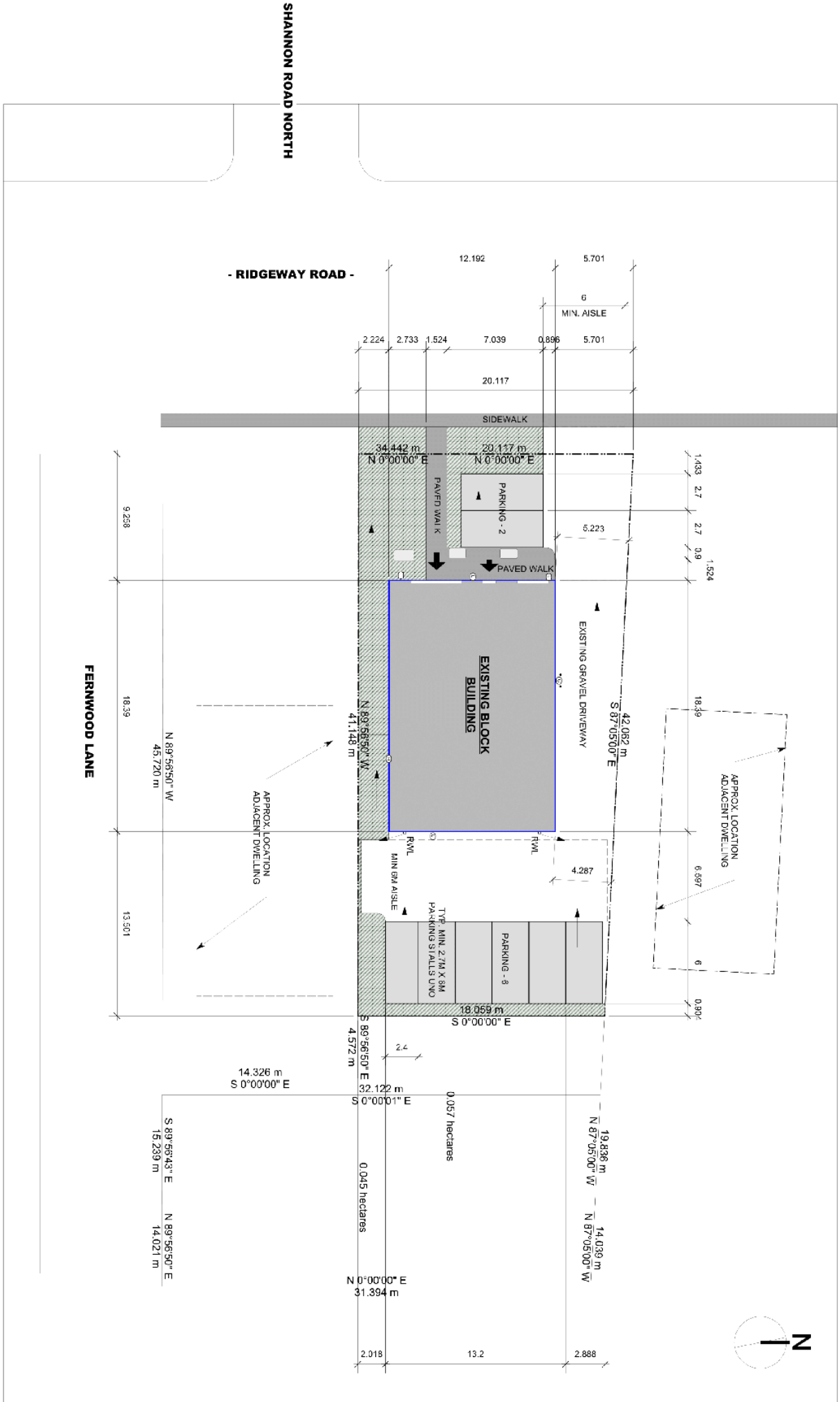
**Time: 5:00 P.M - 6.00 PM**

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

Please note that this is not a Statutory Public Meeting with the Town Council.

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

# SCHEDULE 1



1 316 RIDGEWAY ROAD, CRYSTAL BEACH  
Scale: 1:200