



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: – **Royal Oak Property Developments Ltd. (Brent King)**
613 Ridge Road North
Royal Ridge Phase 2


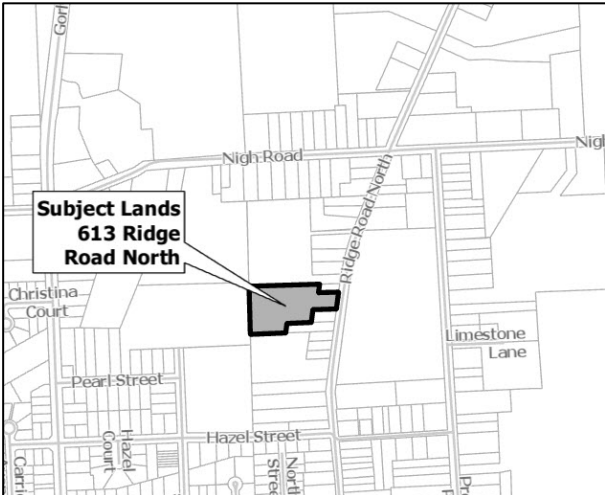

Draft Plan of Subdivision and Combined Official Plan and Zoning By-law Amendment Applications
APPLICATIONS 350308-112, 350302-46, 350309-478

DATE: August 31, 2020
TIME: 6:00 PM
LOCATION: This will be a virtual meeting

Residents can participate in Zoom Council meetings two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) to receive information on joining the Zoom meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town’s website (www.forterie.ca).

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>WHAT WILL THIS AMENDMENT CHANGE:</p> <p>The applicant has submitted an application to subdivide 1.35 hectares of land known as 613 Ridge Road North into a lot for single detached dwelling, three lots for 3 semi-detached dwellings (6 dwelling units), a block for a 4 storey 40 unit apartment building, a block for environmental protection and a block for a park and 0.3 metre reserves.</p>

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

The lands are currently designated Low Density, in part, Environmental Conservation, in part and Open Space in part. The applicant is requesting to re-designate the lands to

Residential – Medium Density, in part, to permit the proposed 4 storey apartment building, Environmental Protection, in part, to protect the existing natural heritage feature on-site and Open Space, in part, to allow the construction of a future park.

The lands are currently zoned Residential 1 (R1) Zone, in part, Environmental Conservation (EC) Overlay Zone, in part, Open Space (OS) Zone, in part and Neighbourhood Development (ND) Zone, in part, in accordance with Zoning By-law No.129-90.

The applicant is requesting to rezone the lands to Residential 2 (2A) Zone, in part, to permit a single detached dwelling, Residential 3 (R3) Zone, to permit 3 semi-detached dwellings (6 dwelling units), Open Space (OS) Zone, to permit the park, Environmental Protection (EP) to protect the natural heritage features and lastly site-specific Residential Multiple 2 (RM2) Zone to permit a 4 storey, 40-unit apartment building. Site specific regulations are requested for a reduction to the minimum lot area per dwelling unit, minimum side yard and minimum landscaped area.

GETTING MORE INFORMATION

Input on the proposed Draft Plan of Subdivision and combined Official Plan and Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

A copy of the Information Report will be available to the public by 5:00 PM on **August 27th, 2020**. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Anamika Dilwaria, Senior Development Planner.

CONTACT INFORMATION

Anamika Dilwaria, MCIP, RPP, Senior Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2507
Or by e-mailing your comments to: adilwaria@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision of the Draft Plan of Subdivision and combined Official Plan and Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca



**HAVE
YOUR
SAY**

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.

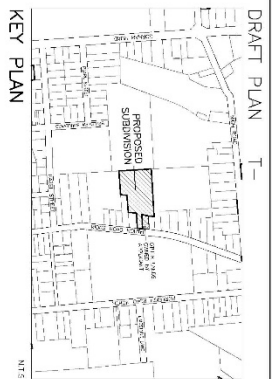
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca



SCHEDULE 1

DRAFT PLAN OF SUBDIVISION PART OF LOT 23, CONCESSION 2, LAKE ERIE GEOGRAPHIC TOWNSHIP OF BERTIE TOWN OF FORT ERIE REGIONAL MUNICIPALITY OF NIAGARA SCALE 1:750



SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

1. AS SHOWN ON DRAWING PLAN
2. AS SHOWN ON DRAWING PLAN
3. SET OUTLINE OF LOTS
4. AS SHOWN ON DRAWING PLAN
5. AS SHOWN ON DRAWING PLAN
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20. AS SHOWN ON DRAWING PLAN

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the Province of Ontario, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same is in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and the Regulations thereunder.

Dated this 16th day of June, 2020.

[Signature]
Derek Johnson
Professional Surveyor
No. 123456789

OWNER'S CERTIFICATE

ALTHOUGH I AM HAVING PARTNER INC. TO PREPARE AND SIGN THIS PLAN OF SUBDIVISION TO THE TOWN OF FORT ERIE, I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND THAT I HAVE THE AUTHORITY TO SIGN THIS CERTIFICATE.

Dated this 16th day of June, 2020.

[Signature]
Royal Oak Property Developments Ltd.
1186 GERRARD ROAD
SCARBOROUGH, ONTARIO M1A 4B1

SCHEDULE OF LAND USE

BLOCKS TO BE SUBDIVIDED	AREA (SQ. METERS)	AREA (ACRES)	AREA (SQ. FEET)
BLOCK 1	1,234.56	0.30	14,147.87
BLOCK 2	2,345.67	0.58	28,718.98
BLOCK 3	3,456.78	0.79	42,830.09
BLOCK 4	4,567.89	1.00	54,941.20
BLOCK 5	5,678.90	1.21	67,052.31
BLOCK 6	6,789.01	1.42	79,163.42
BLOCK 7	7,890.12	1.63	91,274.53
TOTAL	47,131.33	11.93	513,384.43

PROJECT NO. P-3116
SCALE 1:750
JUNE 11, 2020
(3116089) XREF: (3116085 & 3116100)
DWG. NO. - 20:1
PLANNING PARTNERS INC.
 44 JARDIN DRIVE - UNIT 16, CONCESSION 2, TOWNSHIP OF FORT ERIE, ONTARIO L4K 4P9
 TEL: (905) 469-4455 FAX: (905) 469-4456
Design • Development