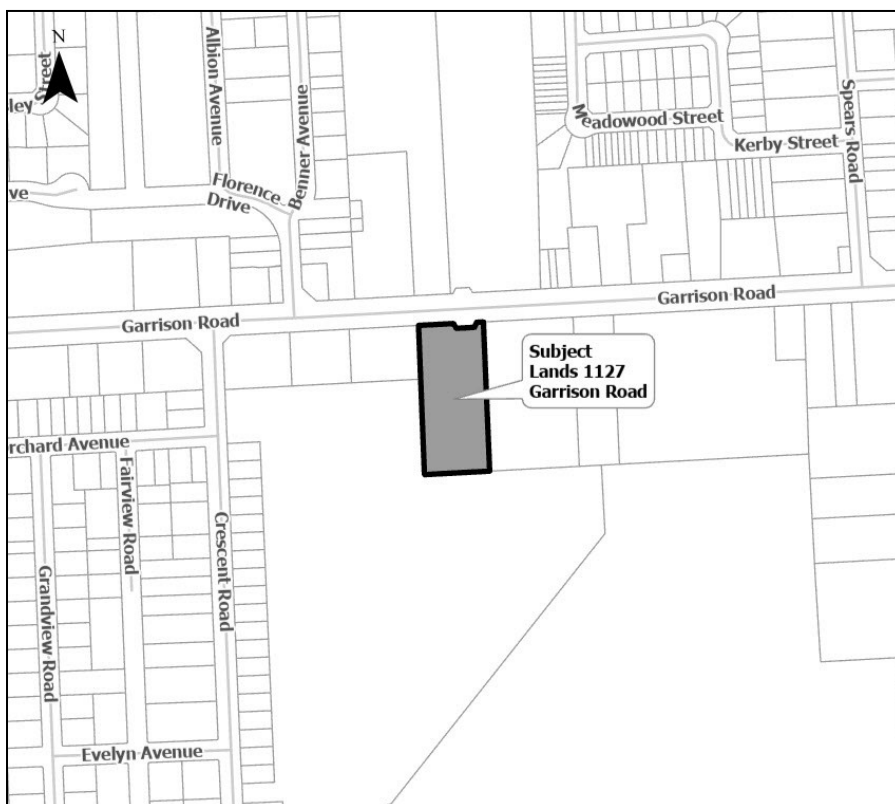




**NOTICE OF PUBLIC INFORMATION OPEN HOUSE MEETING
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 1127 GARRISON ROAD
OWNER: TRINITYSTAR AQUILA INC. (DUNSTAN PETER)
AGENT: NPG PLANNING SOLUTIONS (AARON BUTLER &
ASAWARI MODAK)**

PROPOSAL:

A Zoning By-law Amendment has been submitted for the subject lands in order to facilitate the development of a 3-storey mixed use building on the northern portion of the property with 340.00 sq m of commercial space on the ground floor and 10 residential dwelling units above on the 2nd and 3rd floors. 3-storey stacked townhouses are also proposed at the rear of the property with total of 80 dwelling units. The existing retail store on the property will be demolished. A site plan is attached for review as Schedule "1" to this notice for reference.



The subject lands are designated Commercial, in part, and Urban Residential, in part, in the Town's Official Plan. The proposed mixed use building will be contained in the portion of the property that is designated Commercial and the proposed stacked townhouse dwellings will be contained in the portion of the property that is designated Urban Residential. An Official Plan Amendment will not be required for this proposal.

The subject property is currently zoned Environmental Conservation (EC) Overlay Zone, in part, Highway Commercial (C3) Zone, in part, and Neighbourhood Development (ND) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law No. 129-1990.

A Zoning By-law Amendment is required to permit the proposed stacked townhouse dwellings and to change the zoning of the rear portion of the subject lands from Neighbourhood Development (ND) Zone to a site-specific Residential Multiple 2 (RM2) Zone. The site-specific RM2 Zone proposes special provisions to add stacked townhouses as a permitted use and to permit reduced minimum lot area per dwelling unit, encroachment of sunken patios into the required rear yard, reduced distance for some driving lanes to a property line, and a reduction in the number of parking spaces required per dwelling unit.

The Zoning By-law Amendment also proposes to change the zoning of the front portion of the subject lands from Highway Commercial (C3) Zone to a site-specific Highway Commercial (C3) Zone for the proposed mixed-use building. The site-

specific C3 Zone proposes special provisions to permit a reduced front yard setback and an increase in the maximum building height from 2.5 to 3 storeys.

Finally, the proposed Zoning By-law Amendment proposes to remove a small area of Environmental Conservation (EC) Overlay Zone along the western boundary of the subject lands.

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:

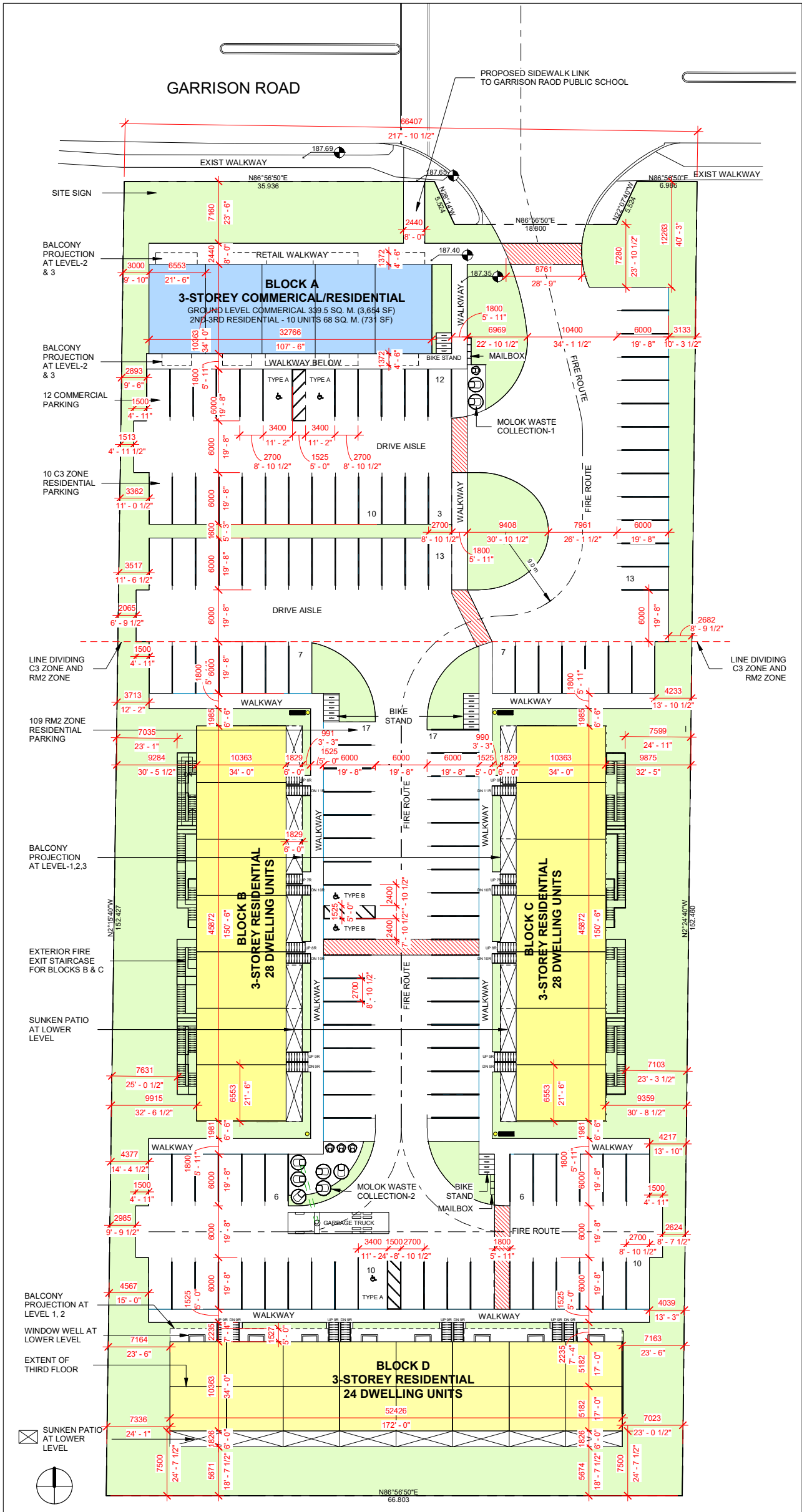
Date: Wednesday, March 20, 2024

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"



1 SITE PLAN
1: 325