



**RESCHEDULED**

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED DRAFT PLAN OF SUBDIVISION  
LOCATION: 0-11704, 0-11699, 0-11700 & 0-11702  
SHAYNE AVENUE  
APPLICANT / OWNER: 1956678 ONTARIO INC.  
(BRIDGE AND QUARRY LTD.)**

**PROPOSAL:**

The Town of Fort Erie has received a Draft Plan of Subdivision application for the lands known municipally as 0-11704, 0-11699, 0-11700 and 0-11702 Shayne Avenue. The application proposes to create 22 residential lots, each with frontage on the currently untravelled and unimproved portion of Shayne Avenue. The lots are intended for the future development of single detached dwellings. The proposed Draft Plan of Subdivision is attached to this Notice as Schedule 1.



The subject lands are located within the urban boundary in the Crescent Park neighbourhood of Fort Erie. The lands are designated Urban Residential in the Town's Official Plan.

The subject 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. As each of the proposed lots will comply with the lot frontage and area requirements of the R1 Zone, no concurrent *Planning Act* approvals are required to facilitate the proposal.

**We would like to hear from you:** Staff note that in accordance with Bill 23, the *More Homes Built Faster Act, 2022*, Public Meetings are no longer required by regulation for Draft Plan of Subdivision applications. Further, Council's decision regarding a Draft Plan of Subdivision application is only appealable by the Applicant, the Minister, the Municipality, a public body (municipality, local board, ministry,

department, board, commission, agency or official of a provincial or federal government or a First Nation), or a specified person (electric utility corporations, Ontario Power Generation Inc., Hydro One Inc., natural gas, telecommunications, and railway companies, and persons required to prepare a risk safety and management plan for propane storage and handling).

Town Staff have facilitated this Public Information Open House to provide area residents with an opportunity to learn more about the proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide information and input to Town Staff in advance of Council's consideration of the application. Members of the public can participate in the Public Information Open House in two different ways:

1. Send your comments via mail or email to Mackenzie Ceci, Senior Development Planner ([mceci@forterie.ca](mailto: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:** Thursday, March 9<sup>th</sup>, 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 Draft Plan of Subdivision 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](mailto:mceci@forterie.ca)

Notice date: February 22<sup>nd</sup>, 2023



**SUBJECT LANDS**

**KEY PLAN**  
NOT TO SCALE

**DRAFT SUBDIVISION**  
Subject to the conditions, if any, set forth in our letter dated this draft plan is approved under Section \_\_\_\_\_ of the Planning Act.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022

Authorized Signature \_\_\_\_\_

THE CORPORATION OF THE TOWN OF FORT ERIE  
DRAFT PLAN OF SUBDIVISION OF  
LOTS 1941 TO 1959, INCLUSIVE, AND  
LOTS 1965 TO 1970, INCLUSIVE, AND  
LOTS 1975 TO 1984  
ALL ON PLAN 476

**TOWN OF FORT ERIE**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1" = 500'

DONALD G. CHAMBERS, ONTARIO LAND SURVEYOR

**METRIC NOTE**  
ON THIS PLAN, FEET IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.**

1) SEE PLAN  
2) SEE PLAN  
3) SEE PLAN  
4) SEE PLAN  
5) SEE PLAN  
6) SEE PLAN  
7) SEE PLAN  
8) MUNICIPAL WATER  
9) SEE PLAN  
10) SEE PLAN  
11) FULL SERVICE  
12) SEE PLAN

**LAND USE SCHEDULE**

LAND USE	LOT/BLOCK	# OF UNITS (RESIDUAL) (REAR)
SINGLE FAMILY RESIDENTIAL	LOT 1-22	22
TOTAL		22

DEVELOPABLE AREA = 1,492.0m<sup>2</sup>  
DEVELOPABLE DENSITY = 14.7 units/ha

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS AS SHOWN.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

Aug 5, 2022  
Date

**REVISIONS**

Rev #	Date	Description
0	8 May/22	Submitted to client for review
1	7 Jun/22	Final submission

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS AS SHOWN ARE CORRECTLY SHOWN.  
I HAVE THE NECESSARY QUALIFICATIONS TO BE A SURVEYOR IN ONTARIO.

JULY 21, 2022

**CHAMBERS AND ASSOCIATES SURVEYING LTD.**  
12 INVERDRAVE EAST  
WILLOWDALE, ONT. M2H 3K7  
TEL: (416) 491-1234  
WWW.CHAMBERSANDASSOCIATES.COM

