



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT
LOCATION: 0-17100, 0-17101 & 0-17102 SCHOOLEY ROAD
APPLICANT: MARZ HOMES (CRYSTAL BEACH) INC.
(DAN GABRIELE)
AGENT: A.J. CLARKE AND ASSOCIATES LTD.
(STEPHEN FRASER)**

PROPOSAL:

The Town of Fort Erie has received a Zoning By-law Amendment application for 0-17100, 0-17101 and 0-17102 Schooley Road. The Applicant is proposing to create an additional residential lot.

The subject lands are located within the urban boundary and are designated Urban Residential and Environmental Conservation in the Town's Official Plan.



The lands are correspondingly zoned Residential 2 (R2) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The Applicant is proposing to rezone the property to a site-specific R2 Zone, and reconfigure the lot lines to facilitate the creation of an additional residential lot. One lot will be comprised of Part 1 on the attached Draft Reference Plan (Schedule 1), another comprised of Parts 2 and 3, another comprised of Parts 4 and 5, and the last lot comprised of Part 6. Site-specific zoning relief is requested to address the deficient lot frontages and areas, and permit the proposed lot coverages, building heights, interior side yard setbacks, rear yard setbacks, and setbacks to ornamental structures.

Future consent applications will be required to facilitate the proposed lot creation.

We would like to hear from you: We invite you to attend an evening Public Information Open House 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. Members of the public can participate in a Public Information Open House meeting in two different ways:

1. Send your comments via mail or email to Mackenzie Ceci, Intermediate Development Planner (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: Monday, January 30th, 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 Reference Plan are available for download at the following link: <https://www.forterie.ca/pages/CurrentPublicNotices>

For additional information, please contact:

Mackenzie Ceci, Intermediate Development Planner
at 905-871-1600 ext. 2514 or at mceci@forterie.ca

Notice date: January 16, 2023

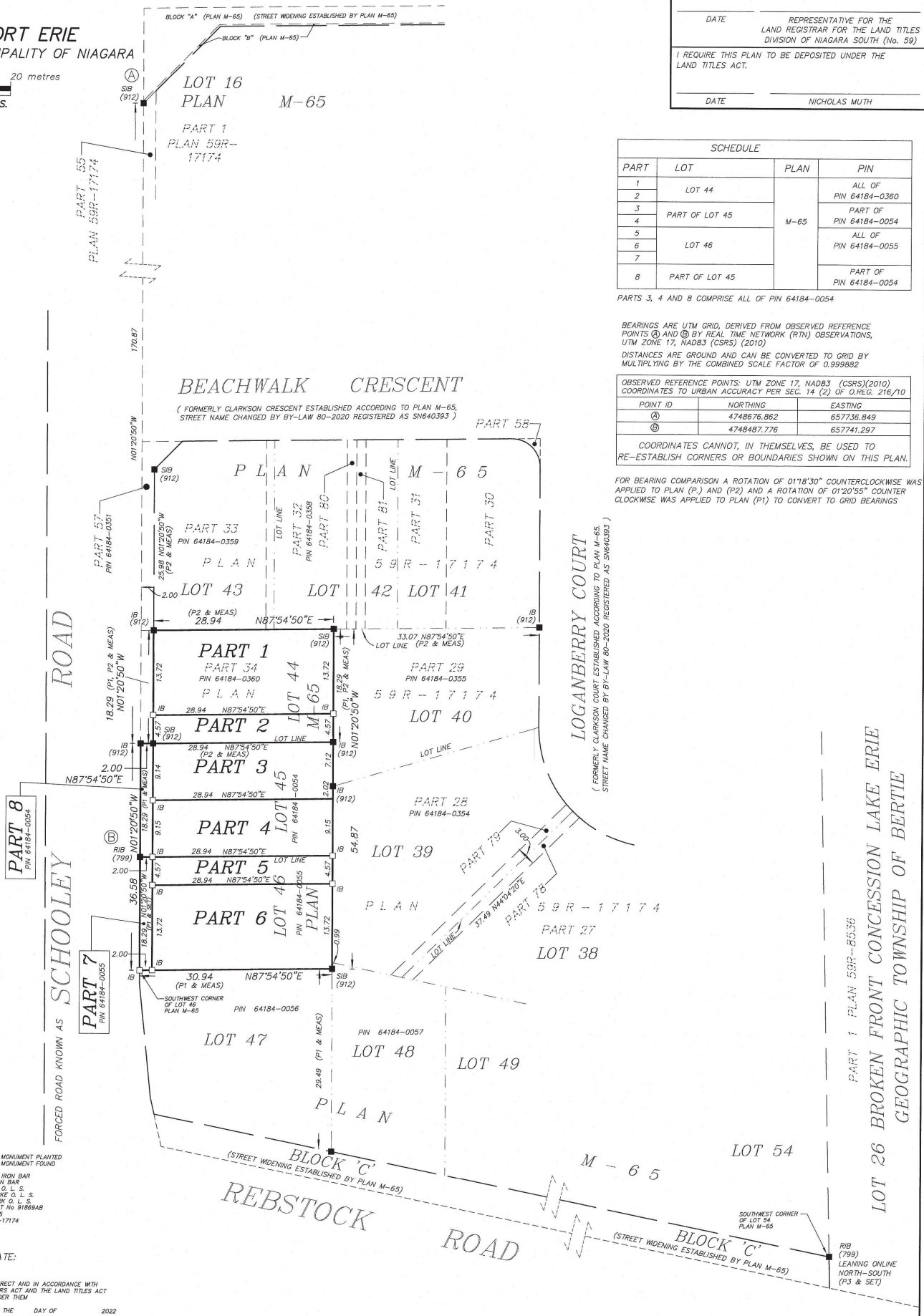
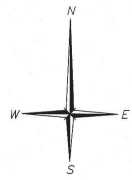
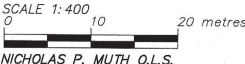
PLAN OF SURVEY OF
LOTS 44, 45 AND 46
PLAN M-65

IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:400
NICHOLAS P. MUTH O.L.S.

SCHEDULE 1

PLAN 59R-
RECEIVED AND DEPOSITED:

DATE	REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	
DATE	NICHOLAS MUTH



SCHEDULE			
PART	LOT	PLAN	PIN
1			ALL OF PIN 64184-0360
2	LOT 44		
3		M-65	PART OF PIN 64184-0054
4	PART OF LOT 45		
5			ALL OF PIN 64184-0055
6			
7	LOT 46		
8	PART OF LOT 45		PART OF PIN 64184-0054

PARTS 3, 4 AND 8 COMPRISE ALL OF PIN 64184-0054

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS)(2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
(A)	4748676.862	657736.849
(B)	4748487.776	657741.297

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON A ROTATION OF 01°18'30" COUNTERCLOCKWISE WAS APPLIED TO PLAN (P1) AND (P2) AND A ROTATION OF 01°20'55" COUNTERCLOCKWISE WAS APPLIED TO PLAN (P1) TO CONVERT TO GRID BEARINGS

- LEGEND:**
- SIGN THIS □ DENOTES A SURVEY MONUMENT PLANTED
 - IB DENOTES A SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES ROUND IRON BAR
 - (799) DENOTES R.H. FLANK O. L. S.
 - (912) DENOTES A. J. CLARKE O. L. S.
 - (1690) DENOTES W. E. CLARKE O. L. S.
 - (L) DENOTES INSTRUMENT No 91669AB
 - (P1) DENOTES PLAN M-65
 - (P2) DENOTES PLAN 59R-17174
 - (W) DENOTES WITNESS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2022

NOVEMBER 14, 2022
DATE
NICHOLAS MUTH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PROJECT No 178170

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com