

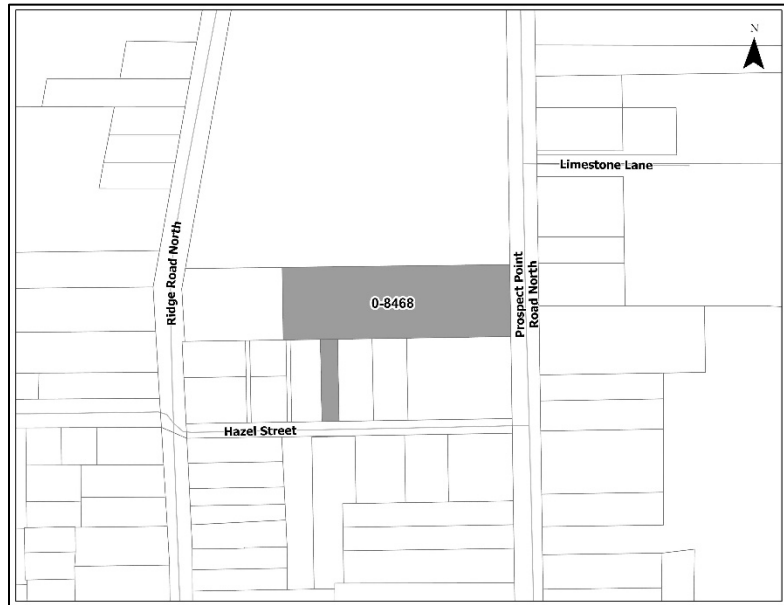


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM  
LOCATION: 0-8468 PROSPECT POINT ROAD NORTH  
OWNER: 2175725 ONTARIO INC. (VAUGHN GIBBONS)  
APPLICANT: UPPER CANADA CONSULTANTS  
(MATT KERNAHAN)**

**PROPOSAL:**

The Town of Fort Erie has received a Draft Plan of Vacant Land Condominium application for the lands known municipally as 0-8468 Prospect Point Road North. The Applicant is proposing to construct 17 block townhouse dwelling units.

The subject lands are located within the urban boundary and are designated Medium Density Residential in the Ridgeway-Thunder Bay Secondary Plan. The lands are correspondingly zoned Residential Multiple 1 (RM1-508) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. Block townhouse dwelling units are a permitted use under the Medium Density Residential designation and the RM1-508 Zone. The Applicant is not requesting to amend the underlying land use designation or zoning.



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The Draft Plan of Vacant Land Condominium proposes to divide the property into 17 condominium units within which townhouse dwelling units will be constructed in three blocks. The proposed dwelling units will front onto a private road that connects to Prospect Point Road North and Hazel Street, as shown on the attached Site Plan (Schedule 1).

**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](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, February 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 Site Plan are available for download at the following link: <https://www.forterie.ca/pages/CurrentPublicNotices>

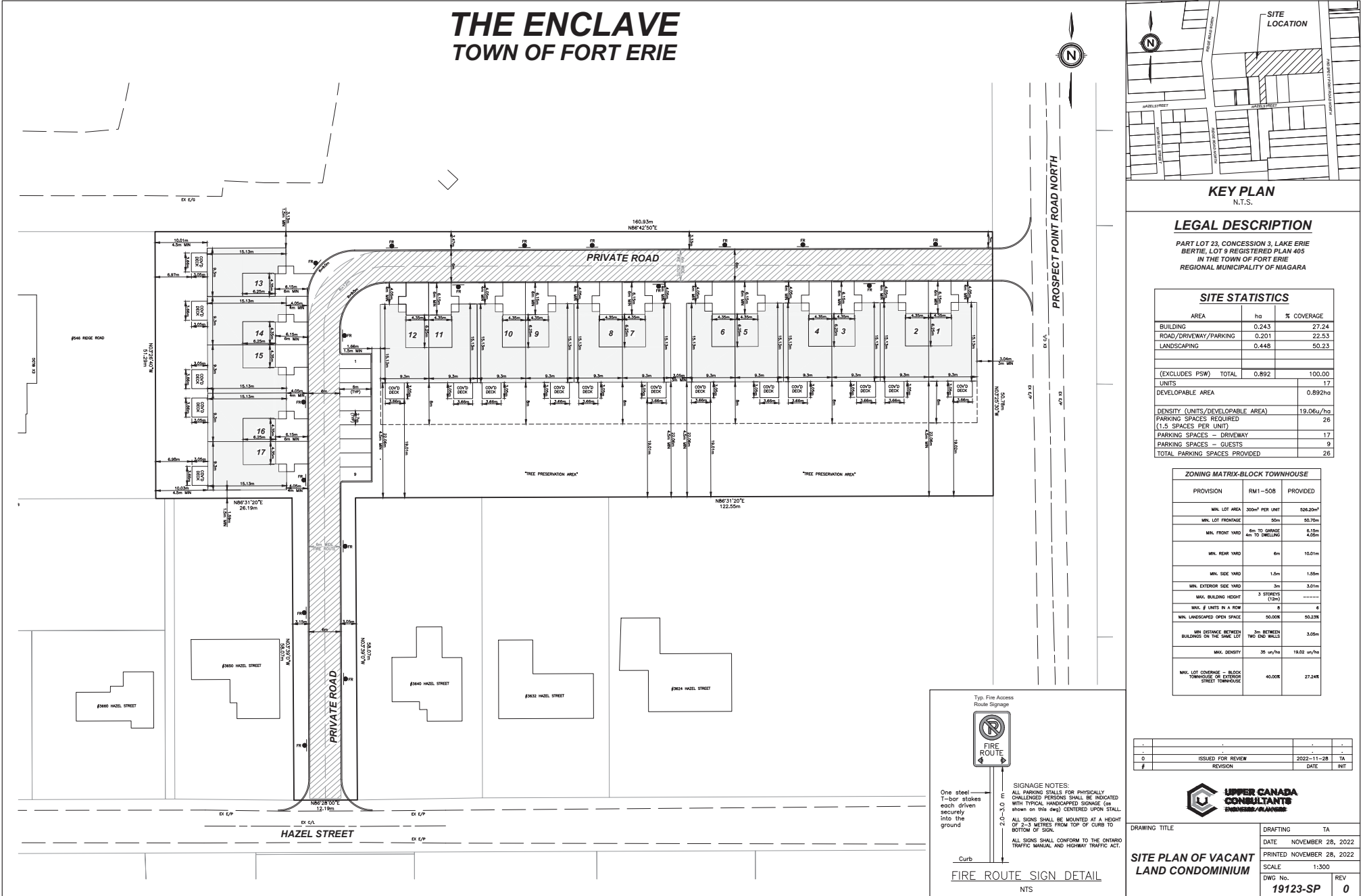
For additional information, please contact:

Mackenzie Ceci, Intermediate Development Planner  
at 905-871-1600 ext. 2514 or at [mceci@forterie.ca](mailto:mceci@forterie.ca)

Notice date: January 26, 2023

# Schedule 1

## THE ENCLAVE TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

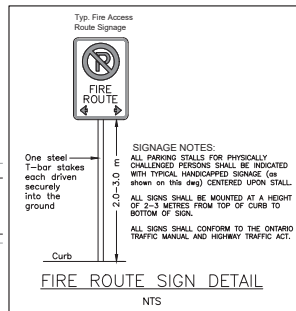
**LEGAL DESCRIPTION**  
PART LOT 23, CONCESSION 3, LAKE ERIE  
BERTIE, LOT 9 REGISTERED PLAN 405  
IN THE TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

**SITE STATISTICS**

AREA	ha	% COVERAGE
BUILDING	0.243	27.24
ROAD/DRIVEWAY/PARKING	0.201	22.53
LANDSCAPING	0.448	50.23
(EXCLUDES PSW) TOTAL	0.892	100.00
UNITS		17
DEVELOPABLE AREA		0.892ha
DENSITY (UNITS/DEVELOPABLE AREA)		19.06u/ha
PARKING SPACES REQUIRED (1.5 SPACES PER UNIT)		26
PARKING SPACES - DRIVEWAY		17
PARKING SPACES - GUESTS		9
TOTAL PARKING SPACES PROVIDED		26

**ZONING MATRIX-BLOCK TOWNHOUSE**

PROVISION	RM1-50B	PROVIDED
MIN. LOT AREA	300m <sup>2</sup> PER UNIT	626.20m <sup>2</sup>
MIN. LOT FRONTAGE	50m	50.75m
MIN. FRONT YARD	6m TO GARAGE 4m TO DWELLING	6.15m 4.05m
MIN. REAR YARD	6m	10.01m
MIN. SIDE YARD	1.5m	1.55m
MIN. EXTERIOR SIDE YARD	3m	3.01m
MAX. BUILDING HEIGHT	3 STOREYS (EPM)	-----
MAX. # UNITS IN A ROW	8	6
MIN. LANDSCAPED OPEN SPACE	50.00%	50.33%
MIN. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3m BETWEEN TWO END WALLS	3.05m
MAX. DENSITY	35 u/Au	18.02 u/Au
MAX. LOT COVERAGE - BLOCK TOWNHOUSE OR EXTERIOR STREET TOWNHOUSE	40.00%	27.24%



ISSUED FOR REVIEW	2022-11-28	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
DATE	NOVEMBER 28, 2022	
PRINTED	NOVEMBER 28, 2022	
SCALE	1:300	
DWG No.	REV	0
<b>19123-SP</b>		