



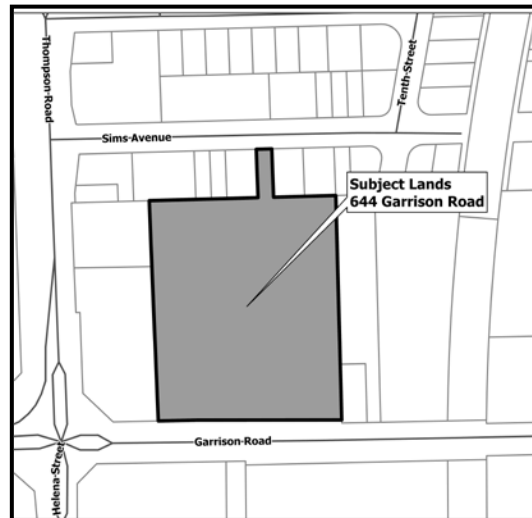
**PUBLIC INFORMATION OPEN HOUSE  
PROPOSED COMBINED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
LOCATION: 644 GARRISON ROAD  
OWNER: 2350048 ONTARIO LTD ( c/o BEN KOOH)  
AGENT: CANDICE MICUCCI (ANTECH DESIGN AND ENGINEERING GROUP)**

**PROPOSAL:**

A combined Official Plan and Zoning By-law amendment is requested to allow the construction of a 6 storey, 190 unit residential building at the rear portion of lands known as 644 Garrison Road.

The subject property is located within the urban boundary and is currently designated Commercial, in the town's Official Plan. The applicant is requesting to redesignate the rear portion of the subject property to Urban Residential.

The lands are currently zoned Highway Commercial (C3) Zone in part and Residential 2 (R2) Zone, in part, in accordance with Zoning By-law No. 129-90. The applicant is requesting to rezone the rear portion of the subject property to a new site-specific Residential Multiple 2 (RM2) Zone. The site-specific RM2 regulations are requested for a reduction in the minimum easterly side yard, minimum landscaped area and number of parking spaces. The site will be accessed via Garrison Road and Thompson Road and no access is proposed on Sims Avenue.



**We would like to hear from you:** We invite you to attend an evening Public 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. Residents can participate in a Zoom Public Open House meeting in two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto: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](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom meeting.

Details for Public Open House are as follows:

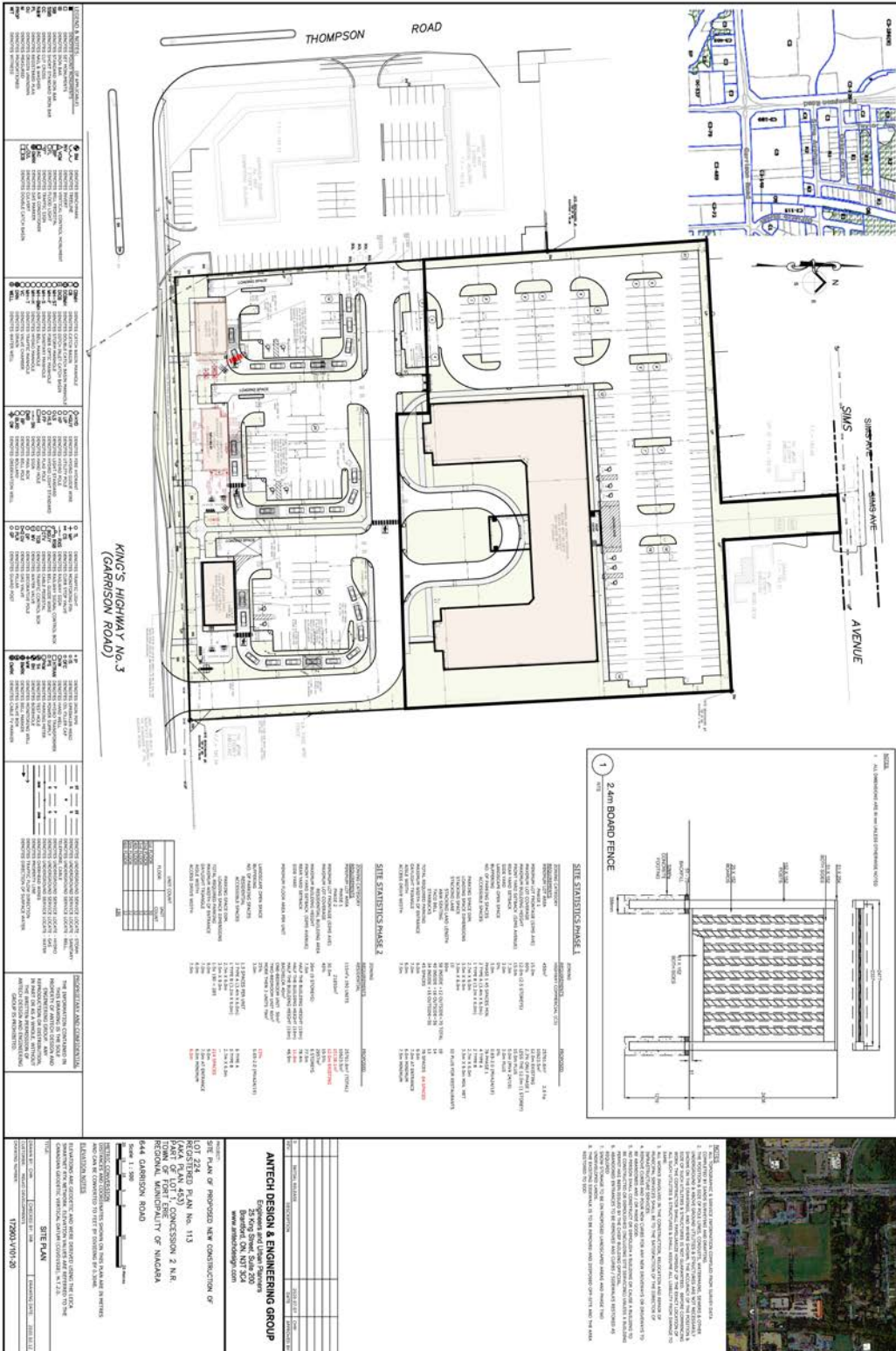
**Date: Wednesday, July 14, 2021**

**Time: 5:00 P.M.- 6.00 PM**

**Location: This is a virtual meeting**

For additional information, please contact  
Anamika Dilwaria, MCIP, RPP, Senior Development Planner  
at 905-871-1600 ext. 2507 or at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)

# SCHEDULE 1



**LEGEND**

1. EXISTING BUILDING FOOTPRINT

2. EXISTING DRIVEWAY

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**SITE STATISTICS TABLE**

NO.	DESCRIPTION	UNIT	AMOUNT
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**SCHEDULE 1**

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**ANTECH DESIGN & ENGINEERING GROUP**  
 Engineers and Urban Planners  
 35 Yonge Street, Suite 200  
 Toronto, Ontario M5E 1B5  
 www.atechdesign.com

**SITE PLAN OF PROPOSED NEW CONSTRUCTION OF LOT 2 (SHEET) PLAN No. 113 (L.A. PLAN 425) CONCESSION 2 N.E. TOWN OF FORT BERG REGIONAL MUNICIPALITY OF MICHIGAN 244 GARRISON ROAD**

**CONCESSION 2 N.E. TOWN OF FORT BERG REGIONAL MUNICIPALITY OF MICHIGAN 244 GARRISON ROAD**

**17901-V10-20**