

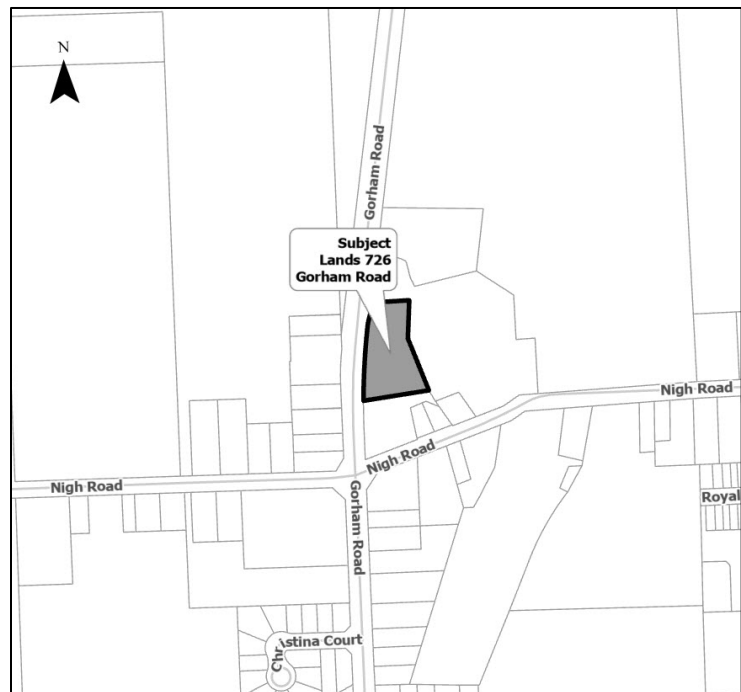


**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF
SUBDIVISION**

**LOCATION: 726 GORHAM ROAD
OWNER: 2655321 ONTARIO LTD. (MARK SPADAFORA)
AGENT: URBAN IN MIND (JACOB DICKIE)**

PROPOSAL:

The Town of Fort Erie has received Zoning By-law Amendment & Draft Plan of Subdivision applications for the lands municipally known as 726 Gorham Road. The applications propose the creation of a subdivision with a total of 8 lots fronting onto Gorham Road. Lot 7 will retain the existing single detached dwelling, and Lots 1 to 6 and 8 are intended for the future development of single detached dwellings. A Site Plan is attached to this notice as Schedule “1” for review.



The subject property is located within the Urban Area in the Ridgeway-Thunder Bay neighbourhood of the Town of Fort Erie. The property is designated Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan.

The subject property is currently zoned Residential 1 Zone in part, and Hazard Zone in part, in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. The Applicant is proposing to rezone part of the lands to a site-specific Residential 2 Zone that contains provisions that permit the reduced lot frontages of the proposed lots. The proposed lots and single detached dwellings will comply with all other provisions under the Residential 2 Zone. The Applicant is also proposing to modify the flood line and associated Hazard Zone line through a work permit with the Niagara Peninsula Conservation Authority, with the intent of containing all of the lands located within the Hazard Zone area on Lot 7, and locating Lots 1-6 and 8 entirely outside of the Hazard Zone area.

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 in two different ways:

1. Send your comments via mail or email to Mackenzie Ceci, Junior 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: Tuesday, June 7, 2022

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 documents pertaining to the applications are available for download at the following link: <https://www.forterie.ca/pages/CurrentPublicNotices>

For additional information, please contact:

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

Notice date: May 19th, 2022

SCHEDULE "1"

