



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: Crescent Acres Ltd. (Mark Basciano)

Agent: Upper Canada Consultants (Matt Kernahan)

0-10747 Kraft Road (Crescent Acres Subdivision)

Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications

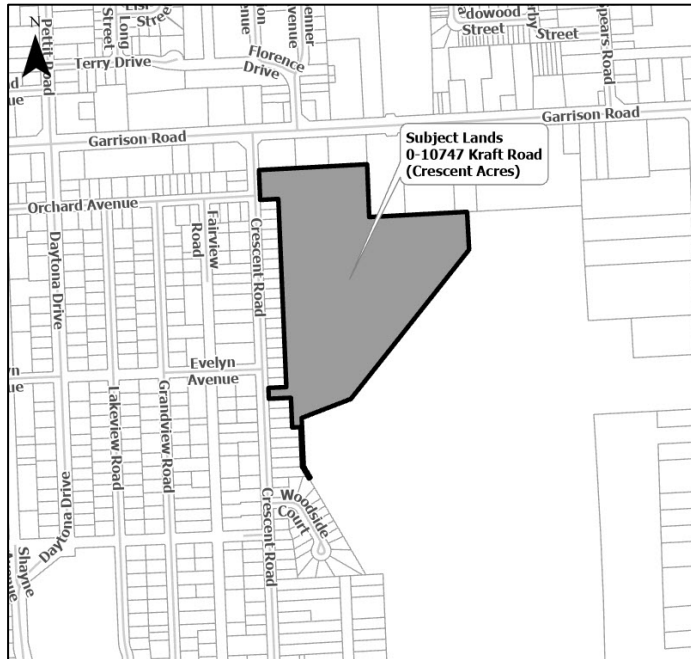
APPLICATION NOS: 350308-0129 & 350309-0553

DATE: February 27, 2023

TIME: 6:00 PM

LOCATION: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR Virtually via Zoom.

LOCATION OF SUBJECT LANDS



PROPOSAL



A Zoning By-law Amendment and a Plan of Subdivision application has been submitted for the proposed Crescent Acres Subdivision (0-10747 Kraft Road). The development is proposing 67 lots for single detached dwellings, 4 blocks for a total of 8 semi-detached dwellings, 24 blocks for 145 street townhouse dwellings, 1 block for a stormwater management pond, 1 block for a future road connection and 1 block for a watercourse. The draft plan is attached to this notice as Schedule “1”.

The lands are located within the Urban Area and are currently designated Urban Residential and Environmental Conservation in the Town’s Official Plan. The lands are currently zoned Residential 2 (R2) Zone, Residential Multiple 1 (RM1) Zone and

Environmental Conservation (EC) Overlay Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990.

This proposal seeks to change the zoning of the site in order to implement the proposed plan of subdivision. The zoning is proposed to change to a site-specific Residential Multiple 1 (RM1) Zone to permit the single detached dwellings, semi-detached dwellings, townhouse dwellings and the stormwater management pond. The proposed RM1 zoning also contains special provisions to permit the following:

- Removal of the maximum lot coverage for single detached dwellings;
- Reduced lot frontage for semi-detached dwellings;
- Reduced minimum side yard setback requirement for semi-detached dwellings;
- Reduced minimum lot area for interior and exterior townhouse lots;
- Removal of the maximum lot coverage for interior and exterior street townhouse dwellings;
- Reduced interior side yard setback for townhouse dwellings;
- Removal of the requirement for a planting strip 4.50 m in width where it abuts a street;
- In addition to the uses permitted by the base RM1 Zone, stormwater management ponds and open space uses shall be permitted uses.

An Environmental Protection (EP) Zone is proposed for the block associated with the watercourse. The Zoning By-law Amendment also proposes to remove the Environmental Conservation (EC) Overlay Zone from the subject lands.

HAVE YOUR SAY

Input on the proposal is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

Residents can participate in the Council meeting in person in Council Chambers, OR virtually via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the home page of the Town's website (www.forterie.ca).

GETTING MORE INFORMATION

Input on the Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the Public Meeting or by making a written submission to the Town. Please note that unless you do one of the above, you may not be able to appeal the decision later.

A copy of the Information Report will be available to the public by 5:00 PM on **Wednesday, February 23rd, 2023**. The Information Report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Intermediate Development Planner.



**HAVE
YOUR
SAY**

CONTACT INFORMATION

Daryl Vander Veen, Intermediate Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2509

Or by e-mailing your comments to: dvanderveen@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING A NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision for the Draft Plan of Subdivision and Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding the application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

Notice dated at the Town of Fort Erie this 3rd day of February, 2023.

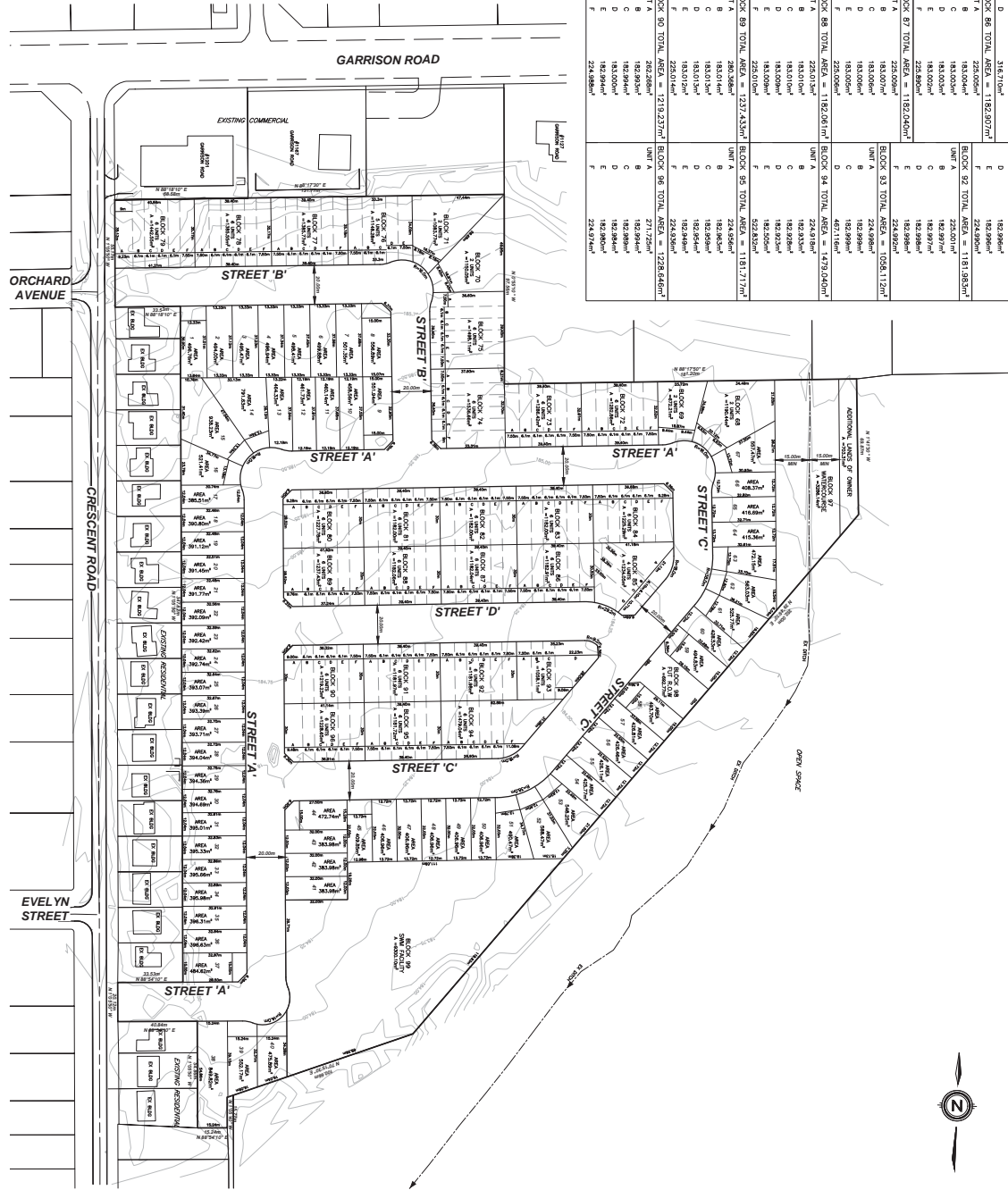


SCHEDULE "1"

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 72 TOTAL AREA = 1282.862m ²	BLOCK 85 TOTAL AREA = 1234.652m ²	BLOCK 91 TOTAL AREA = 1181.972m ²
UNIT A 244.74m ²	UNIT A 461.75m ²	UNIT A 224.99m ²
B 196.14m ²	B 231.64m ²	B 182.99m ²
C 196.48m ²	C 217.28m ²	C 182.99m ²
D 243.99m ²	D 224.99m ²	D 182.99m ²
E 243.99m ²	E 224.99m ²	E 182.99m ²
F 243.99m ²	F 224.99m ²	F 182.99m ²
BLOCK 73 TOTAL AREA = 1298.417m ²	BLOCK 86 TOTAL AREA = 1182.207m ²	BLOCK 92 TOTAL AREA = 1181.983m ²
UNIT A 246.15m ²	UNIT A 225.00m ²	UNIT A 225.00m ²
B 199.25m ²	B 183.00m ²	B 183.00m ²
C 199.25m ²	C 183.00m ²	C 183.00m ²
D 199.12m ²	D 225.80m ²	D 182.99m ²
E 199.25m ²	E 225.80m ²	E 182.99m ²
F 199.25m ²	F 225.80m ²	F 182.99m ²
BLOCK 74 TOTAL AREA = 1536.658m ²	BLOCK 87 TOTAL AREA = 1182.240m ²	BLOCK 93 TOTAL AREA = 1038.112m ²
UNIT A 230.62m ²	UNIT A 225.00m ²	UNIT A 225.00m ²
B 230.62m ²	B 183.00m ²	B 182.99m ²
C 230.62m ²	C 183.00m ²	C 182.99m ²
D 230.62m ²	D 183.00m ²	D 182.99m ²
E 230.62m ²	E 183.00m ²	E 182.99m ²
F 230.62m ²	F 183.00m ²	F 182.99m ²
BLOCK 75 TOTAL AREA = 1468.111m ²	BLOCK 88 TOTAL AREA = 1182.206m ²	BLOCK 94 TOTAL AREA = 1479.240m ²
UNIT A 279.95m ²	UNIT A 183.00m ²	UNIT A 182.99m ²
B 279.95m ²	B 183.00m ²	B 182.99m ²
C 279.95m ²	C 183.00m ²	C 182.99m ²
D 279.95m ²	D 183.00m ²	D 182.99m ²
E 279.95m ²	E 183.00m ²	E 182.99m ²
F 279.95m ²	F 183.00m ²	F 182.99m ²
BLOCK 76 TOTAL AREA = 1148.283m ²	BLOCK 89 TOTAL AREA = 1219.237m ²	BLOCK 95 TOTAL AREA = 1228.846m ²
UNIT A 214.88m ²	UNIT A 262.98m ²	UNIT A 271.72m ²
B 214.88m ²	B 183.01m ²	B 182.99m ²
C 214.88m ²	C 183.01m ²	C 182.99m ²
D 214.88m ²	D 183.01m ²	D 182.99m ²
E 214.88m ²	E 183.01m ²	E 182.99m ²
F 214.88m ²	F 183.01m ²	F 182.99m ²
BLOCK 77 TOTAL AREA = 1385.271m ²	BLOCK 90 TOTAL AREA = 1219.237m ²	BLOCK 96 TOTAL AREA = 1228.846m ²
UNIT A 262.98m ²	UNIT A 271.72m ²	UNIT A 271.72m ²
B 183.01m ²	B 182.99m ²	B 182.99m ²
C 183.01m ²	C 182.99m ²	C 182.99m ²
D 183.01m ²	D 182.99m ²	D 182.99m ²
E 183.01m ²	E 182.99m ²	E 182.99m ²
F 183.01m ²	F 182.99m ²	F 182.99m ²
BLOCK 78 TOTAL AREA = 1385.271m ²	BLOCK 91 TOTAL AREA = 1219.237m ²	BLOCK 97 TOTAL AREA = 1228.846m ²
UNIT A 262.98m ²	UNIT A 271.72m ²	UNIT A 271.72m ²
B 183.01m ²	B 182.99m ²	B 182.99m ²
C 183.01m ²	C 182.99m ²	C 182.99m ²
D 183.01m ²	D 182.99m ²	D 182.99m ²
E 183.01m ²	E 182.99m ²	E 182.99m ²
F 183.01m ²	F 182.99m ²	F 182.99m ²
BLOCK 79 TOTAL AREA = 1442.546m ²	BLOCK 92 TOTAL AREA = 1219.237m ²	BLOCK 98 TOTAL AREA = 1228.846m ²
UNIT A 271.72m ²	UNIT A 271.72m ²	UNIT A 271.72m ²
B 183.01m ²	B 182.99m ²	B 182.99m ²
C 183.01m ²	C 182.99m ²	C 182.99m ²
D 183.01m ²	D 182.99m ²	D 182.99m ²
E 183.01m ²	E 182.99m ²	E 182.99m ²
F 183.01m ²	F 182.99m ²	F 182.99m ²
BLOCK 80 TOTAL AREA = 1227.776m ²	BLOCK 93 TOTAL AREA = 1182.206m ²	BLOCK 99 TOTAL AREA = 1228.846m ²
UNIT A 270.78m ²	UNIT A 225.00m ²	UNIT A 271.72m ²
B 183.00m ²	B 183.00m ²	B 182.99m ²
C 183.00m ²	C 183.00m ²	C 182.99m ²
D 183.00m ²	D 183.00m ²	D 182.99m ²
E 183.00m ²	E 183.00m ²	E 182.99m ²
F 183.00m ²	F 183.00m ²	F 182.99m ²
BLOCK 81 TOTAL AREA = 1182.206m ²	BLOCK 94 TOTAL AREA = 1182.206m ²	BLOCK 100 TOTAL AREA = 1228.846m ²
UNIT A 225.00m ²	UNIT A 225.00m ²	UNIT A 271.72m ²
B 183.00m ²	B 183.00m ²	B 182.99m ²
C 183.00m ²	C 183.00m ²	C 182.99m ²
D 183.00m ²	D 183.00m ²	D 182.99m ²
E 183.00m ²	E 183.00m ²	E 182.99m ²
F 183.00m ²	F 183.00m ²	F 182.99m ²
BLOCK 82 TOTAL AREA = 1182.206m ²	BLOCK 95 TOTAL AREA = 1182.206m ²	BLOCK 101 TOTAL AREA = 1228.846m ²
UNIT A 225.00m ²	UNIT A 225.00m ²	UNIT A 271.72m ²
B 183.00m ²	B 183.00m ²	B 182.99m ²
C 183.00m ²	C 183.00m ²	C 182.99m ²
D 183.00m ²	D 183.00m ²	D 182.99m ²
E 183.00m ²	E 183.00m ²	E 182.99m ²
F 183.00m ²	F 183.00m ²	F 182.99m ²
BLOCK 83 TOTAL AREA = 1182.206m ²	BLOCK 96 TOTAL AREA = 1182.206m ²	BLOCK 102 TOTAL AREA = 1228.846m ²
UNIT A 225.00m ²	UNIT A 225.00m ²	UNIT A 271.72m ²
B 183.00m ²	B 183.00m ²	B 182.99m ²
C 183.00m ²	C 183.00m ²	C 182.99m ²
D 183.00m ²	D 183.00m ²	D 182.99m ²
E 183.00m ²	E 183.00m ²	E 182.99m ²
F 183.00m ²	F 183.00m ²	F 182.99m ²
BLOCK 84 TOTAL AREA = 1225.233m ²	BLOCK 97 TOTAL AREA = 1182.206m ²	BLOCK 103 TOTAL AREA = 1228.846m ²
UNIT A 225.00m ²	UNIT A 225.00m ²	UNIT A 271.72m ²
B 183.00m ²	B 183.00m ²	B 182.99m ²
C 183.00m ²	C 183.00m ²	C 182.99m ²
D 183.00m ²	D 183.00m ²	D 182.99m ²
E 183.00m ²	E 183.00m ²	E 182.99m ²
F 183.00m ²	F 183.00m ²	F 182.99m ²

CRESCENT ACRES TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION
LEGAL DESCRIPTION
PART OF LOT 4, CONDESSON LAKE ERIE,
TOWN OF FORT ERIE,
RESIDUAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE
BRING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
SUBDIVIDE THE ABOVE DESCRIBED LANDS
AND TO SUBMIT THE DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF FORT ERIE
FOR APPROVAL.

CRESCENT ACRES LTD.
NOVEMBER 3, 2022
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

UPPER CANADA CONSULTANTS
NOVEMBER 3, 2022
DATE

**REQUIREMENTS OF 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) SEE PLAN
9) SEE PLAN
10) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(SQ. METERS)	REG(S)
RESIDENTIAL	BLOCK 72-99	140	3,410	3.04
RESIDENTIAL	BLOCK 100	1	2,151	2.05
RESIDENTIAL	BLOCK 101	1	2,151	2.05
RESIDENTIAL	BLOCK 102	1	2,151	2.05
RESIDENTIAL	BLOCK 103	1	2,151	2.05
RESIDENTIAL	BLOCK 104	1	2,151	2.05
RESIDENTIAL	BLOCK 105	1	2,151	2.05
RESIDENTIAL	BLOCK 106	1	2,151	2.05
RESIDENTIAL	BLOCK 107	1	2,151	2.05
RESIDENTIAL	BLOCK 108	1	2,151	2.05
RESIDENTIAL	BLOCK 109	1	2,151	2.05
RESIDENTIAL	BLOCK 110	1	2,151	2.05
RESIDENTIAL	BLOCK 111	1	2,151	2.05
RESIDENTIAL	BLOCK 112	1	2,151	2.05
RESIDENTIAL	BLOCK 113	1	2,151	2.05
RESIDENTIAL	BLOCK 114	1	2,151	2.05
RESIDENTIAL	BLOCK 115	1	2,151	2.05
RESIDENTIAL	BLOCK 116	1	2,151	2.05
RESIDENTIAL	BLOCK 117	1	2,151	2.05
RESIDENTIAL	BLOCK 118	1	2,151	2.05
RESIDENTIAL	BLOCK 119	1	2,151	2.05
RESIDENTIAL	BLOCK 120	1	2,151	2.05
RESIDENTIAL	BLOCK 121	1	2,151	2.05
RESIDENTIAL	BLOCK 122	1	2,151	2.05
RESIDENTIAL	BLOCK 123	1	2,151	2.05
RESIDENTIAL	BLOCK 124	1	2,151	2.05
RESIDENTIAL	BLOCK 125	1	2,151	2.05
RESIDENTIAL	BLOCK 126	1	2,151	2.05
RESIDENTIAL	BLOCK 127	1	2,151	2.05
RESIDENTIAL	BLOCK 128	1	2,151	2.05
RESIDENTIAL	BLOCK 129	1	2,151	2.05
RESIDENTIAL	BLOCK 130	1	2,151	2.05
RESIDENTIAL	BLOCK 131	1	2,151	2.05
RESIDENTIAL	BLOCK 132	1	2,151	2.05
RESIDENTIAL	BLOCK 133	1	2,151	2.05
RESIDENTIAL	BLOCK 134	1	2,151	2.05
RESIDENTIAL	BLOCK 135	1	2,151	2.05
RESIDENTIAL	BLOCK 136	1	2,151	2.05
RESIDENTIAL	BLOCK 137	1	2,151	2.05
RESIDENTIAL	BLOCK 138	1	2,151	2.05
RESIDENTIAL	BLOCK 139	1	2,151	2.05
RESIDENTIAL	BLOCK 140	1	2,151	2.05
RESIDENTIAL	BLOCK 141	1	2,151	2.05
RESIDENTIAL	BLOCK 142	1	2,151	2.05
RESIDENTIAL	BLOCK 143	1	2,151	2.05
RESIDENTIAL	BLOCK 144	1	2,151	2.05
RESIDENTIAL	BLOCK 145	1	2,151	2.05
RESIDENTIAL	BLOCK 146	1	2,151	2.05
RESIDENTIAL	BLOCK 147	1	2,151	2.05
RESIDENTIAL	BLOCK 148	1	2,151	2.05
RESIDENTIAL	BLOCK 149	1	2,151	2.05
RESIDENTIAL	BLOCK 150	1	2,151	2.05
RESIDENTIAL	BLOCK 151	1	2,151	2.05
RESIDENTIAL	BLOCK 152	1	2,151	2.05
RESIDENTIAL	BLOCK 153	1	2,151	2.05
RESIDENTIAL	BLOCK 154	1	2,151	2.05
RESIDENTIAL	BLOCK 155	1	2,151	2.05
RESIDENTIAL	BLOCK 156	1	2,151	2.05
RESIDENTIAL	BLOCK 157	1	2,151	2.05
RESIDENTIAL	BLOCK 158	1	2,151	2.05
RESIDENTIAL	BLOCK 159	1	2,151	2.05
RESIDENTIAL	BLOCK 160	1	2,151	2.05
RESIDENTIAL	BLOCK 161	1	2,151	2.05
RESIDENTIAL	BLOCK 162	1	2,151	2.05
RESIDENTIAL	BLOCK 163	1	2,151	2.05
RESIDENTIAL	BLOCK 164	1	2,151	2.05
RESIDENTIAL	BLOCK 165	1	2,151	2.05
RESIDENTIAL	BLOCK 166	1	2,151	2.05
RESIDENTIAL	BLOCK 167	1	2,151	2.05
RESIDENTIAL	BLOCK 168	1	2,151	2.05
RESIDENTIAL	BLOCK 169	1	2,151	2.05
RESIDENTIAL	BLOCK 170	1	2,151	2.05
RESIDENTIAL	BLOCK 171	1	2,151	2.05
RESIDENTIAL	BLOCK 172	1	2,151	2.05
RESIDENTIAL	BLOCK 173	1	2,151	2.05
RESIDENTIAL	BLOCK 174	1	2,151	2.05
RESIDENTIAL	BLOCK 175	1	2,151	2.05
RESIDENTIAL	BLOCK 176	1	2,151	2.05
RESIDENTIAL	BLOCK 177	1	2,151	2.05
RESIDENTIAL	BLOCK 178	1	2,151	2.05
RESIDENTIAL	BLOCK 179	1	2,151	2.05
RESIDENTIAL	BLOCK 180	1	2,151	2.05
RESIDENTIAL	BLOCK 181	1	2,151	2.05
RESIDENTIAL	BLOCK 182	1	2,151	2.05
RESIDENTIAL	BLOCK 183	1	2,151	2.05
RESIDENTIAL	BLOCK 184	1	2,151	2.05
RESIDENTIAL	BLOCK 185	1	2,151	2.05
RESIDENTIAL	BLOCK 186	1	2,151	2.05
RESIDENTIAL	BLOCK 187	1	2,151	2.05
RESIDENTIAL	BLOCK 188	1	2,151	2.05
RESIDENTIAL	BLOCK 189	1	2,151	2.05
RESIDENTIAL	BLOCK 190	1	2,151	2.05
RESIDENTIAL	BLOCK 191	1	2,151	