

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

LOCATION: 557 Walden Boulevard

OWNER: Rachel Stempski

AGENT: Greg Taras (Urban and Environmental Management Inc.)

PROPOSAL:

An application was received for an Official Plan Amendment and Zoning By-law Amendment to permit the construction of one semi-detached dwelling and one single-detached dwelling on the subject lands. The existing single-detached dwelling will remain on the retained lands. A conceptual site plan is attached as **Schedule 1**.

The subject lands are located within the urban area and are designated Commercial in the Official Plan, and zoned Local Commercial (C1) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The Official Plan and Zoning By-law Amendment application proposes to redesignate the subject lands to Urban Residential and rezone the lands to a site-specific Residential 3 (R3) Zone. The site-specific provision proposes to decrease the minimum exterior side yard of the existing single detached dwelling.

We would like to hear from you: We invite you to attend an evening Public Information 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. 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 Samantha Yeung, Intermediate Development Planner (syeung@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, November 30, 2023

Time: 5:00 P.M - 6.00 PM

Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

A copy of this notice and the Site Plan are available for download at the following link:
<https://www.forterie.ca/en/build-and-invest/public-notices.aspx>

For additional information, please contact:
Samantha Yeung, Intermediate Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

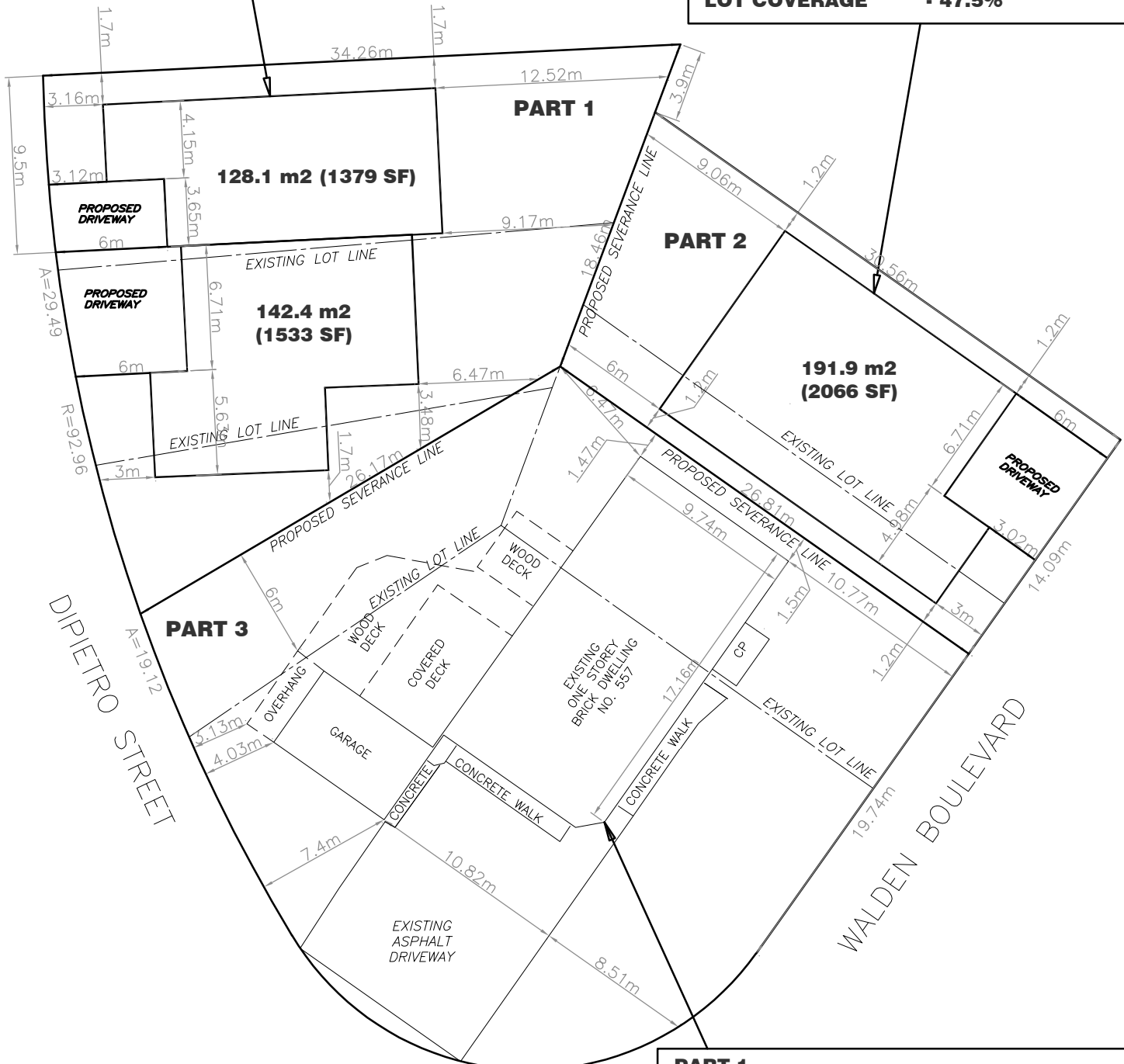
SCHEDULE 1



3 LOTS, 4 UNITS
(1) SEMI DETACHED - 2 STOREY
(1) SINGLE DWELLING - 2 STOREY
(1) EXISTING DWELLING TO REMAIN

PART 1
BLDG FOOTPRINT - 270.5 m² (2911 SF)
LOT FOOTPRINT - 673.5 m² (7250 SF)
LOT COVERAGE - 40%

PART 2
BLDG FOOTPRINT - 191.9 m² (2066 SF)
LOT FOOTPRINT - 403.9 m² (4348 SF)
LOT COVERAGE - 47.5%



PART 3

R=14.90
A=29.55

PART 1
BLDG FOOTPRINT - 309.5 m² (3331 SF)
LOT FOOTPRINT - 1026.3 m² (11047 SF)
LOT COVERAGE - 30.2%

DIMENSIONS IN METERS

DSGN	GT
DR	SK
CHK	GT
APVD	GT

CONCEPTUAL SITE PLAN
557 WALDEN BOULEVARD,
FORT ERIE, ONTARIO



DATE	07SEP2023
SCALE	NTS
DWG. No.	01
MUN. REF No.	N/A