
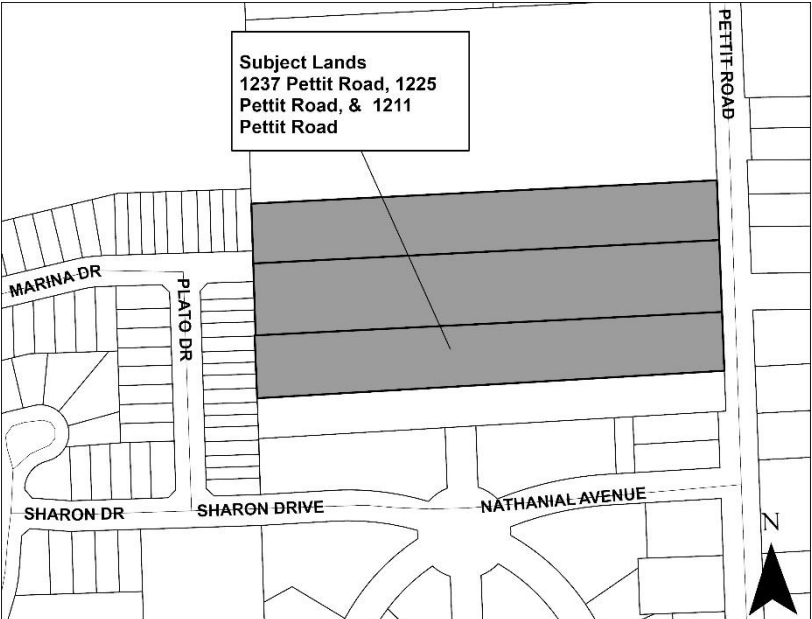



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner – Marina (Pettit Road) Developments Inc.
Agent – NPG Planning Solutions (Lichheng Lim)
Location - 1211, 1225, 1237 Pettit Road
Proposed Draft Plan of Subdivision, Official Plan and Zoning By-Law Amendment
APPLICATIONS: 350302-173, 350309-0576 and 350308-0133

DATE: November 20, 2023
TIME: 6:00 PM
PLACE: 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.

	<div data-bbox="326 854 771 887" data-label="Section-Header"> <h2> <p><u>LOCATION OF SUBJECT LANDS</u></p> </h2> </div> <div data-bbox="505 900 1312 1518" data-label="Figure">  </div>
	<div data-bbox="326 1561 909 1593" data-label="Section-Header"> <h2> <p>WHAT WILL THIS AMENDMENT CHANGE:</p> </h2> </div> <div data-bbox="326 1631 1523 1774" data-label="Text"> <p>An application has been received for a Draft Plan of Subdivision for 1211, 1225 and 1237 Pettit Road to create 31 blocks for five (5) single-detached dwellings, eight (8) semi-detached dwellings, and 87 townhouse dwellings. The Draft Plan of Subdivision is attached as Schedule 1.</p> </div> <div data-bbox="326 1814 1523 1884" data-label="Text"> <p>Applications have also been received for an Official Plan Amendment and Zoning By-law Amendment.</p> </div> <div data-bbox="326 1924 1523 2145" data-label="Text"> <p>The subject lands are located within the urban area and are designated Low-Density Residential and Environmental Conservation Area (Overlay) in the Spears-High Pointe Secondary Plan. The Official Plan Amendment application proposes to redesignate the subject lands to Medium-Density Residential with a site-specific policy area to permit low-density development in the Medium Density Residential designation and an increase in density.</p> </div> <div data-bbox="326 2185 1523 2438" data-label="Text"> <p>The subject lands are zoned Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town’s Comprehensive Zoning By-law 129-90, as amended. The Zoning By-law Amendment proposes to rezone the subject lands to Residential Multiple 1 (RM1) Zone with a site-specific provision to permit street townhouse dwellings. The site-specific zoning provisions pertain to the various housing types and address the minimum lot frontage, minimum unit frontage, minimum lot area, and maximum lot coverage.</p> </div>



HAVE YOUR SAY

Input on the proposed 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 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

A copy of the Information Report will be available to the public by 5:00 PM on **November 15, 2023**. The information report will be available in the Council agenda portion of the Town’s Website: www.forterie.ca or by contacting Samantha Yeung, Junior Development Planner.

CONTACT INFORMATION

Samantha Yeung, Intermediate Development Planner
Planning and Development Services Department
Town Hall, 1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6
905-871-1600 ext. 2528
Or by e-mailing your comments to: syeung@forterie.ca

PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION

To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca



PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this 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.

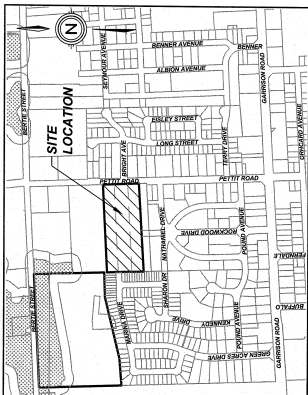
If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie’s Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law 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 Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to acarter@forterie.ca

Notice dated October 31, 2023.

**HIGH POINTE EAST
FORT ERIE**



N.T.S.

LEGAL DESCRIPTION

**PART OF LOT 2, CONCESSION 5 NIAGARA
RIVER, GEOGRAPHIC TOWNSHIP OF BERTIE
NOW IN THE TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA**

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF FORT ERIE
FOR APPROVAL.

April 13 2023

(PETIT ROAD) DEVELOPMENTS, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

ROY KIRKUP  DATE Apr. 10, 2023

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- i) SEE PLAN
j) SEE PLAN
k) SEE PLAN
l) SEE PLAN
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) MUNICIPAL WATER
i) CLAY LOAM
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

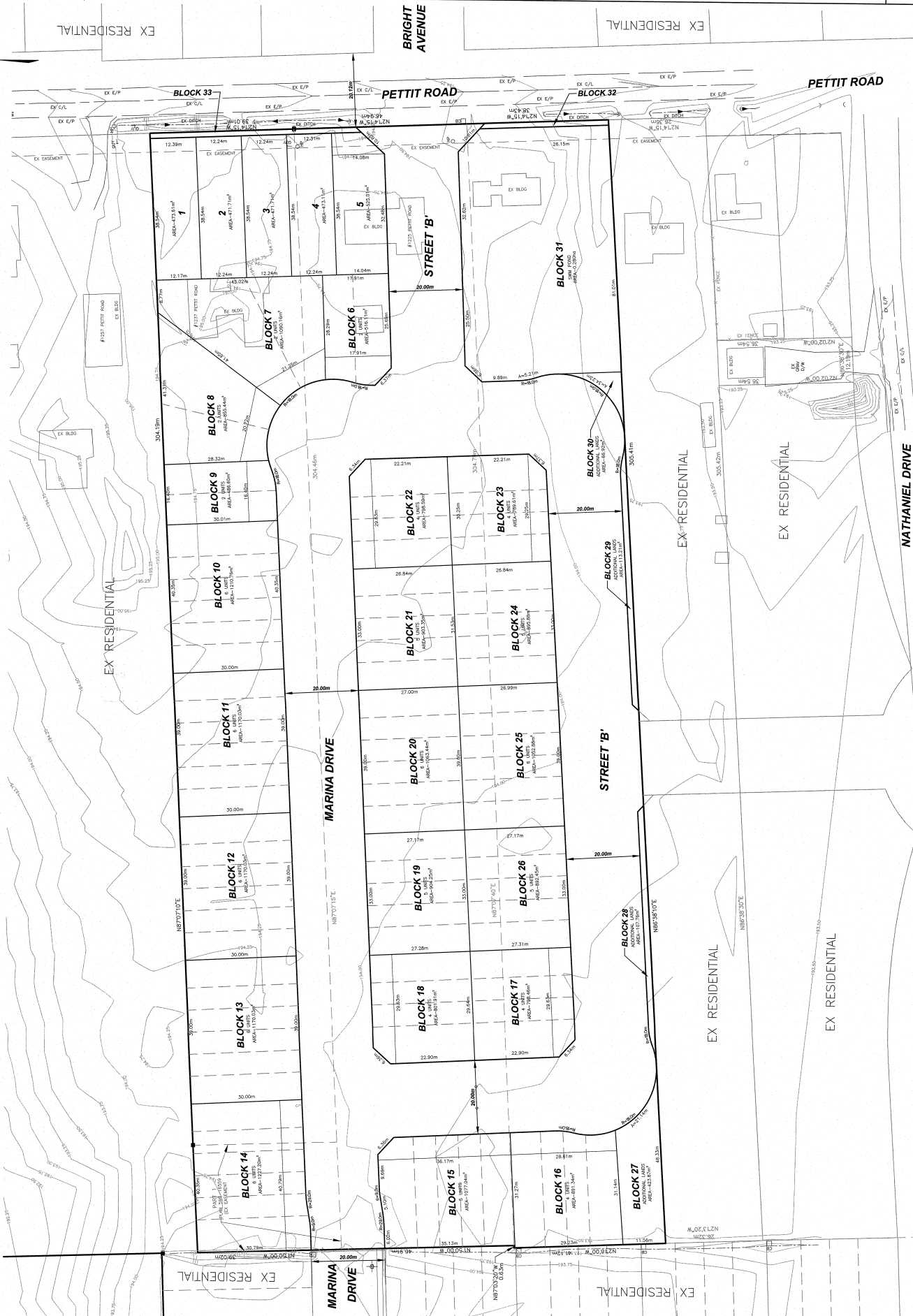
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(ha)
SINGLE FAMILY RESIDENTIAL	1-5	5	0.241	6.39
SEMI-DETACHED RESIDENTIAL	6-9	6	0.295	7.70
STREET TOWN RESIDENTIAL	10-26	87	1.682	43.53
ADDITIONAL LANDS	27-30			1.05
INDUSTRIAL LOT			0.080	7.31
1.45m ROAD WIDENING	32-53			1.247
ROWWAY				35.57
TOTAL		100	3.829	100.00

DEVELOPABLE AREA = 3.829ha
DEVELOPABLE DENSITY = 26.12 units/ha

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DRAWING TITLE		DRAFTING		TA	
DRAFT PLAN OF SUBDIVISION		DATE		MARCH 31, 2023	
		PRINTED		MARCH 31, 2023	
		SCALE		1:5000	
		DWG No.		REV	
		22116-DP		0	



NATHANIEL DRIVE

DRAWING FILE: F:\22116\Engineering\22116--HIGH PT EAST.dwg PLOTTED: Mar 31, 2023 -- 8:02am PLOTTED BY: TAI\603