

# NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

**Municipal Address:** 0-15850 Rebstock Road, Fort Erie  
**Owner:** 12778602 Canada Inc.  
**Applicant:** NPG Planning Solutions Ltd. (Max Fedchyshak)  
**File Number(s):** SUB-04-2024 & CON-01-2024

The Planning, Building and By-law Services Department received applications for a Plan of Subdivision and a Plan of Condominium pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, c. P13.

The applications were deemed complete on December 4, 2024.

The subject lands are designated Medium Density Residential in the Crystal Beach Secondary Plan in the Town's Official Plan. The subject lands are zoned Residential Multiple 1 (RM1-793) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended, following approval by the Ontario Land Tribunal (OLT).



The purpose and effect of the proposed Plan of Subdivision and Plan of Condominium application is to facilitate development of 90 townhouse dwellings on the subject lands. The development is proposing 16 block townhouse dwellings and 74 back-to-back townhouse dwellings. The density of the proposed development is approximately 60 units per hectare.

## PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Applications. The Open House meeting is an initial opportunity for public input prior to scheduling a legislated Public Meeting on the matter, preparing a staff recommendation, and Council making a decision.

To participate in the Open House, you may:

1. Attend the Open House meeting in-person, as follows:  
**Date: Monday, January 20, 2025**  
**Time: 5:00 PM - 6.00 PM**  
**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie**
2. Submit written comments/questions to Daryl Vander Veen, Intermediate Development Planner by email or regular mail (1 Municipal Centre Drive, Fort Erie, ON L2A 2S6). All written submissions will become part of the public record and will be provided to Council.

If you wish to be notified of the decision of Council on the proposed Applications, you must make a written request to Daryl Vander Veen, Intermediate Development Planner.

## APPEAL INFORMATION

Only the Minister, the applicant, specified persons, public bodies, and the registered owner of the land to which the by-law would apply, as defined in the *Planning Act*, may appeal the decision of Council to the Ontario Land Tribunal (OLT).

If a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the 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 is not entitled to appeal the decision.





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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 OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

## **MORE INFORMATION**

Application materials are available for review on the Town's website ([forterie.ca/resource/planningApplications.xsp](https://forterie.ca/resource/planningApplications.xsp)), or by contacting Daryl Vander Veen, Intermediate Development Planner by email. New or revised application materials will be uploaded to the Town's website at the link above as they become available. Please check the Town's website for updates.

## **CONTACT**

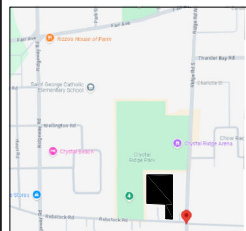
Daryl Vander Veen  
Intermediate Development Planner  
Planning, Building and By-law Services  
Town of Fort Erie  
dvanderveen@forterie.ca  
905-871-1600 ext. 2509

**Dated at the Town of Fort Erie on Wednesday, December 18, 2024**

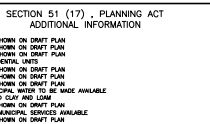


SCALE 1:250 METRIC

5m 0 5m 10m



KEY PLAN  
NOT TO SCALE



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT 12778032 CANADA INC IS THE OWNER OF THE LAND OUTLINED IN HEAVY LINE ON THE PLAN AND HEREBY AUTHORIZES THE SUBMISSION OF THIS PLAN FOR APPROVAL.

*Brent Larocque*  
BRENT LAROCQUE  
ONTARIO LAND SURVEYOR

OCT. 7, 2022  
DATE

CARRIER : 137780022 CANADA INC

  
SHERARD MACQUEEN  
president

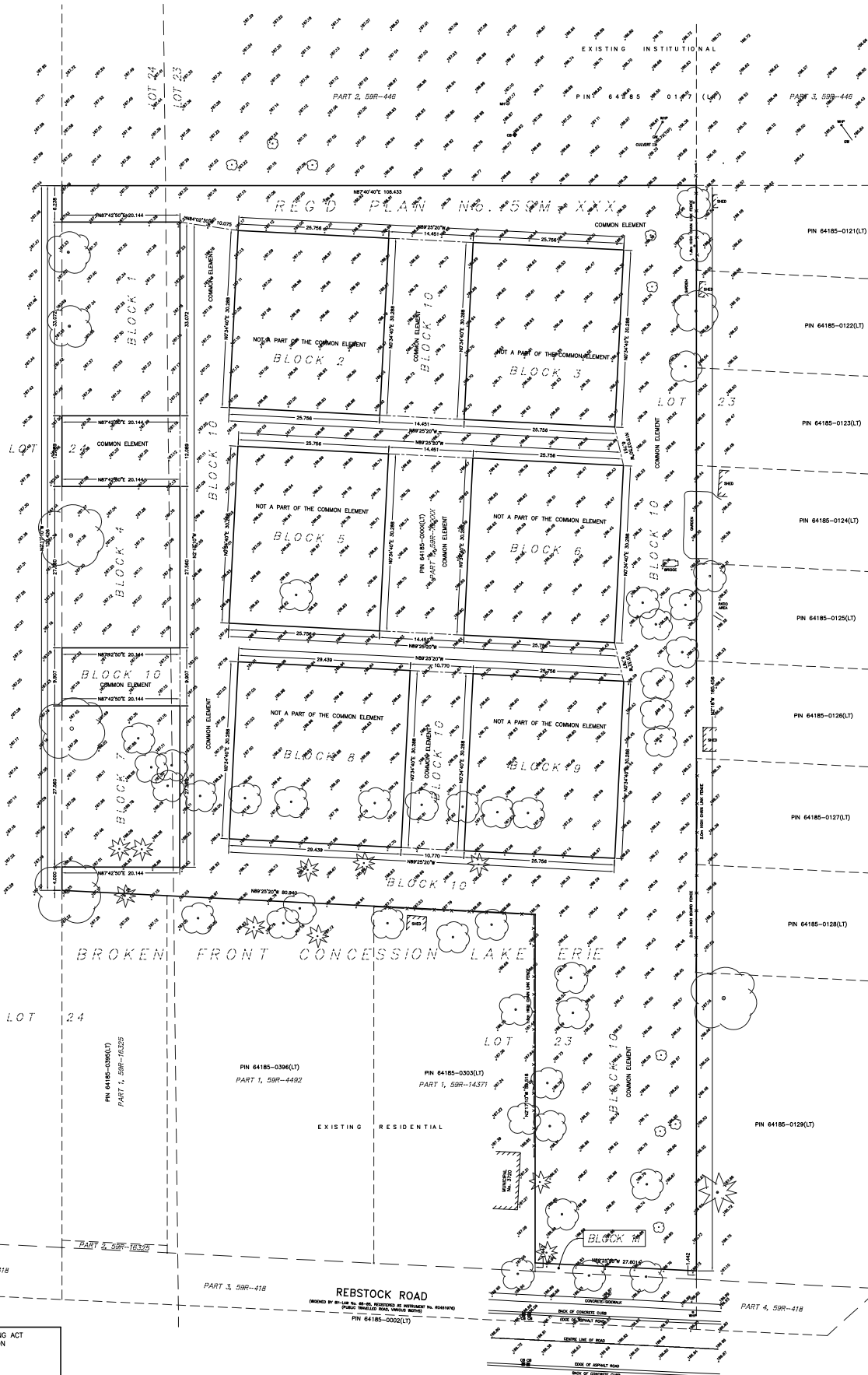
OCT. 7. 2024  
DATE

  
**THE LAROCQUE GROUP**  
O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT  
12 LYMAN STREET, ST. CATHARINES, ONTARIO  
905-880-1413  
6350 COLBOURNE STREET, NIAGARA FALLS, ONTARIO  
905-355-8400  
[www.larocquegroup.com](http://www.larocquegroup.com)  
FILE NO.: 2004-84-3450



DRAFT PLAN OF COMMON ELEMENT  
PART OF LOTS 23 & 24  
BROKEN FRONT CONCESSION LAKE ERIE  
(GEOGRAPHIC TOWNSHIP OF BENTLEY)  
TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:250 METRIC  
0 5m 10m



SECTION 51 (17) - PLANNING ACT  
ADDITIONAL INFORMATION

- A) AS SHOWN ON DRAFT PLAN
- B) AS SHOWN ON DRAFT PLAN
- C) AS SHOWN ON DRAFT PLAN
- D) RESIDENTIAL LOTS
- E) AS SHOWN ON DRAFT PLAN
- F) AS SHOWN ON DRAFT PLAN
- G) AS SHOWN ON DRAFT PLAN
- H) AS SHOWN ON DRAFT PLAN
- I) AS SHOWN ON DRAFT PLAN
- J) AS SHOWN ON DRAFT PLAN
- K) AS SHOWN ON DRAFT PLAN
- L) AS SHOWN ON DRAFT PLAN
- M) AS SHOWN ON DRAFT PLAN
- N) AS SHOWN ON DRAFT PLAN
- O) AS SHOWN ON DRAFT PLAN
- P) AS SHOWN ON DRAFT PLAN
- Q) AS SHOWN ON DRAFT PLAN
- R) AS SHOWN ON DRAFT PLAN
- S) AS SHOWN ON DRAFT PLAN
- T) AS SHOWN ON DRAFT PLAN
- U) AS SHOWN ON DRAFT PLAN
- V) AS SHOWN ON DRAFT PLAN
- W) AS SHOWN ON DRAFT PLAN
- X) AS SHOWN ON DRAFT PLAN
- Y) AS SHOWN ON DRAFT PLAN
- Z) AS SHOWN ON DRAFT PLAN

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I, THE UNDERSIGNED, AM THE OWNER OF  
THE LAND OUTLINED IN HEAVY LINE ON THE PLAN AND HEREBY  
AUTHORISE THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SIGNED: 17700000 CANADA INC.  
DATE: 10/10/2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND  
TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR  
RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY  
AND ACCURATELY SHOWN.

SIGNED: 17700000 CANADA INC.  
DATE: 10/10/2024



DATE: OCTOBER 7, 2024 FILE NO.: 10100000-5400  
DWG FILE: 10100000-5400-18