

NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 1 Burns Place, Fort Erie
Owner: Carlo Montemurro
Applicant: Upper Canada Consultants (William Heikoop)
File Number(s): OPA-05-2024 and ZBA-11-2024

The Planning, Building and By-law Services Department received applications for an Official Plan Amendment and a Zoning By-law Amendment, pursuant to Sections 17 and 34 of the Planning Act, 1990.

The applications were deemed complete on September 5, 2024 by order of the Ontario Land Tribunal (OLT) issued on January 28, 2025. Following the application being deemed complete the Applicant appealed the applications to the OLT for non-decision.

The subject lands are within the Urban Boundary and are designated Environmental Conservation Area (Overlay), in part, Low Density Residential and Policy Area 9 – North Bridgeburg/Frenchman’s Creek Area in the Bridgeburg Secondary Plan in the Town’s Official Plan. The subject lands are zoned Environmental Conservation (EC) Overlay Zone, in part, and Rural (RU) Zone in accordance with the Town’s Comprehensive Zoning By-law 129-90, as amended.

The Official Plan Amendment proposes to change the land use designation to Low Density Residential and Environmental Protection with a Site Specific Policy Area to permit single detached dwellings, block townhouse dwellings and a fourplex on the subject lands. A portion of the Site Specific Policy Area would be subject to the policies of the Environmental Protection designation until a Holding (H) Zone is removed pending environmental review.

The Zoning By-law Amendment is proposing to change the zoning of the subject lands to a site-specific Residential Multiple 1 (RM1) Zone, a site-specific Residential Multiple 1 Holding (RM1(H)) Zone and Environmental Protection (EP) Zone. The proposed Residential Multiple 1 (RM1) Zones contains special provisions related to reduced setbacks and lot frontage.

A portion of the site-specific Residential Multiple 1 (RM1) Zone is proposed to have a Holding (H) Zone provision and be subject to the regulations of the Environmental Protection (EP) Zone until a scoped Environmental Impact Study is completed.

PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Applications. The Open House meeting is an opportunity for public input that will be provided to Council as part of an ongoing Ontario Land Tribunal appeal.

To participate in the Open House, you may:

1. Attend the Open House meeting in-person, as follows:

Date: Thursday, May 8, 2025

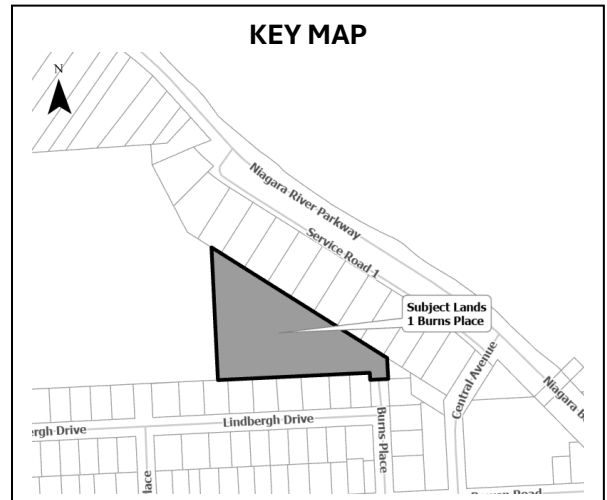
Time: 5:00 PM – 5:30 PM

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.

MORE INFORMATION

Application materials are available for review on the Town’s website (forterie.ca/resource/planningApplications.xsp), or by contacting Daryl Vander Veen,





NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

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
dvanderveen@forterie.ca
905-871-1600 x. 2509

Dated at the Town of Fort Erie on Thursday, April 24, 2025.

BURNS PLACE FORT ERIE, ONTARIO



KEY PLAN N.T.S.

PROVISION	REQUIRED	PROPOSED
Permitted Uses	Single detached dwellings, Block townhouse dwellings, Fourplexes	
Minimum Lot Frontage	50m, except 6m for street townhouse lots and 5m for street townhouse corner lots	80.12m
Minimum Lot Area	3000 sqm for a street townhouse lot and 2700 sqm for a street townhouse corner lot	41,157m ²
Minimum Front Yard	6m to garage/4m to dwelling	10.94m
Minimum Side Yard	1.5m	3m
Minimum Exterior Side Yard	3m, except that an attached garage or side yard shall be located no closer than 6m to the exterior side lot line.	N/A
Maximum Building Height	6m	3.08m
Minimum Lot Width	3 storeys	2 STOREYS
Minimum Landscape Area for street townhouse lots	50% including Privacy Areas, except 25% for street townhouse lots	51.60%
Low Density	1 unit per 600 sqm	8
Maximum Density	35 units/ha	26.28 units/ha
Maximum Lot Coverage	Block townhouse or exterior street townhouse - 40%	29.16%
Privacy Area	Notwithstanding the exact measurements above, every dwelling unit shall have at least 1.5m of privacy area between the exterior wall and an end wall	3m between end walls
Distance from driveway, and parking areas	Any front or rear face of any townhouse driveway or parking area, and any side of any townhouse shall be no closer than 1.5m to an internal driveway or parking area.	3m
SECTION 14.8- DISTANCE FROM DWELLINGS TO PRIVATE STREETS AND PARKING AREAS	Any front or rear face of any dwelling shall be no closer than 1.5m to any street or parking area.	3m
Any garage shall be no closer than 6.0m to any street or internal driveway or parking area.		3.28m
Any side of any dwelling shall be no closer than 1.5m to an internal driveway or parking area.		3m
SECTION 6.2.1- PLANTING STRIPS REGULATIONS	In accordance with Section 6.2(1B) 3m and 4.5m it obits a street, except for points of ingress/egress	3m
SECTION 6.4D- COVERED OR UNCOVERED PORCHES, BALCONIES DECKS AND PATIOS	0m to 0.5m above grade: 3m 0.5m to 1.5m above grade (covered or uncovered): 5m Above 1.5m above grade (covered or uncovered): 5m	Unit 26-33: 3m, 5m, 5m
SECTION 6.4I- COVERED OR UNCOVERED PORCHES, BALCONIES DECKS AND PATIOS	Notwithstanding the exact measurements above, every dwelling unit shall have at least 1.5m of privacy area between the exterior wall and an end wall	NO CHANGE
Steps and Barrier	Free ramp structures may project into the lot line, but shall not project into the setback a minimum of 1m from exterior side lot lines	

ISSUED FOR REVIEW	DATE
1	2023-03-16
2	05
3	08

DRAFTING: JO/AS
 DATE: SEPTEMBER 4, 2024
 PRINTED: SEPTEMBER 4, 2024
 SCALE: 1:400
 DWG No. 2290-SP
 REV: 0

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING	0.458	29.16
ROADWAY/CORWAY	0.301	19.25
LANDSCAPING	0.807	51.46
TOTAL	1.564	100.00

UNITS	NON-DEVELOPABLE AREA	DEVELOPABLE AREA	DENSITY (units/developable area)
38	0.118 ha	1.446 ha	26.28u/ha

PARKING AREA REGULATIONS SECTION 6.20

TYPE OF USE	MINIMUM PARKING REQUIREMENT
Residential (other than listed herein)	1 parking space per dwelling unit = 1 spaces
Apartment, Fourplex and Block townhouse dwellings	1.5 parking spaces per dwelling unit = 58 spaces
TOTAL REQUIRED	57 SPACES
TOTAL PROPOSED	73 SPACES