

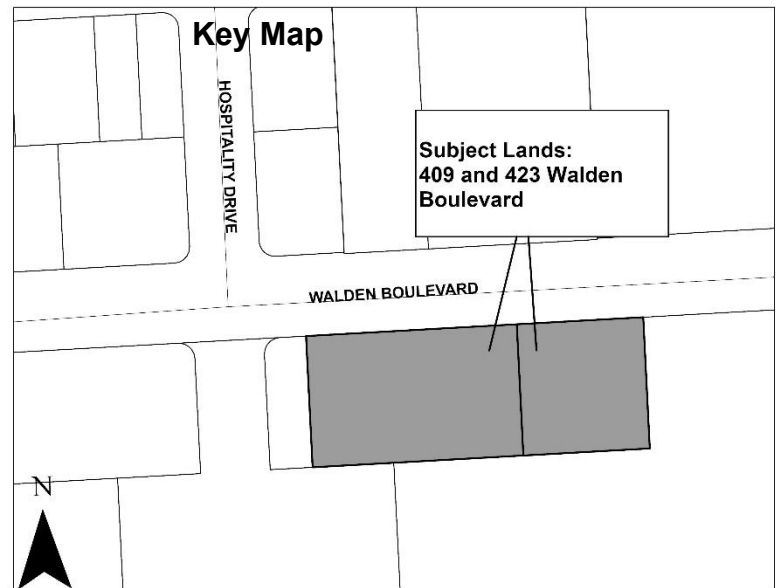
NOTICE OF COMPLETE APPLICATION AND PUBLIC INFORMATION OPEN HOUSE MEETING

Municipal Address: 409 and 423 Walden Boulevard, Fort Erie
Owner: Integra Inc. (Mike Stepien)
Applicant: Urban Environments (Greg Hynde)
File Number(s): SUB-03-2025

The Planning, Building and By-law Services Department received a Plan of Subdivision application pursuant to Section 51 of the Planning Act, 1990.

The application was deemed complete on July 17, 2025.

The subject lands are designated Urban Residential in the Town's Official Plan. The subject lands are zoned Residential Multiple 1 (RM1-794) Zone, in part, and Residential Multiple 1 Holding (RM1-794(H)) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The purpose and effect of the Draft Plan of Subdivision application is to create three blocks intended for future development of fourteen (14) street townhouse dwellings. The intent is to initially construct five (5) townhouses on Block 1, with the remaining nine (9) street townhouses to be developed later on Blocks 2 and 3. A copy of the proposed Plan of Subdivision is attached as Schedule 1 to this notice.

PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the Application. The Public Information Open House Meeting is an opportunity for public input prior to preparing a staff recommendation and Council making a decision.

To participate in the Public Information Open House Meeting, you may:

1. Attend the Public Information Open House Meeting in-person, as follows:

Date: Monday, August 18, 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 (dvanderveen@forterie.ca) or by 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 application, 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

(<https://www2.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

dvanderveen@forterie.ca

905-871-1600 x. 2509

Dated at the Town of Fort Erie on August 1, 2025.

DRAFT PLAN OF SUBDIVISION
LOTS 28 TO 35 INCLUSIVE
PLAN 453
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)

WALDEN BOULEVARD
SUBJECT LAND
CONCESSION ROAD 3

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17), OF THE PLANNING ACT.

1) SEE PLAN
2) SEE PLAN
3) SEE PLAN
4) SEE SCHEDULE OF LAND USE
5) SEE PLAN
6) SEE PLAN
7) SEE PLAN
8) MUNIOPAL WATER SUPPLY
9) SILTY CLAY/CLAYEY SILT
10) SEE PLAN (CONTOURS)
11) FULLY SERVICED
12) SEE PLAN

SCHEDULE OF LAND USE

SITE AREA - 3700.8 Sq. m. ±
LAND USE
3 TOWNHOUSE BLOCKS
Proposed 14 Townhouse Units each with single car Garage

BENCHMARK NOTE
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/79), AND
ADJUSTED TO THE DATUM OF THE SUBDIVISION TO THE
PLANNING DEPARTMENT OF THE TOWN OF FORT ERIE
RESOURCES CANADA'S GEOID MODEL HTZ21.

OWNER'S CERTIFICATE
WE AUTHORIZE J.D. BARNES LIMITED, Ontario Land Surveyors
TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE
PLANNING DEPARTMENT OF THE TOWN OF FORT ERIE
OWNER : INTEGRA INC.
DATE June 12, 2025
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED ARE CORRECTLY SHOWN.
DATE June 11, 2025
ROY S. KIRKPATRICK
ONTARIO LAND SURVEYOR

J.D. BARNES
SURVEYING
ENGINEERS
LAND INFORMATION SYSTEMS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-4624 F: (905) 358-4624 www.jdbarnes.com

DRAWN BY: GP CHECKED BY: RSK REFERENCE NO.: 23-10-110-01 DRAFT PLAN
PLOTTED: JUNE 11, 2025 DATED: JUNE 11, 2025

The main plan shows a subdivision of lots 28 to 35, organized into three blocks. Block 1 contains lots 34, 35, 36, and 37. Block 2 contains lots 30, 31, 32, and 33. Block 3 contains lots 28, 29, 30, and 31. The plan includes various features such as roads (Boulevard, Concession Road 3, Hospitality Drive), utilities (water, sewer, gas, electric), and vegetation. A key plan in the top right corner shows the location of the subject land within the larger context of the town of Fort Erie.