

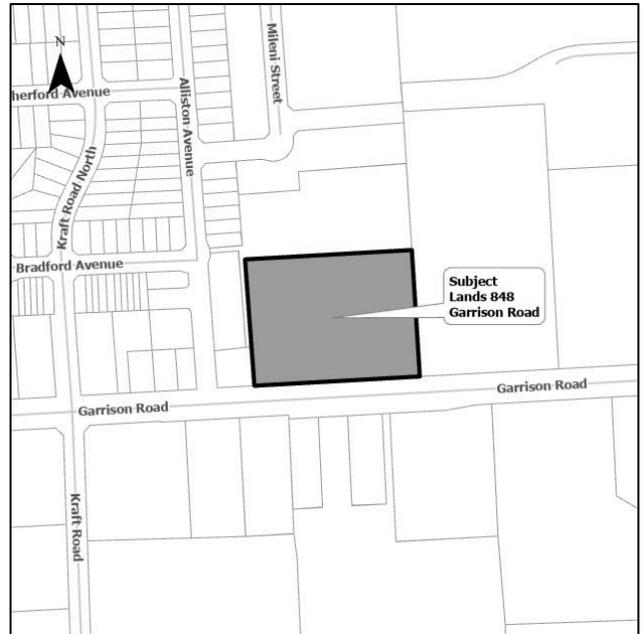
NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

Municipal Address: 848 Garrison Road, Fort Erie
Owner: 2723005 Ontario Inc. (Konstantinos Kentros)
Applicant: NPG Planning Solutions Inc. (Max Fedchyshak)
File Number(s): OPA-06-2025 & ZBA-15-2025

The Planning, Building and By-law Services Department received an application for an Official Plan and Zoning By-law Amendment pursuant to Section 34 and Section 22 of the *Planning Act*, R.S.O. 1990, c. P.13.

The application was deemed complete on January 27, 2026.

The subject lands are within the Spears-High Pointe Secondary Plan Area in the Town's Official Plan and are designated Low Density Residential and Environmental Conservation Area (Overlay). 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. Notably, the subject lands are the site of an existing dwelling with heritage value, the General Cruikshank House.



The Applicant is proposing the following:

- a 2-storey restaurant and commercial building;
- a 2-storey building with commercial uses on the ground floor (a proposed clinic/pharmacy) and 8 residential dwellings on the second floor;
- Two (2) 5-storey apartment buildings at the rear of the subject lands with 56 dwelling units each (total of 112 dwelling units);
- The General Cruikshank House is proposed to remain with potential for adaptive re-use for commercial purposes such as office or commercial uses.

A copy of the conceptual site plan is appended to this notice as Schedule "1" for reference.

The purpose and effect of the proposed Official Plan Amendment is to redesignate the subject lands to Core Mixed Use and a Site Specific Policy Area that permits a maximum density of 60 units/ha, a maximum building height of 5 storeys and development on the same site as the General Cruikshank House. The Environmental Conservation Area (Overlay) is proposed to be removed.

The purpose and effect of the Zoning By-law Amendment is to rezone the property to a site-specific Core Mixed Use 3 (CMU3) Zone. The site-specific CMU3 Zone is proposing to permit Apartment Buildings and Banquet Halls as a permitted use in addition to the standard uses permitted in the CMU3 Zone. The Zoning By-law Amendment is also proposing the following zoning regulations for Apartment Buildings:

- reduced interior side yard setback;
- reduced rear yard setback;
- a maximum height of 5 storeys and 20 metres;
- reduced number of parking spaces per dwelling unit;
- a minimum residential open space requirement of 18.50 sq m per dwelling unit or 10.50 sq m by way of a private open-air balcony space.

The Environmental Conservation (EC) Overlay Zone is proposed to be removed.

PUBLIC PARTICIPATION



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The Town of Fort Erie is seeking your comments on the application. 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: Tuesday, February 17, 2026
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 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 Council's decision 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.

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 ext. 2509

Dated at the Town of Fort Erie on Tuesday, February 3, 2026.

Schedule 1



JASON PIZZICARDI & JASON GIBSON ARCHITECTS INC.
 848 GARRISON ROAD, FORT ERIE, ONTARIO, L2S 1N2
 email: jason@jagibson.com
 CERTIFICATE OF PRACTICE: # 4893

848 GARRISON RD,
 FORT ERIE, ON

848 GARRISON ROAD, FORT
 ERIE, ON

No.	Description	Date

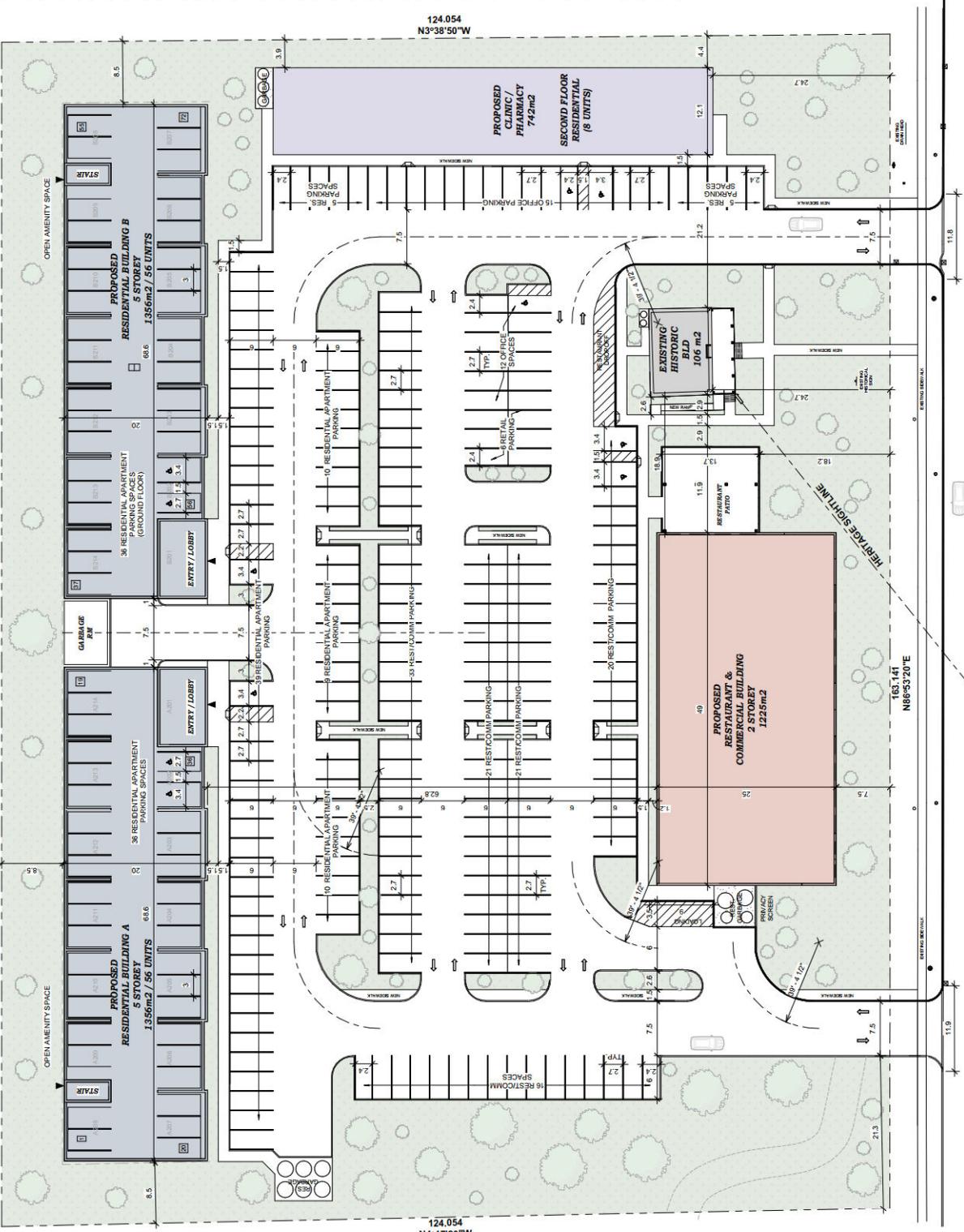
OPA

SITE

SHEET TITLE:

DRAWN BY:	BJP	DATE:	27/02/25
SCALE:	AS SHOWN	JOB #:	02
SHEET NO.:	SP-1		

Site Plan and Building Statistics			
Development Proposal: PROPOSED 3 STOREY BUILDING IN EXISTING 1 STOREY BUILDING FOOTPRINT			
Project Name: PROPOSED 3 STOREY MIXED USE BUILDING w/ 15 RES UNITS			
Municipal Address: 848 GARRISON ROAD			
Municipality: TOWN OF FORT ERIE			
Legal Description: CON 3 PT LOT 1 RP BRUNDA, PARTS 1 & 2 & 3			
Current Zoning: EC / ND			
Proposed Zoning: CHLD			
Lot Area: 20300 m ²			
Zoning Requirements		Required (Metric)	
Lot Frontage (Min.):	0m	Required Lot Area (Min.):	163.11m
Interior Side Yard Setback (East):	0m or 2.5m ABUTTING A RESIDENTIAL ZONE	Required Lot Area (Max.):	20300m ²
Interior Side Yard Setback (West):	0m or 2.5m ABUTTING A RESIDENTIAL ZONE	Interior Side Yard Setback (East):	3.9m
Front Yard Setback (South):	0m	Interior Side Yard Setback (West):	8.6m
Rear Yard Setback (North):	4.5m or 10m ABUTTING A RESIDENTIAL ZONE	Front Yard Setback (South):	7.5m
Max. Building Height:	3.5 STOREYS / 12m	Rear Yard Setback (North):	8.5m
Gross Floor Area:	N/A	Max. Building Height:	5.5 STOREYS
Building Area:	NO MAXIMUM	Gross Floor Area:	T.B.O.
Lot Coverage (Max.):	N/A	Building Area:	TOTAL: 4411m ²
Landscaped Open Space (Min.):	NO MINIMUM	Lot Coverage (Max.):	22%
Amenity Space Per Res. Unit (Min.):	18.5m ² / UNIT	Landscaped Open Space (Min.):	6052m ² (30%)
Balcony Space Per Res. Unit:	0m ²	Amenity Space Per Res. Unit (Min.):	18.5m ² / UNIT
		Balcony Space Per Res. Unit:	(N/A) 4.18m ²
Parking Requirements		Required	
Residential Parking:	1 SPACE PER RESIDENTIAL UNIT: 56 + 56 + 8 = 120 SPACES	Residential Parking:	150 SPACES (11.2%)
Office/Client Parking:	OFFICES: 1 SPACE PER 2m ² 742m ² / 2m ² = 371 SPACES	Office/Client Parking:	27 SPACES
Restaurant Parking:	EA 1.1M: 1 PER 4 PERSONS SEATING CAPACITY 70 SPACES	Restaurant Parking:	70 SPACES (MAX. 280 SEATING CAPACITY)
2nd Storey Commercial Parking:	OTHER COMMERCIAL USES: 1 SPACE PER 30m ² 1225m ² / 30m ² = 40.8 SPACES	2nd Storey Commercial Parking:	41 SPACES
Ex. Historical Building Parking:	RETAIL STORE: 1 SPACE PER 30m ² 106m ² / 30m ² = 4 SPACES	Ex. Historical Building Parking:	6 SPACES
Total Parking:	262 SPACES	Total Parking:	294 SPACES
ACCESSIBLE SPACES		Required	
Type A (3.4m wide x 6m long w/ 1.5m aisle):	2% (separated at 10:284 x 0.02 = 6)	Type A (3.4m wide x 6m long w/ 1.5m aisle):	7 SPACES
Type B (2.1m wide x 6m long w/ 1.5m aisle):	1% (separated at 5:284 x 0.01 = 3)	Type B (2.1m wide x 6m long w/ 1.5m aisle):	4 SPACES



1 SITE
 1:300