

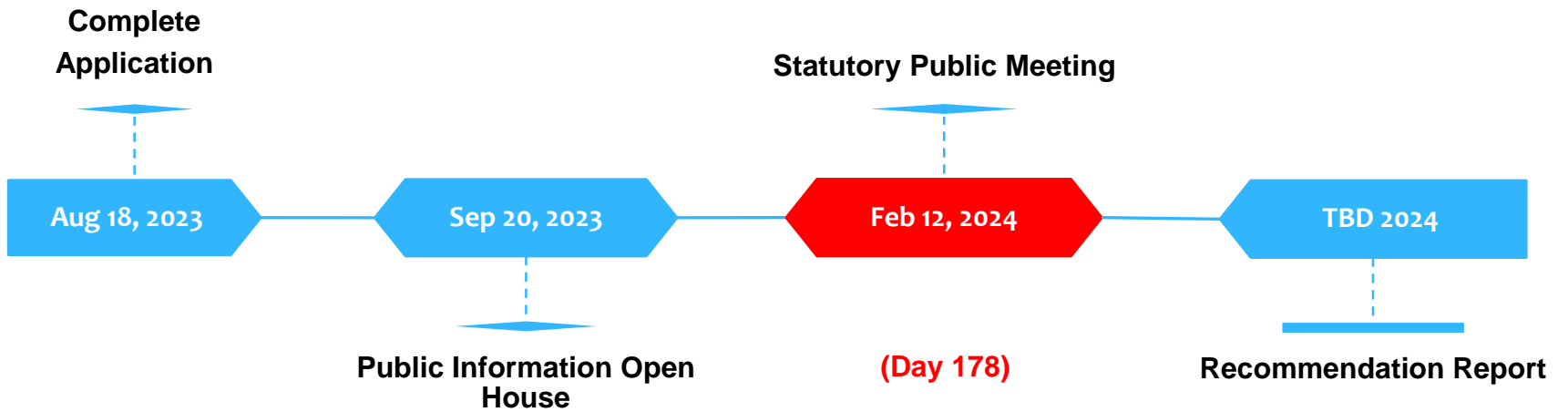
Public Meeting 576 Ridge Road North

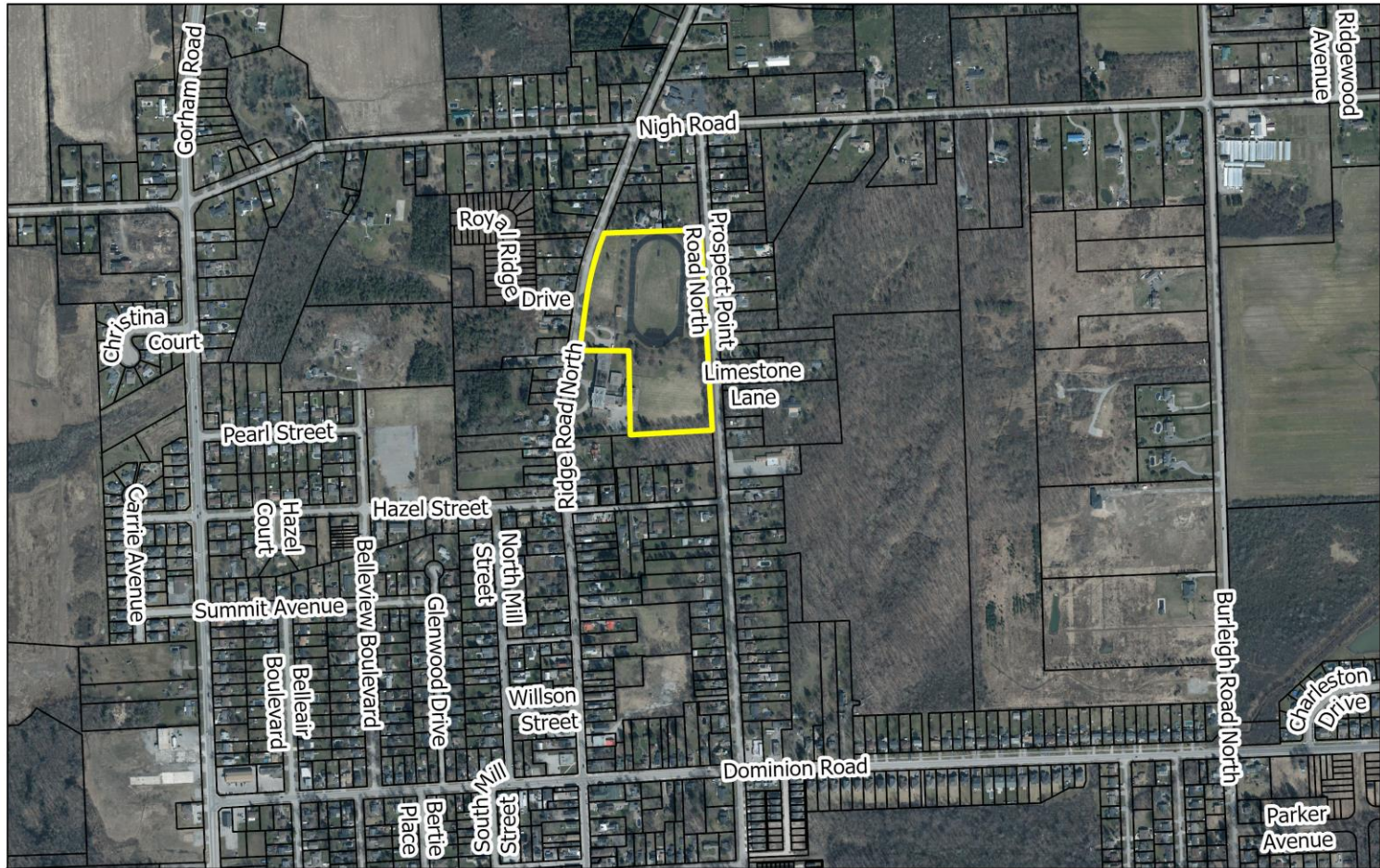
Official Plan Amendment; Zoning By-law Amendment; Draft Plan of Subdivision; and Draft Plan of Vacant Land Condominium

Owner: 2846300 Ontario Inc.

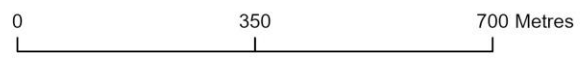
Applicant: Upper Canada Consultants (c/o William Heikoop)

Application Timeline





Subject Lands - 576 Ridge Road North



Planning and Development Services
Map Created February 05, 2024

Neighbourhood Location Map



Site Location Map

Town Files.: OPA (OPA-02-2023) {350302-0167}
ZBA (ZBA-05-2023) {350309-0567}
DPS (SUB-01-2023) {350308-0131}
DPVLC {350303-0040}
2023-02-12
Slide 4

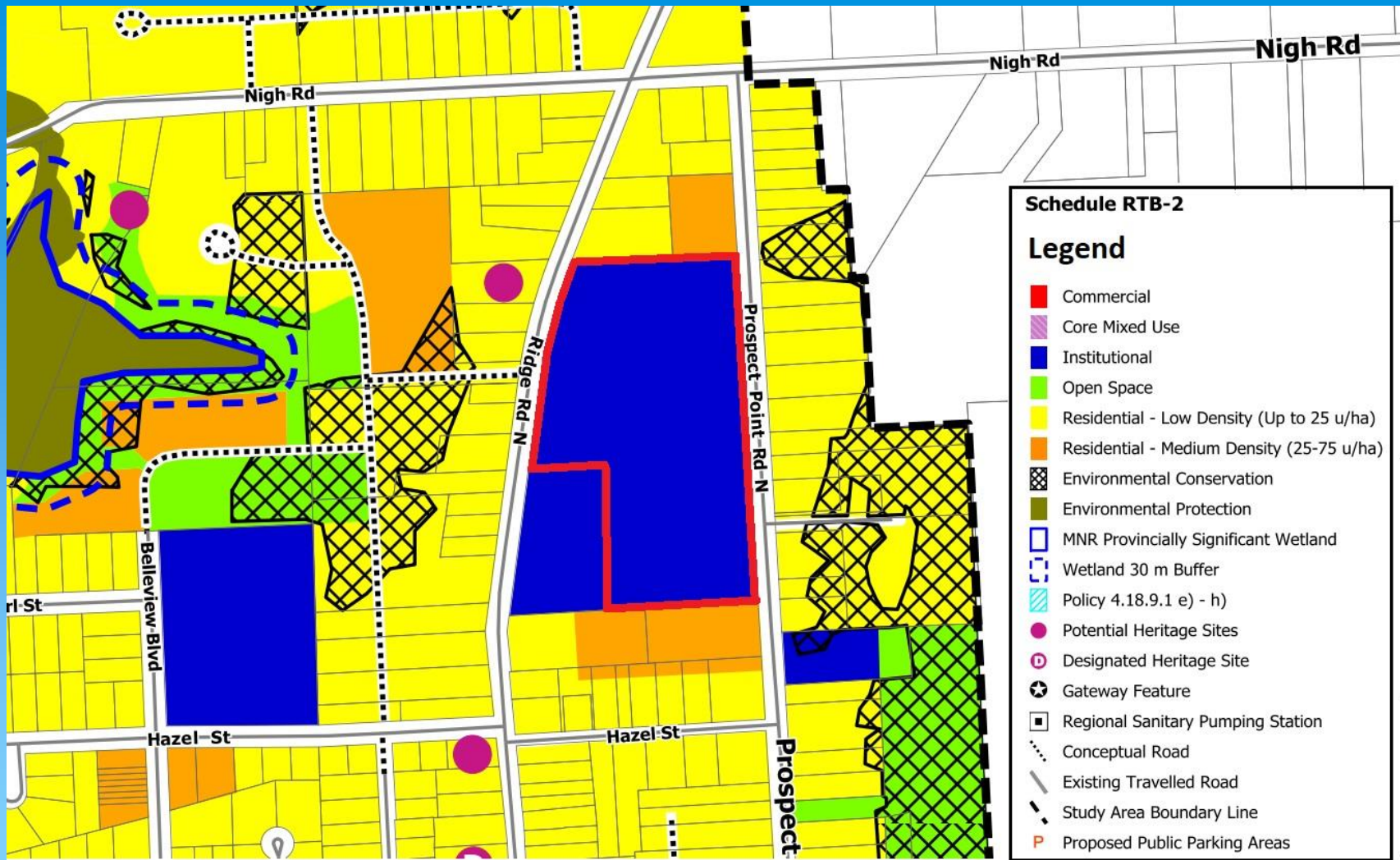


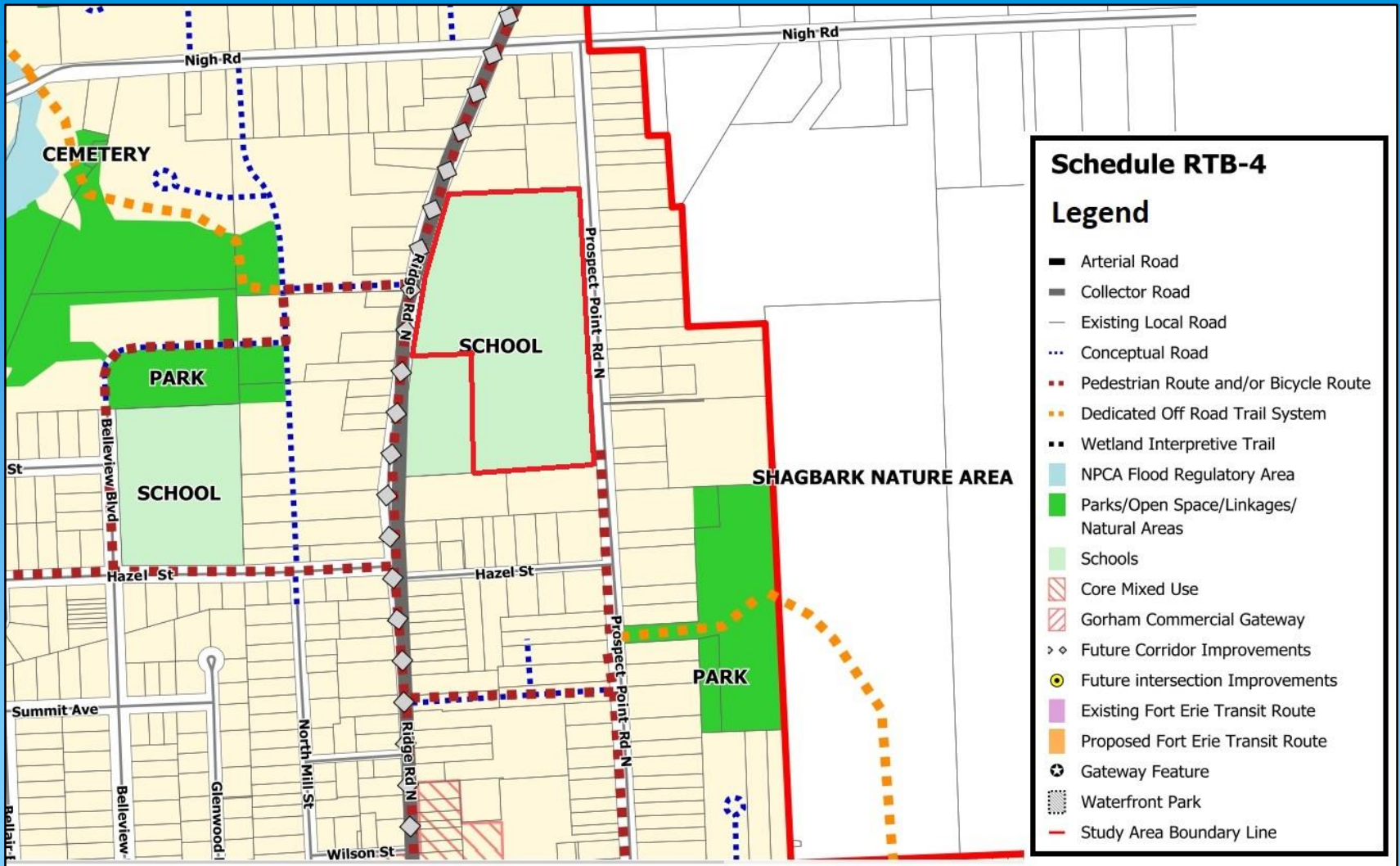
Views near subject lands along Ridge Rd N



Views of subject lands along Prospect Point Rd N

Town Files.: OPA (OPA-02-2023) {350302-0167}
ZBA (ZBA-05-2023) {350309-0567}
DPS (SUB-01-2023) {350308-0131}
DPVLC (350303-0040)
2023-02-12

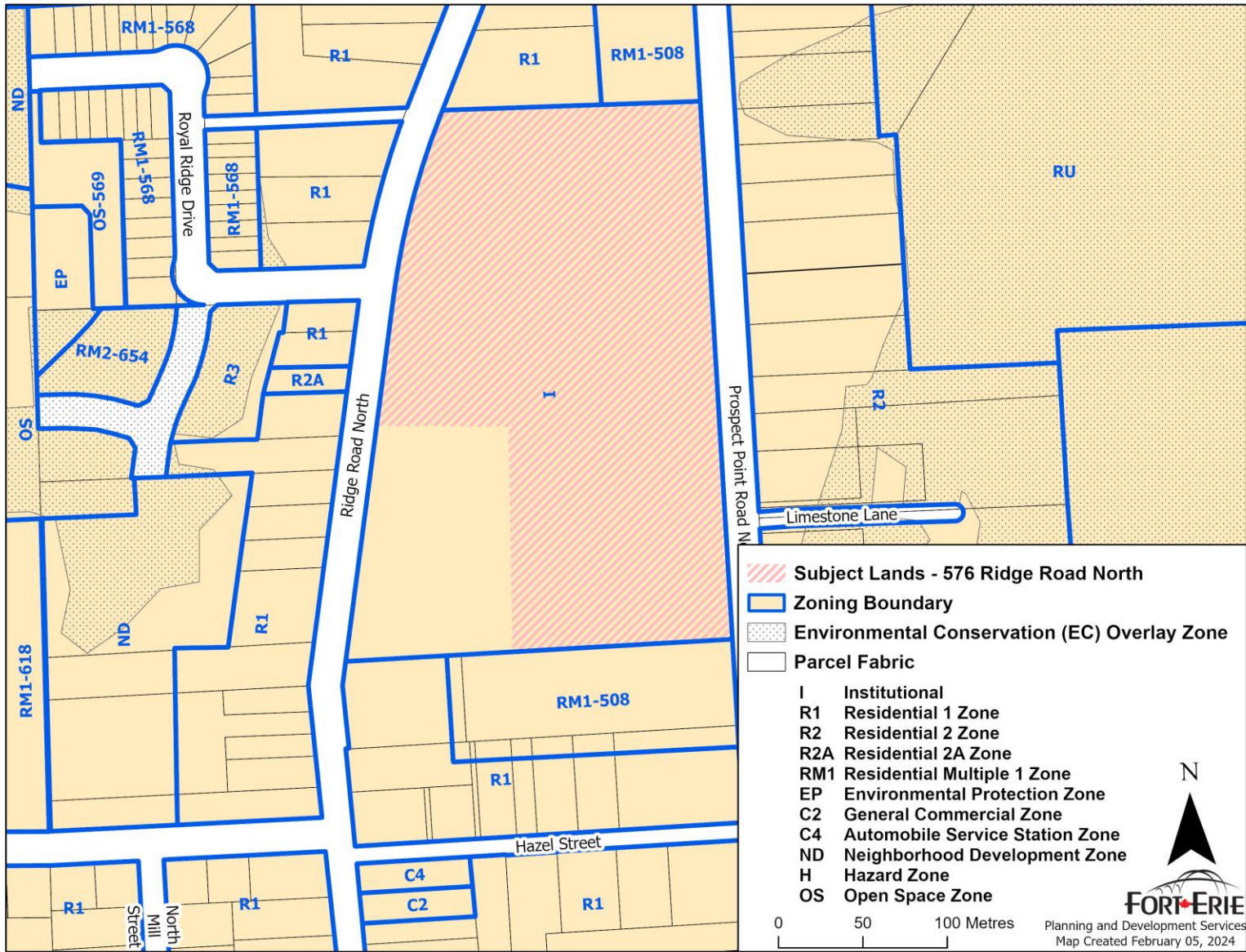






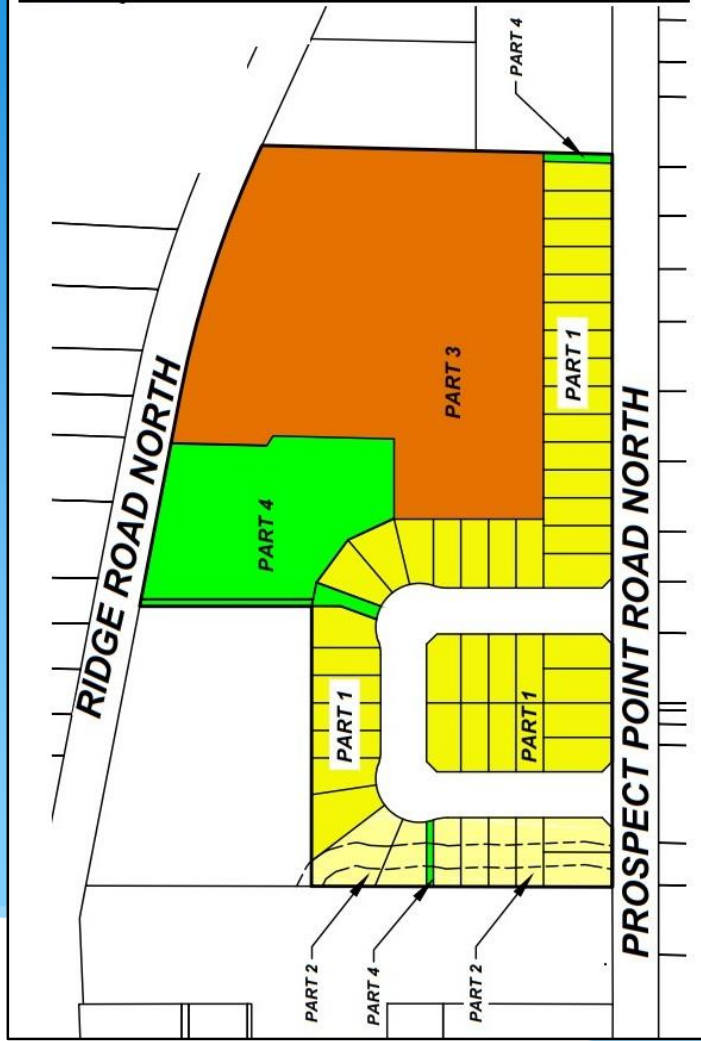
Proposed Official Plan Amendment

Town Files.: OPA (OPA-02-2023) {350302-0167}
 ZBA (ZBA-05-2023) {350309-0567}
 DPS (SUB-01-2023) {350308-0131}
 DPVLC {350303-0040}
 2023-02-12
 Slide 9



Comprehensive Zoning By-law

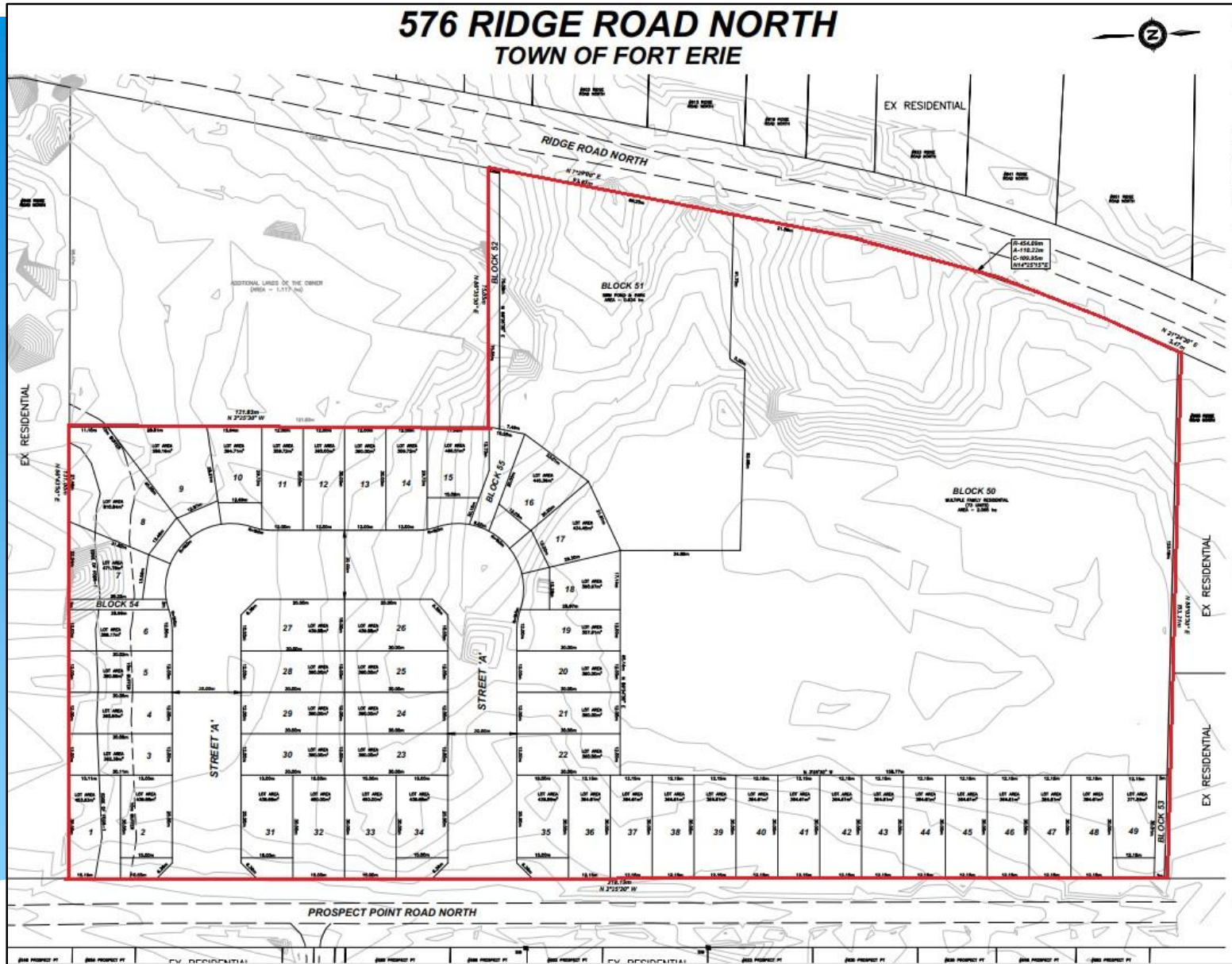
LEGEND	
	PART 1 - From Institutional (I) to Residential 2A (R2A-_) site-specific
	PART 2 - From Institutional (I) to Residential 2A Holding (R2A-_{H}) / Environmental Protection (EP)
	PART 3 - From Institutional (I) to Residential Multiple 1 (RM1-_) site-specific
	PART 4 - From Institutional (I) to Open Space (OS-_) site-specific



Proposed Zoning By-law Amendment

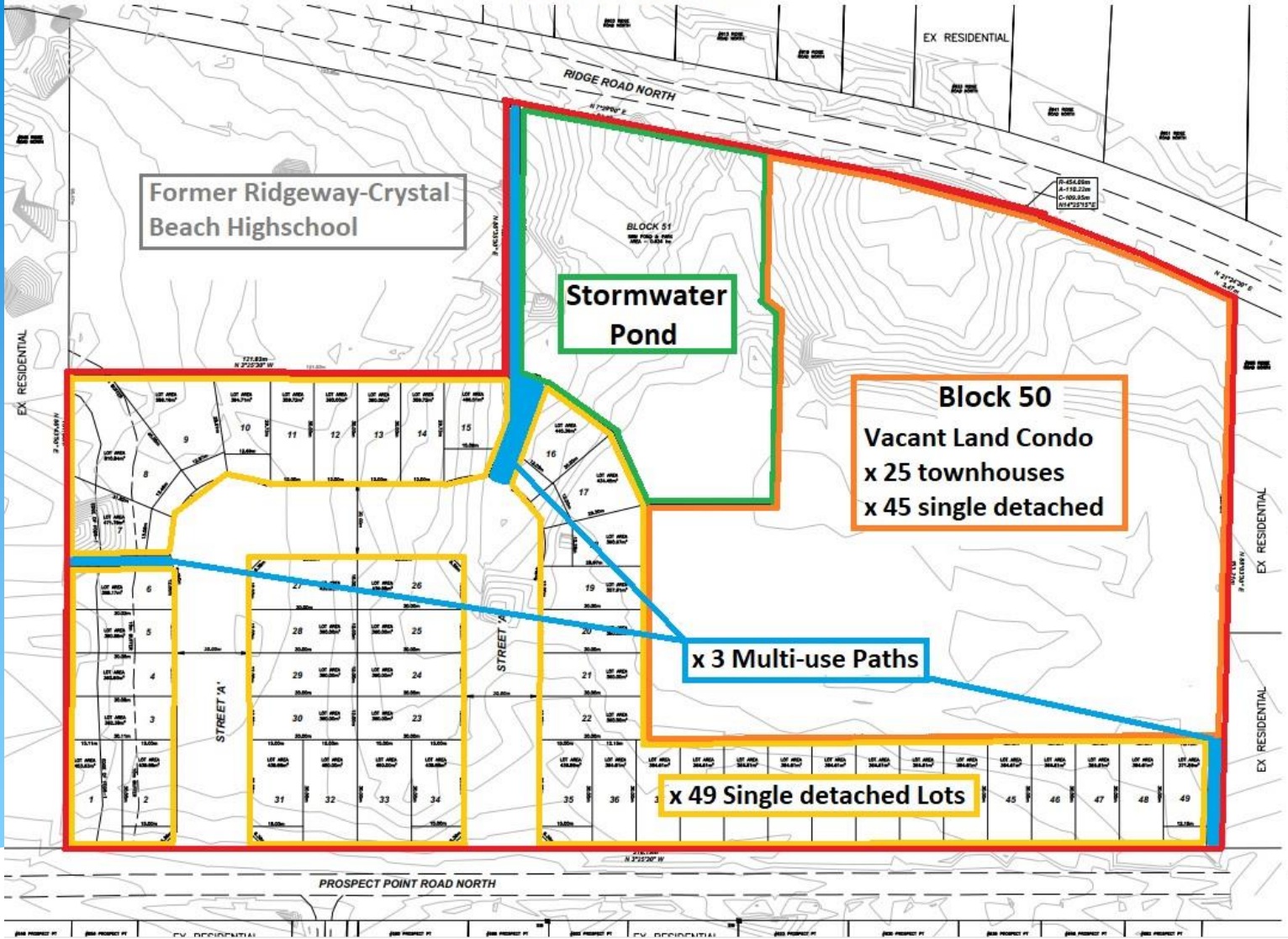
Town Files.: OPA (OPA-02-2023) {350302-0167}
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 2023-02-12
 Slide 11

576 RIDGE ROAD NORTH TOWN OF FORT ERIE



Proposed Draft Plan of Subdivision

576 RIDGE ROAD NORTH TOWN OF FORT ERIE



Proposed Land Uses

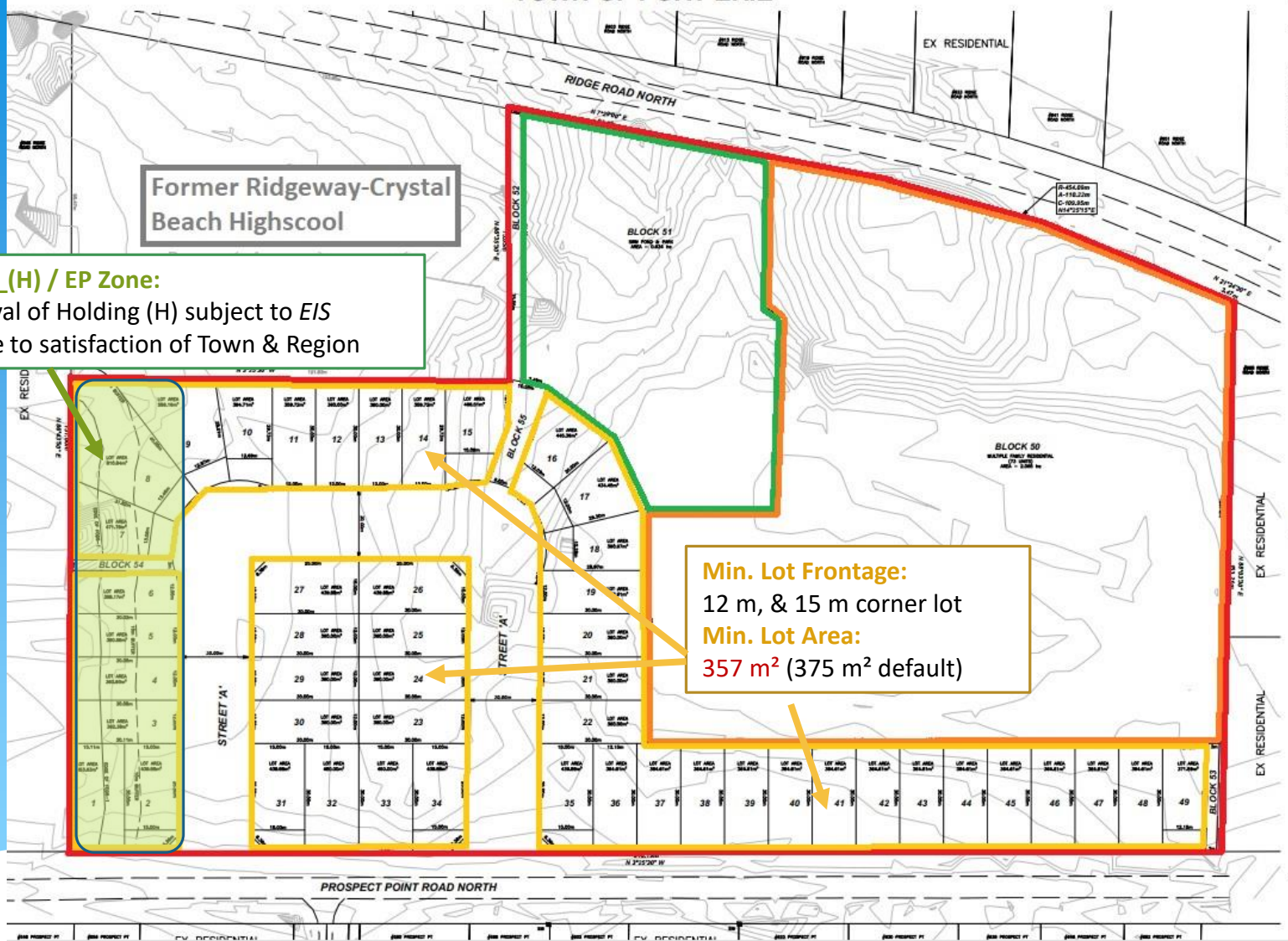
576 RIDGE ROAD NORTH TOWN OF FORT ERIE

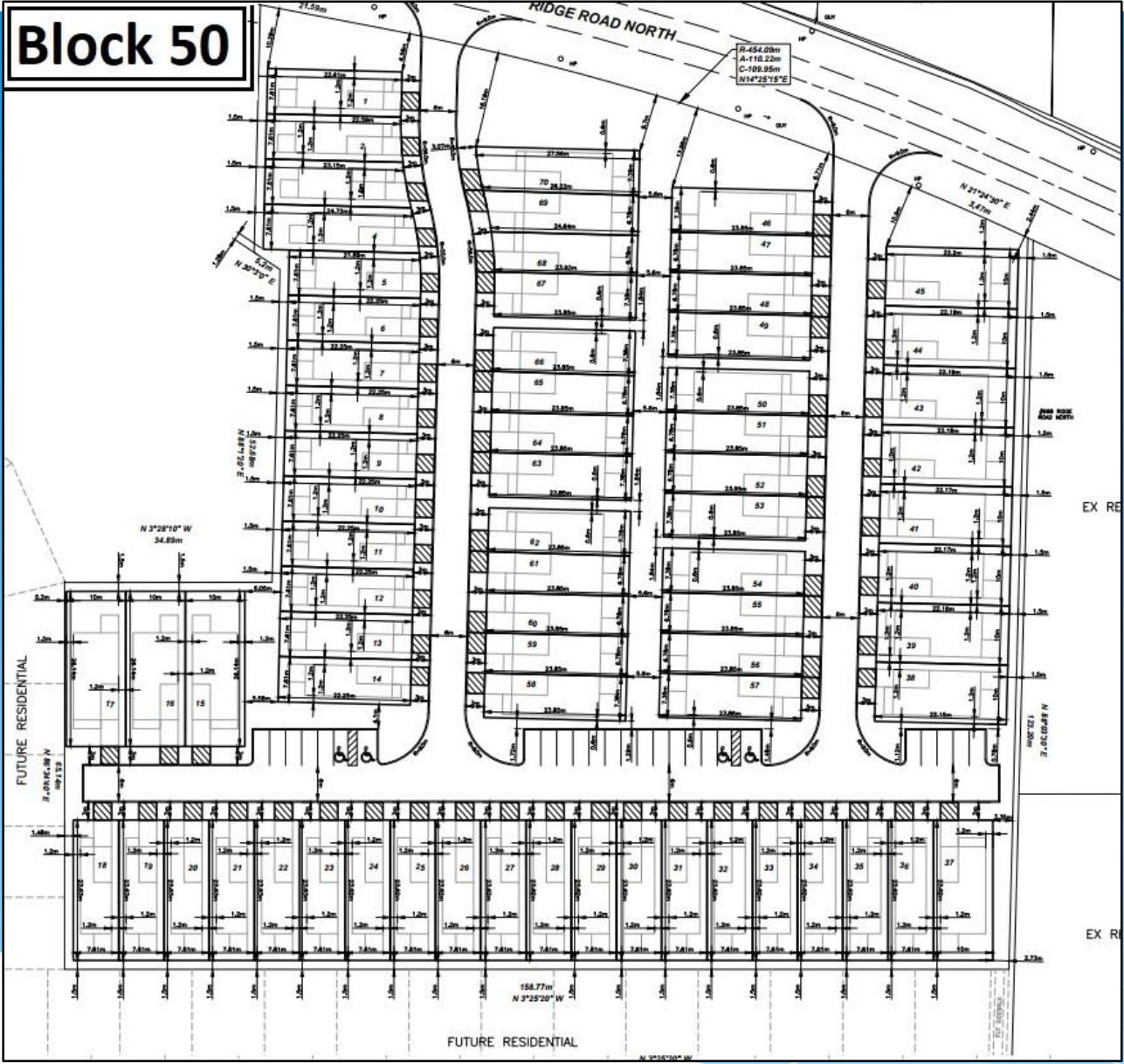


Former Ridgeway-Crystal Beach Highschool

R2A-__(H) / EP Zone:
Removal of Holding (H) subject to EIS update to satisfaction of Town & Region

Min. Lot Frontage:
12 m, & 15 m corner lot
Min. Lot Area:
357 m² (375 m² default)





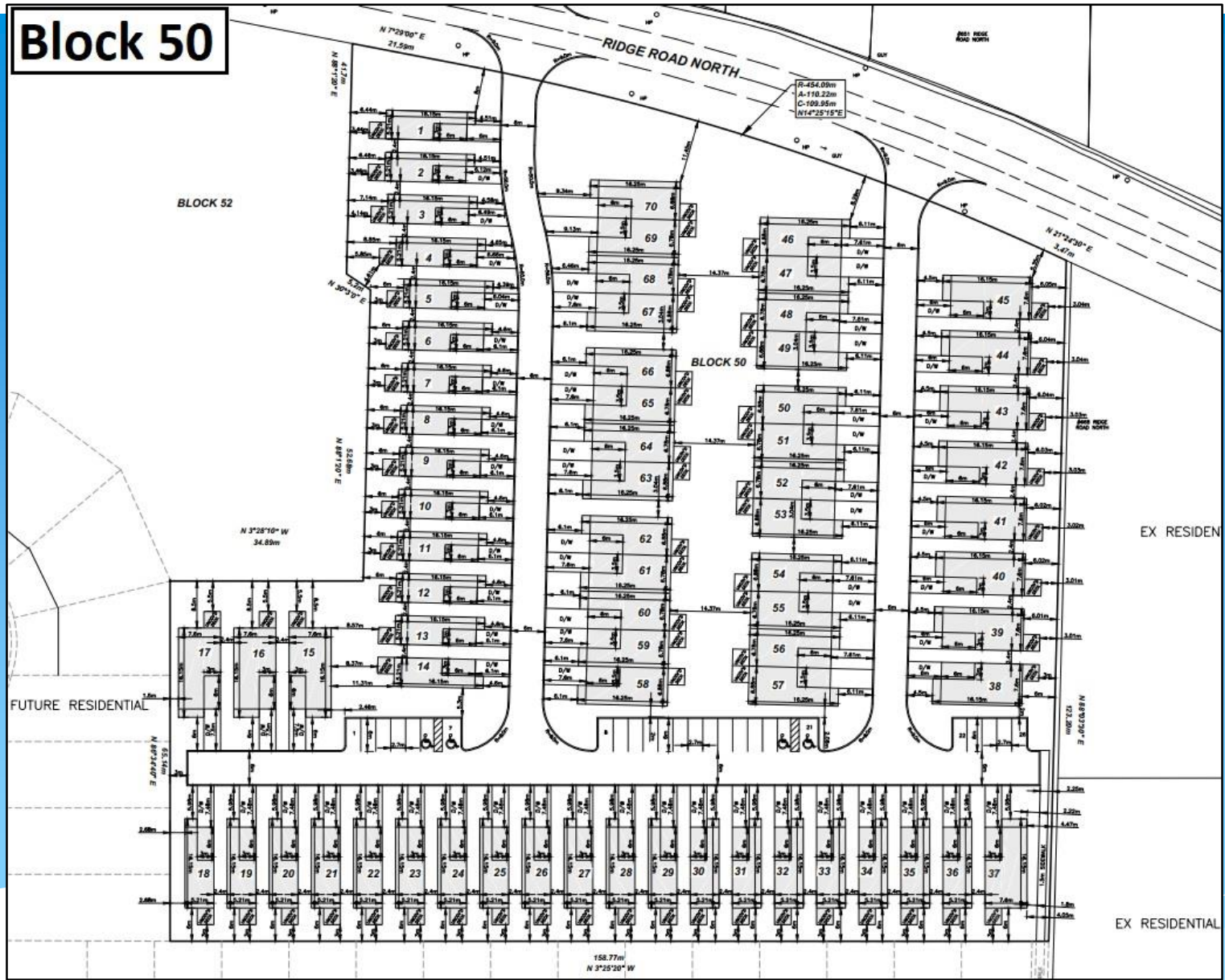
Block 50



Block 50 – Proposed Draft Plan of Vacant Land Condominium

Town Files.: OPA (OPA-02-2023) {350302-0167}
 ZBA (ZBA-05-2023) {350309-0567}
 DPS (SUB-01-2023) {350308-0131}
 DPVLC {350303-0040}
 2023-02-12
 Slide 15

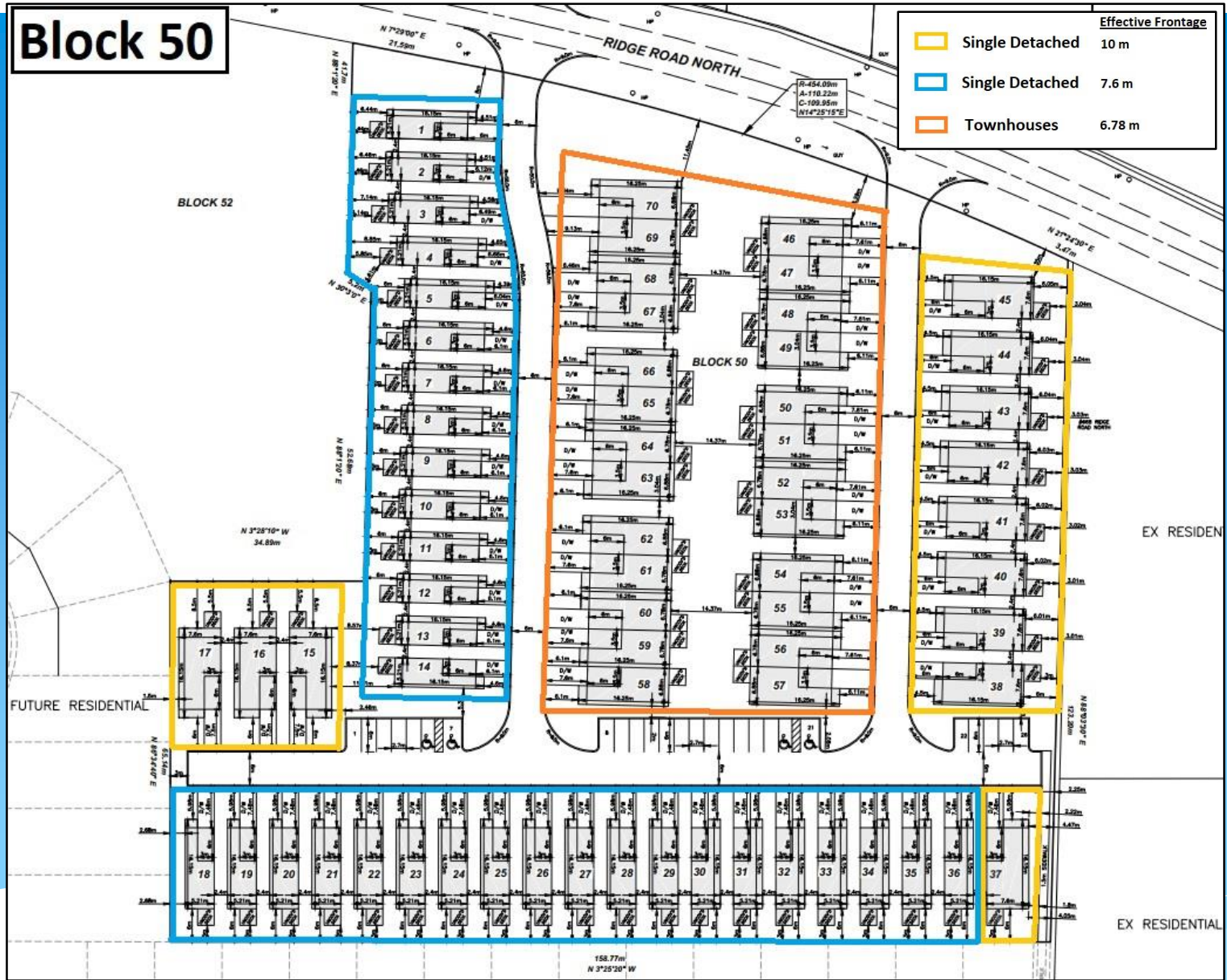
Block 50



Block 50 – Proposed Prelim. Site Plan

Town Files.: OPA (OPA-02-2023) {350302-0167}
 ZBA (ZBA-05-2023) {350309-0567}
 DPS (SUB-01-2023) {350308-0131}
 DPVLC {350303-0040}
 2023-02-12

Block 50



Block 50 – Proposed Prelim. Site Plan

Town Files.: OPA (OPA-02-2023) {350302-0167}
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 DPVLC {350303-0040}
 2023-02-12

Block 50

Planting Strip abutting Res. Zone:

1.5 m (3 m default)

Min. Lot Area:

295 m² / unit (300 m² default)

Min. Landscaped Area:

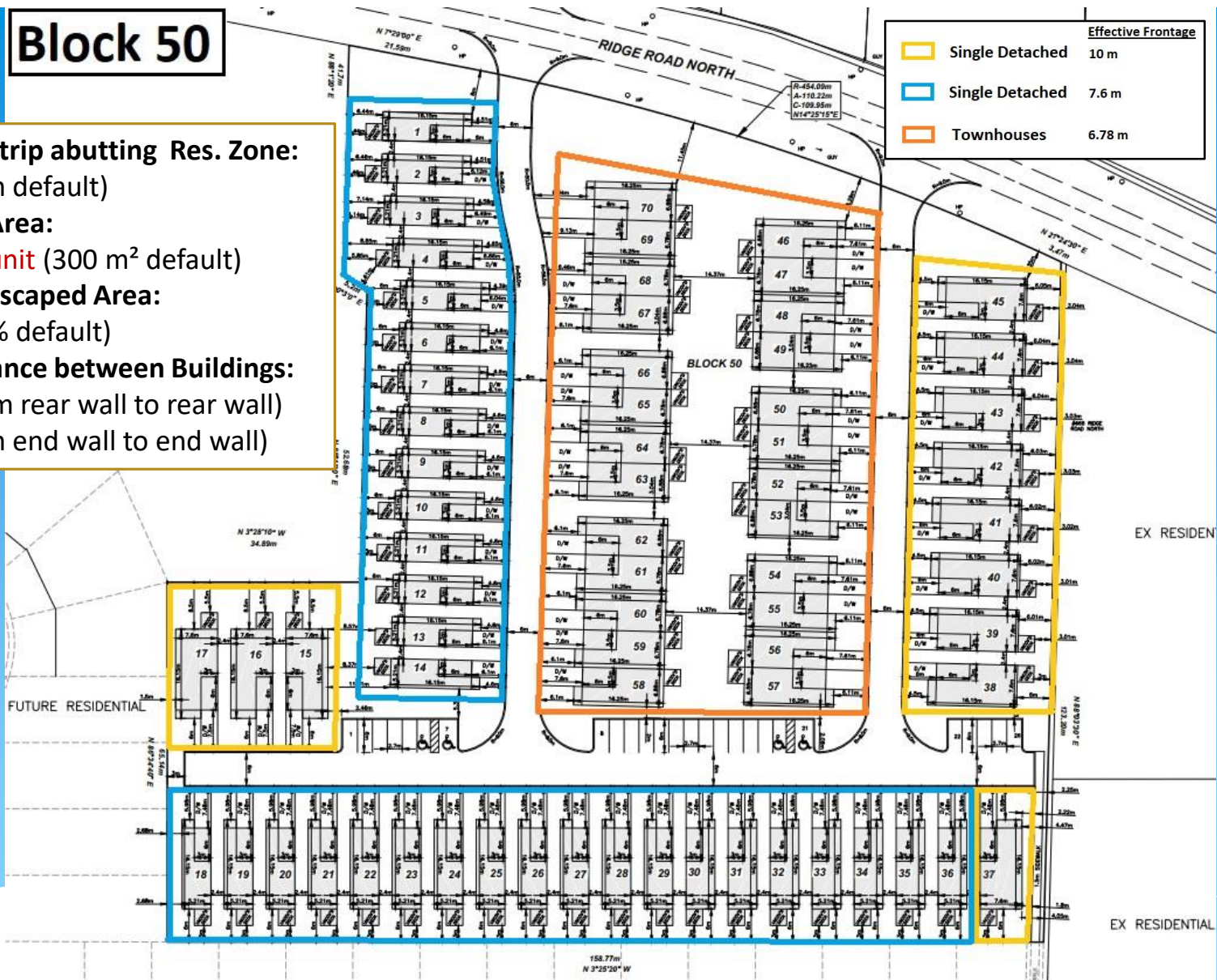
45 % (50 % default)

Min. Distance between Buildings:

12 m (15 m rear wall to rear wall)

2.4 m (3 m end wall to end wall)

	Effective Frontage
Single Detached	10 m
Single Detached	7.6 m
Townhouses	6.78 m



Agency & Town Department Comment Highlights

Niagara Region

- **Local Official Plan Amendment (OPA) not exempt from Regional Council approval**
- **Requesting updated *Environmental Impact Study (EIS) Addendum* re: endangered species**
- **Typical conditions re: archaeological warning clauses, waste collection, & drainage.**

Town Engineering

- **Downstream sanitary capacity issues**
- **Upgrades needed to Ridge Rd N and Prospect Point Rd N frontages (e.g. sidewalks)**

Town Environmental Planning

- **Requesting updated *Environmental Impact Study (EIS) Addendum***

Other

- **Typical comments / conditions / no objections**

Public Comments

Land Use

- **Lack of open space and parkland**
- **Volume of dwelling units is excessive**
- **Will trees be removed?**

Transportation

- **Traffic speeds & congestion will increase.**
- **Vehicles may park on the streets.**
- **Narrow streets will cause issues, collisions, & fatalities with new development.**
- **Will there be sidewalks?**

Drainage & Servicing

- **Ongoing drainage issues along Prospect Point Road North.**
- **Capacity of municipal infrastructure and electric utility system.**

Other

- **Shortage of medical clinics / doctors in area.**
- **Schools are over capacity.**
- **Request for new privacy fence to be installed along north lot line**



Public Meeting 576 Ridge Road North

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