



# Notice of Complete Application and Public Meeting

**Owner:** 2846300 Ontario Inc.  
**Agent:** Upper Canada Consultants (c/o William Heikoop)  
**Location:** 576 Ridge Road North  
**Proposed:** Draft Plan of Subdivision, Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-Law Amendment  
**File Numbers:** OPA (OPA-02-2023) {350302-0167}  
 ZBA (ZBA-05-2023) {350309-0567}  
 DPS (SUB-01-2023) {350308-0131}  
 DPVLC {350303-0040}

**Date:** 12<sup>th</sup> of February, 2024  
**Time:** 6:00 PM  
**Place:** This will be a hybrid meeting. Members of the public may attend the meeting in person at Council Chambers, Town Hall, 1 Municipal Centre Drive OR remotely via Zoom.

	<p><b><u>Location of Subject Lands</u></b></p>
	<p><b><u>Proposal</u></b></p> <p>Applications have been received for a <i>Draft Plan of Subdivision</i> and <i>Draft Plan of Vacant Land Condominium</i> on 576 Ridge Road North. The <i>Draft Plan of Subdivision</i> (attached as <i>Schedule '1'</i>), would create:</p> <ul style="list-style-type: none"> <li>• 49 lots for single detached dwellings,</li> <li>• One (1) block for a private vacant land condominium block consisting of:             <ul style="list-style-type: none"> <li>○ ± 73 dwellings (mix of townhouses and/or single detached).</li> </ul> </li> <li>• One (1) block for stormwater management;</li> <li>• Three (3) blocks for multi-use paths; and</li> <li>• Associated public streets.</li> </ul> <p>Applications have also been received for an <i>Official Plan Amendment</i> and <i>Zoning By-law Amendment</i>.</p> <p>The subject lands are designated <i>Institutional</i> within the <i>Ridgeway-Thunder Bay Secondary Plan</i>. The <i>Official Plan Amendment</i> proposes to redesignate the subject lands to <i>Medium Density / Low Density Residential</i>, and <i>Open Space</i>.</p> <p>The subject lands are zoned <i>Institutional (I)</i> in accordance with the Town's <i>Comprehensive Zoning By-law 129-90</i>, as amended. The <i>Zoning By-law Amendment</i> proposes to rezone the subject lands to various site-specific <i>Residential Multiple 1 (RM1)</i>, <i>Residential 2 (R2)</i>, and <i>Open Space (OS)</i> Zones to facilitate the proposed <i>Draft Plans</i>.</p>

### Have Your Say

Input on the proposed Applications is welcome and encouraged. You can provide input by speaking at the Public Meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

Members of the public can participate in the Council meeting in-person in Council Chambers, or remotely via Zoom (audio/video via web or by telephone). The link for the Zoom meeting will be provided on the Town's website an hour before the Council meeting.

The Town of Fort Erie Council meeting live webcast will be streamed at [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie) or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)).

### Getting More Information

A copy of the *Information Report* will be available to the public by 5:00 PM on **February 7, 2024**. The *Information Report* will be available in the Council agenda portion of the Town's Website: [www.forterie.ca](http://www.forterie.ca) or by contacting Curtis Thompson below.

### Contact Information

**Curtis Thompson,  
Supervisor, Development Approvals  
Planning and Development Services Department  
Town Hall, 1 Municipal Centre Drive  
Fort Erie, Ontario L2A 2S6  
905-871-1600 ext. 2514**

Or by e-mailing your comments to: [cthompson@forterie.ca](mailto:cthompson@forterie.ca)

### Providing your Comments or Requesting Notice of Decision

To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [acarter@forterie.ca](mailto:acarter@forterie.ca)



**HAVE  
YOUR  
SAY**

### Planning Act Legal Notice Requirements

The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a *Recommendation Report* will be prepared for a future Council-in-Committee meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

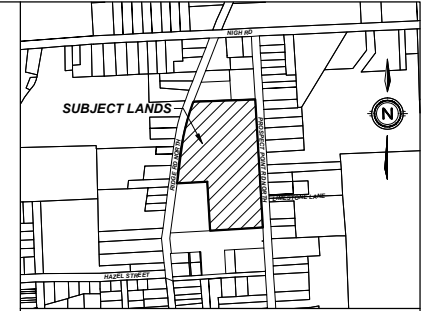
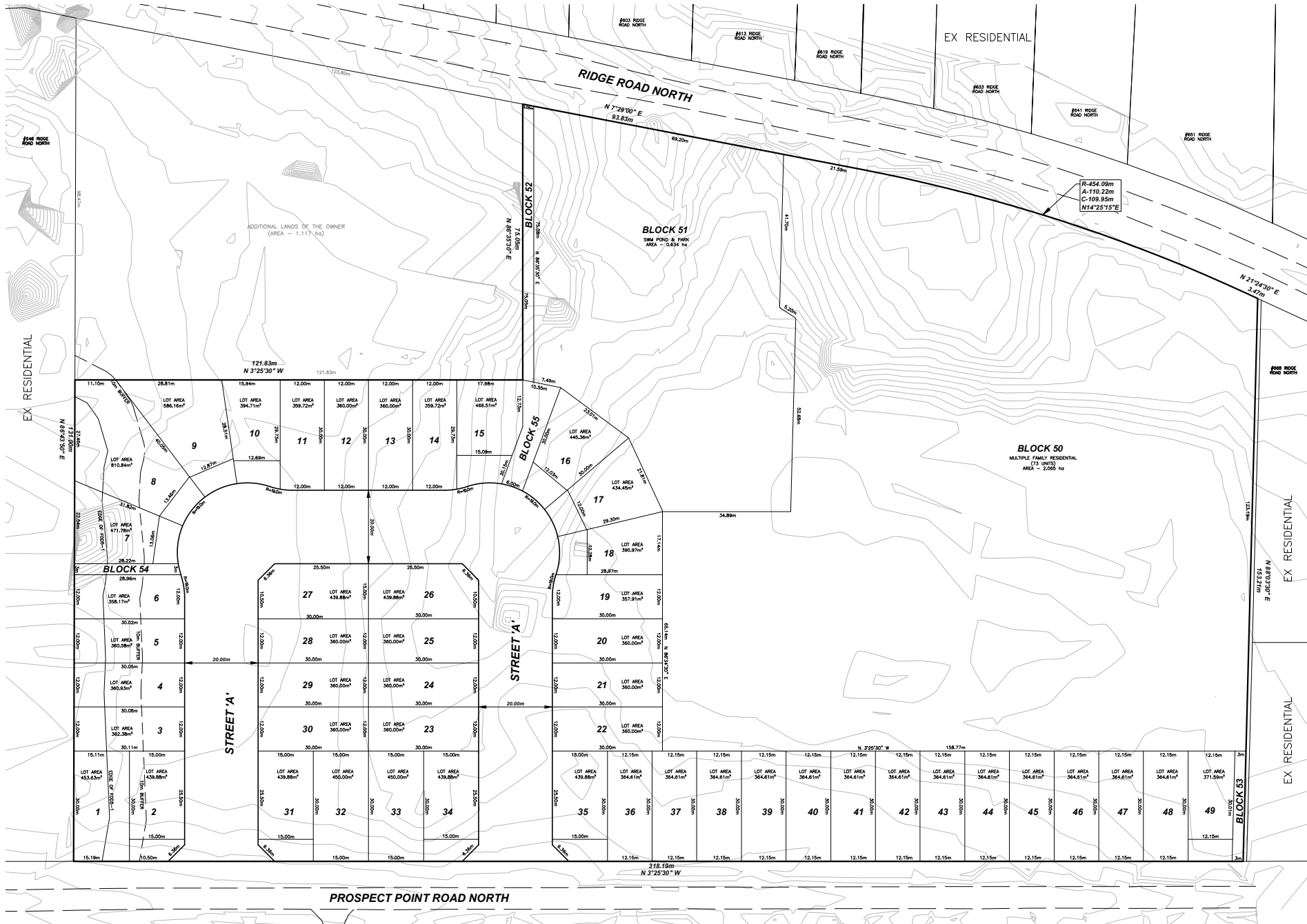
For more information about this matter, including information about appeal rights, please send a letter c/o Ashlea Carter, Deputy Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to [acarter@forterie.ca](mailto:acarter@forterie.ca)

Dated January 22, 2024.



# 576 RIDGE ROAD NORTH

## TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

### DRAFT PLAN OF SUBDIVISION

**LEGAL DESCRIPTION**  
PART OF LOT 23, CONCESSION 2 LAKE ERIE,  
GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN  
THE TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**  
BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION

2846300 ONTARIO INC. MARCH 20, 2023 DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

J.D. BARNES LIMITED July 20, 2023 DATE  
TRACIA PAGE, P.L.S. 20-16-07-01

### REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-49	49	2,019	38.44
MULTIPLE FAMILY RESIDENTIAL	BLOCK 50	73	2,065	39.31
SWM POND / PARK	BLOCK 51		0.634	12.07
3.0m WIDE TRAIL	BLOCK 52-54		0.040	0.76
6.0m WIDE ACCESSWAY	BLOCK 55		0.020	0.38
ROADWAY			0.475	9.04
TOTAL	55	122	5,253	100.00

DEVELOPABLE AREA = 5,253ha  
DEVELOPABLE DENSITY = 23.22 units/ha

ISSUED FOR APPROVAL	DATE	TA
0	2024-01-17	INT
REVISION	DATE	INT



DRAWING TITLE	DRAFTING	TA
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	JANUARY 17, 2024
	PRINTED	JANUARY 17, 2024
	SCALE	1:500
	DWG No.	2152-DP
	REV	0