

## Notice of Public Information Open House (Developer Led)

### Proposed Zoning By-Law Amendment and Draft Plan of Subdivision

**Applications:** ZBA-05-2024 & SUB-04-2024

**Municipal Address:** 2649 Stevensville Road and Unassigned Parcel (2703 020 030 10700), Fort Erie

**Owner:** Howard Wood, Judith Lynn Wood, Susan Ward, and the Estate of Margaret Plyley

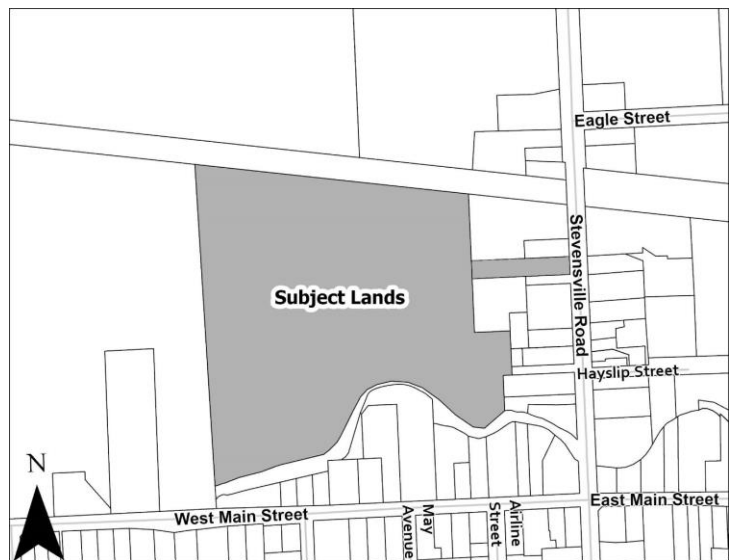
**Agent:** Upper Canada Consultants c/o Joe Tomaino

### Proposal:

An application has been received for a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the construction of 48 detached dwellings and 48 street townhouse dwellings. The proposed Zoning Schedule and Draft Plan of Subdivision are attached for review as Appendix "1".

The subject lands are located in the Stevensville Settlement Area within the Urban Boundary. The unassigned parcel (2703 020 030 10700) is designated "Environmental Protection", "Low Density" and "Medium Density" in the Stevensville Secondary Plan. 2649 Stevensville Road, Fort Erie is designated "Core Mixed Use" and "Medium Density" in the Stevensville Secondary Plan.

The unassigned parcel (2703 020 030 10700) is zoned Environmental Conservation (EC) Overlay Zone, Environmental Protection (EP) Zone, Hazard (H) Zone, Residential 2A (R2A) Zone, site-specific Residential Multiple 1 (RM1-516) Zone and site-specific Residential Multiple 2 (RM2-517) Zone. 2649 Stevensville Road, Fort Erie is zoned Core Mixed Use 5 (CMU5) Zone and site-specific Residential Multiple 1 (RM1-516) Zone.



The application proposes to rezone the subject lands to a site-specific Residential Multiple 1 (RM1-XXX) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone to permit construction of 48 detached dwellings and 48 street townhouse dwellings. The site-specific regulations will increase the maximum lot coverage for a Street Townhouse (exterior unit) from 40% to 45%, reduce the required lot frontage from 12.0 metres and 15.0 metres (corner lot) to 11.6 metres and reduce the minimum required lot area from 375.0 square metres to 325.0 square metres.

**We would like to hear from you:** We invite you to attend an evening Public Information Open House Meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Members of the public can participate in a Public Information Open House meeting in two different ways:

1. Send your comments via mail or email to Devon Morton, Supervisor, Development Approvals ([dmorton@forterie.ca](mailto:dmorton@forterie.ca)) who will provide them to Council; or
2. Participate in the Public Information Open House. The meeting details are as follows:

**Date:** Thursday, October 3, 2024

**Time:** 5:00 P.M - 6.00 PM

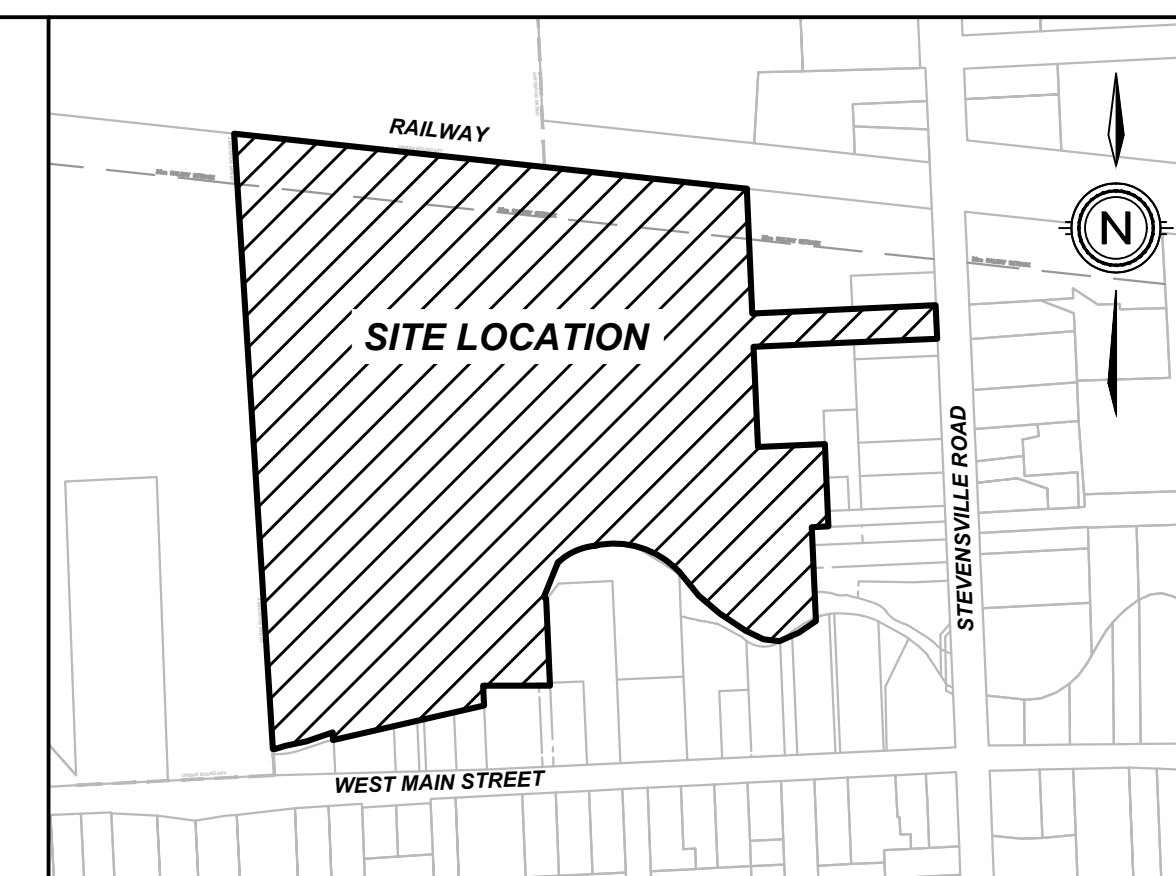
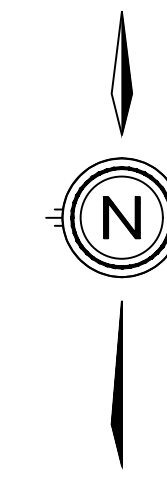
**Location:** Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

A copy of this notice and the conceptual site plan are available for download at the following link:  
<https://www.forterie.ca/en/build-and-invest/public-notices.aspx>

For additional information, please contact:  
Devon Morton, Supervisor, Development Approvals  
at 905-871-1600 ext. 2514 or at [dmorton@forterie.ca](mailto:dmorton@forterie.ca)

# STEVENSVILLE ROAD SUBDIVISION

## TOWN OF FORT ERIE



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

**DRAFT PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION**

BLOCKS C & D, LOT 4 (WEST WIDE OF VICTORIA STREET),  
PART OF BLOCKS E & F, REGISTERED PLAN No. 415  
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 TO THE TOWN OF FORT ERIE FOR APPROVAL.

*Susan Ward* JANUARY 18, 2024 DATE  
 SUSAN WARD  
*Judith Wood* JANUARY 18, 2024 DATE  
 JUDITH WOOD  
*Howard Sterling Wood* JANUARY 18, 2024 DATE  
 HOWARD STERLING WOOD  
*Margaret Plyley* JANUARY 18, 2024 DATE  
 ESTATE OF MARGARET PLYLEY  
 (SUSAN WARD & JUDITH WOOD)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

*Alan Heywood* Sept 14, 2023 DATE  
 J.D. BARNES LIMITED, ALLAN HEYWOOD, O.L.S.  
 (File 23-16-185)

**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**

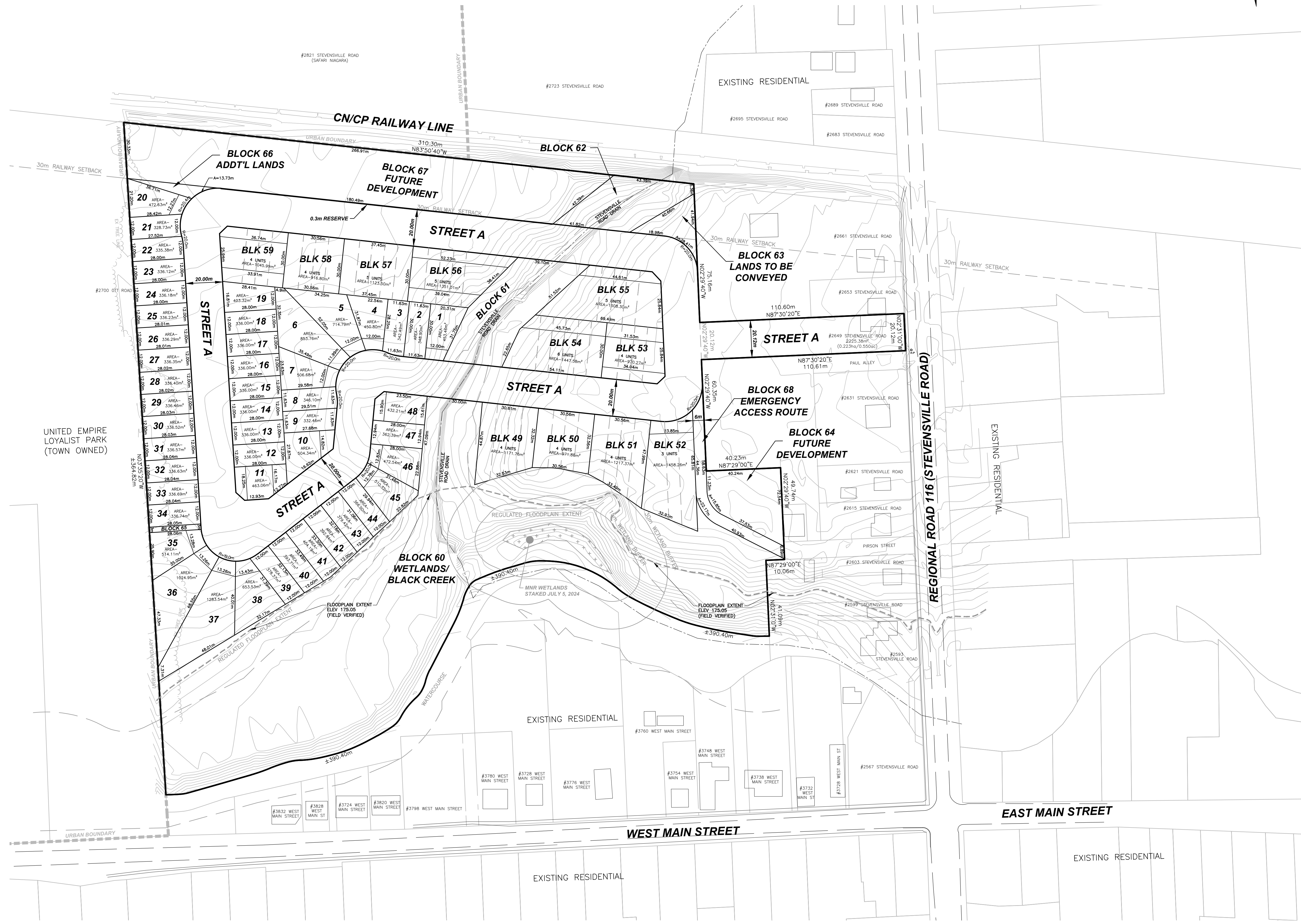
	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-48	48	2.081	22.87
STREET TOWNS	BLOCK 49-59	48	1.334	14.66
WETLANDS/DRAINAGE CREEK	BLOCK 60-62		2.800	30.77
LANDS TO BE CONVEYED AND MERGED WITH ADJACENT LANDS	BLOCK 63		0.050	0.55
FUTURE DEVELOPMENT	BLOCK 64		0.124	1.36
3.0m TRAIL CONNECTION	BLOCK 65		0.008	0.09
ADDITIONAL LANDS OF OWNER	BLOCK 66		0.016	0.17
30m RAILWAY BUFFER	BLOCK 67		0.744	8.18
6.0m EMERGENCY ACCESS	BLOCK 68		0.065	0.71
			1.876	20.64
R.O.W.				
<b>TOTAL</b>		<b>96</b>	<b>9.098</b>	<b>100.00</b>

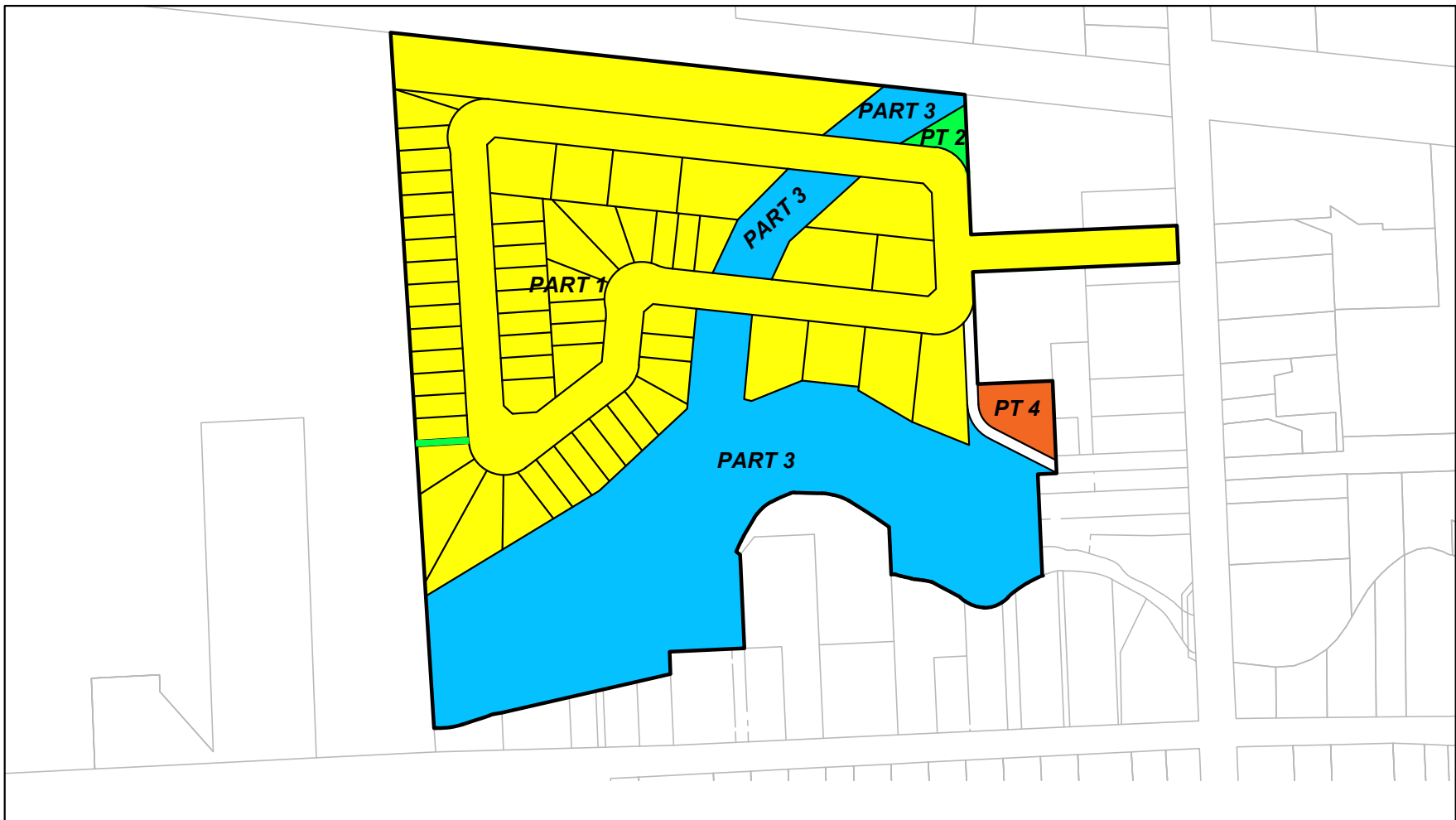
DEVELOPABLE AREA = 5.380 ha (EXCL BLOCK 60-64, 67)  
 DEVELOPABLE DENSITY = 17.84 units/ha

ISSUED FOR APPROVAL	DATE	INITIALS
0	2024-10-01	TA
REVISION	DATE	INITIALS



<b>DRAFT PLAN OF SUBDIVISION</b>	DRAWING TITLE	DRAFTING	TA
		DATE	OCTOBER 1, 2024
		PRINTED	OCTOBER 1, 2024
		SCALE	1:1000
	DWG No.	21199-DP	REV
			0





**LEGEND**

- PART 1 -** FROM RESIDENTIAL 2 (R2A), RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-516), ENVIRONMENTAL CONSERVATION (EC) & CORE MIXED USE 5 (CMU5) TO RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-XX)
  
- PART 2 -** FROM RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-516), ENVIRONMENTAL CONSERVATION (EC) & RESIDENTIAL MULTIPLE 2 SITE SPECIFIC (RM2-517) TO OPEN SPACE (OS)
  
- PART 3 -** FROM HAZARD (H), ENVIRONMENTAL PROTECTION (EP), ENVIRONMENTAL CONSERVATION (EC), RESIDENTIAL 2 (R2A) & RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-516) TO ENVIRONMENTALLY PROTECTED AREA (EP)
  
- PART 4 -** FROM RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-516), ENVIRONMENTAL CONSERVATION (EC) & RESIDENTIAL MULTIPLE 2 SITE SPECIFIC (RM2-517) TO NEIGHBOURHOOD DEVELOPMENT (ND)

**STEVENSVILLE ROAD SUBDIVISION  
SCHEDULE 'A' TO ZONING  
BY-LAW AMENDMENT No. \_\_\_\_\_**

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