





# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner – Jeff Davis (Crystal Ridge Homes)  
Agent – Eric Potts (Quartek Group Inc.)  
3458 Black Creek Road**

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

*APPLICATION 350309-0559 and 350308-0130*

**DATE: October 2, 2023**  
**TIME: 6:00 PM**  
**PLACE: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.**

|   |   |
|---|---|
|  | <p><b><u>LOCATION OF SUBJECT LANDS</u></b></p>   |
|  | <p><b>WHAT WILL THIS AMENDMENT CHANGE:</b></p> <p>An application has been received for a Draft Plan of Subdivision for the lands known as 3458 Black Creek Road to create six (6) lots for street townhouse dwellings and two (2) lots for a semi-detached dwelling. The Draft Plan of Subdivision is attached as Schedule 1, and a conceptual Site Plan is attached as Schedule 2.</p> <p>Applications have also been received for a Zoning By-law Amendment.</p> <p>The subject lands is designated Low Density Residential in the Town’s Official Plan in the Douglastown-Black Creek Secondary Plan. The subject lands are zoned Residential 1 (R1) Zone in accordance with the Town’s Comprehensive Zoning By-law 129-90, as amended. The Zoning By-law Amendment proposes to rezone the subject lands to Residential Multiple 1 (RM1) Zone to permit street townhouse and semi-detached dwellings. The site-specific zoning provisions propose to reduce the minimum width of a planting strip.</p> |
|  | <p><b><u>HAVE YOUR SAY</u></b></p> <p>Input on the proposed Zoning By-law Amendment 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.</p> <p>Residents can participate in the Council meeting <u>in person</u> in Council Chambers, <u>OR</u></p>  |

virtually 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 **September 27, 2023**. 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 Samantha Yeung, Junior Development Planner.

#### **CONTACT INFORMATION**

**Samantha Yeung, Junior Development Planner**  
**Planning and Development Services Department**  
**Town Hall, 1 Municipal Centre Drive**  
**Fort Erie, Ontario L2A 2S6**  
**905-871-1600 ext. 2528**  
Or by e-mailing your comments to: [syeung@forterie.ca](mailto:syeung@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)

#### **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.

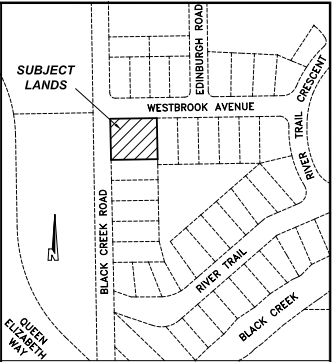
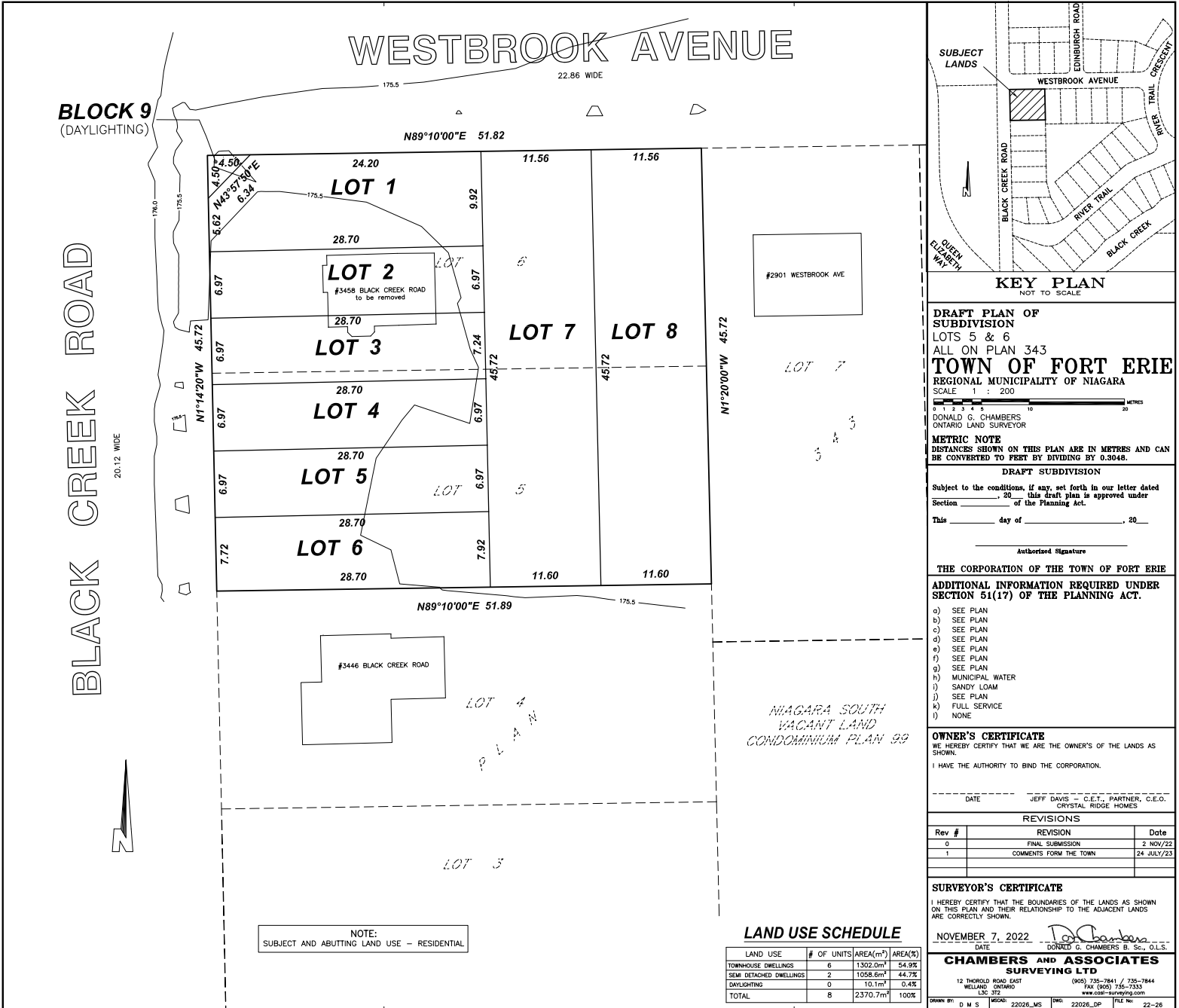
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of 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)

Notice dated September 12, 2023.



# SCHEDULE 1



**DRAFT PLAN OF SUBDIVISION**  
LOTS 5 & 6  
ALL ON PLAN 343  
**TOWN OF FORT ERIE**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 200

0 1 2 3 4 5 10 20 METRES

DONALD G. CHAMBERS  
ONTARIO LAND SURVEYOR

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

**DRAFT SUBDIVISION**  
Subject to the conditions, if any, set forth in our letter dated Section \_\_\_\_\_, 20\_\_\_\_ this draft plan is approved under Section \_\_\_\_\_ of the Planning Act.  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Authorized Signature

THE CORPORATION OF THE TOWN OF FORT ERIE

**ADDITIONAL INFORMATION REQUIRED UNDER 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) SANDY LOAM
- j) SEE PLAN
- k) FULL SERVICE
- l) NONE

**OWNER'S CERTIFICATE**  
WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE LANDS AS SHOWN.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

DATE \_\_\_\_\_ JEFF DAVIS - C.E.T., PARTNER, C.E.O.  
CRYSTAL RIDGE HOMES

**REVISIONS**

| Rev # | REVISION               | Date       |
|-------|------------------------|------------|
| 0     | FINAL SUBMISSION       | 2 NOV/22   |
| 1     | COMMENTS FROM THE TOWN | 24 JULY/23 |

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

NOVEMBER 7, 2022  
DATE \_\_\_\_\_ DONALD G. CHAMBERS B. Sc., O.L.S.

**CHAMBERS AND ASSOCIATES SURVEYING LTD**  
12 THOROLD ROAD EAST  
WELLAND (ONTARIO)  
L3C 3T2  
(905) 736-7841 / 735-7844  
FAX (905) 735-7333  
www.cbas-surveying.com

**LAND USE SCHEDULE**

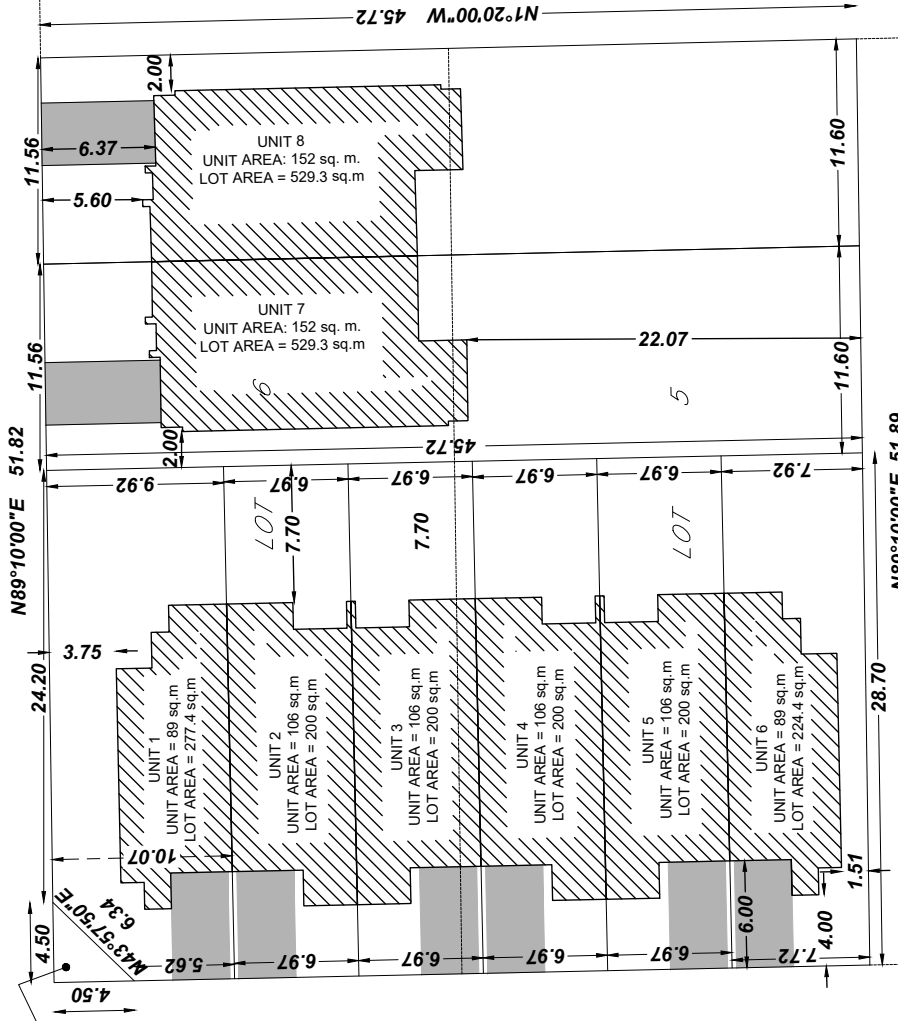
| LAND USE              | # OF UNITS | AREA(m <sup>2</sup> ) | AREA(%) |
|-----------------------|------------|-----------------------|---------|
| TOWNHOUSE DWELLINGS   | 6          | 1302.0m <sup>2</sup>  | 54.9%   |
| SM DETACHED DWELLINGS | 2          | 1058.6m <sup>2</sup>  | 44.7%   |
| DAYLIGHTING           | 0          | 10.1m <sup>2</sup>    | 0.4%    |
| TOTAL                 | 8          | 2370.7m <sup>2</sup>  | 100%    |

# SCHEDULE 2

WESTBROOK AVENUE

BLACK CREEK ROAD

DAYLIGHTING



NIAGARA SOUTH  
VACANT LAND  
CONDOMINIUM PLAN 99

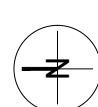
Concept Plan

1

| ADDRESS           |                                       |
|-------------------|---------------------------------------|
| CIVIC ADDRESS     | 3458 Black Creek Road, Fort Erie      |
| LEGAL DESCRIPTION | PLAN 10 LOT 5 AND 6 TOWN OF FORT ERIE |

| ZONING SUMMARY - TOWNHOUSES                        |  |  |
|--|--|--|
| ZONING   | REQUIRED   | PROVIDED   |
| LOT SIZE (HA.)                                     | Proposed Amendment to RM1                        | 0.23707 sq. m. total                               |
| MINIMUM LOT FRONTAGE                               | 6m or 10.07m at 7.5m for corner                  | 6.97m or 10.07m at 7.5m for corner                 |
| MINIMUM LOT AREA                                   | 200 sq. m. or 270 sq. m. for corner              | 200 sq. m. or 277 sq. m. for corner                |
| MINIMUM FRONT YARD                                 | 6 m to rear of dwelling                          | 6 m to rear of dwelling                            |
| MINIMUM INTERIOR SIDE YARD                         | 1.5 m  | 1.5 m  |
| MINIMUM EXTERIOR SIDE YARD                         | 3 m  | 3.75 m   |
| MINIMUM REAR YARD                                  | 6 m  | 7.7 m  |
| MAXIMUM LOT COVERAGE                               | 40% for exterior units<br>50% for interior units | 39.7% for exterior units<br>50% for interior units |
| MAXIMUM HEIGHT                                     | 3 storeys or 12 metres                           | 2 storeys  |
| MINIMUM LANDSCAPE AREA                             | 25%  | 37.40%   |
| MAXIMUM ATTACHED UNITS                             | 8  | 6  |
| MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT | 9 m between an end wall and rear wall            | 9.7 metres   |
| MAXIMUM UNIT DENSITY                               | 35 units / ha                                    | 33.7 units / ha                                    |
| MINIMUM PLANTING STRIP                             | 4.5 m to a street / 3m to a lot line             | 3.75 m to a street / 1.5 m to a lot line           |

| ZONING SUMMARY - SEMI-DETACHED DWELLINGS |  |                                     |
|--|--|-------------------------------------|
| ZONING                                   | REQUIRED   | PROVIDED                            |
| LOT SIZE (HA.)                           | Proposed Amendment to RM1                        | 0.23707 sq. m. total                |
| MINIMUM LOT FRONTAGE                     | 9.5 m  | 11.56 m                             |
| MINIMUM LOT AREA                         | 305 sq. m.                                       | 529.29 sq. m.                       |
| MINIMUM FRONT YARD                       | 6 m to garage or 3 m to rest of dwelling         | 6.4m to garage<br>5.6 m to dwelling |
| MINIMUM INTERIOR SIDE YARD               | 1.7 m  | 2 m                                 |
| MINIMUM REAR YARD                        | 6 m  | 22 m                                |
| MAXIMUM LOT COVERAGE                     | 40% for exterior units<br>60% for interior units | 28.70%                              |
| MAXIMUM HEIGHT                           | 2.5 storeys or 8 metres                          | 2 storeys                           |



PRELIMINARY  
30 JUNE 2023

Quartek  
Architects  
Project Managers  
100 West Beaver Creek Road  
Burlington, Ontario L7R 4A6  
www.quartek.ca

3458 BLACK CREEK  
MULTIRESIDENTIAL

3458 BLACK CREEK ROAD FORT ERIE

SITE PLAN

|      |              |
|------|--------------|
| DATE | 1:175        |
| DATE | 24 July 2023 |
| DATE | 22/138       |
| DATE | A            |

22/138-CP1