



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
LOCATION: 92 ADELAIDE STREET
OWNER: NIAGARA PINES DEVELOPMENTS LTD.
AGENT: UPPER CANADA CONSULTANTS (CRAIG ROHE)**

PROPOSAL:

A Zoning By-law Amendment application has been submitted for 92 Adelaide Street. The application is proposing to rezone the property to permit creation of three new parcels via a future Consent application. One of the parcels is intended for future construction of a block of five townhouses. The other two parcels are intended for future construction of two single detached dwellings. The existing single detached dwelling on the property will be removed. A preliminary site plan is attached for review as Schedule "1" to this notice.

The lands are located within the Urban Area and are currently designated Urban Residential in the Town's Official Plan. The Urban Residential land use designation permits use of the land for townhouses and single detached dwellings. The lands are currently zoned Residential 2 (R2) Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-1990. A Zoning By-law Amendment is requested to permit the proposed townhouse dwellings and to allow for the application of the R2A Zone regulations for the proposed single detached dwellings.

The zoning is proposed to change from Residential 2 (R2) Zone to a site-specific Residential Multiple 1 (RM1) Zone. A special provision is requested to permit a reduced planting strip width along a street (Dominion Road).

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. Details for Public Information Open House Meeting are as follows:

Date: Wednesday, December 14, 2022

Time: 5:00 P.M - 6.00 PM

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

For additional information, please contact:
Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca

