



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE  
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
LOCATION: 214 COURTWRIGHT STREET  
OWNER: 2550663 ONTARIO INC. (GREG WALKER)  
AGENT: NPG PLANNING SOLUTIONS (JEREMY TRAN)**

**PROPOSAL:**

A Combined Official Plan and Zoning By-law amendment is requested to bring an existing non-conforming two storey apartment building into conformity with the Bridgeburg Secondary Plan/Town Official Plan and the Zoning By-law. A preliminary site plan is attached as Schedule '1' for reference. The existing building has five dwelling units and a home occupation (a barber shop).

The land use designation of the subject property is proposed to change from Policy Area 4 - Bridgeburg Core Mixed-Use Area to a Site Specific Policy Area (SSPA) that permits stand-alone residential use of the property. An Official Plan Amendment is required as the current Policy Area 4 - Bridgeburg Core Mixed-Use Area designation does not permit stand-alone residential uses and also does not permit residential dwellings on the ground floor.

The subject property is currently zoned General Commercial (C2-418) Zone. The zoning is proposed to change to a site-specific Residential Multiple 2 (RM2) Zone that permits a residential apartment building. Further, the proposed RM2 zoning will contain special provisions to permit the existing setbacks, building footprint, a reduced number of parking spaces and the location and dimensions of the parking spaces on site.

**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 are as follows:

**Date: Wednesday, February 8, 2023**

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

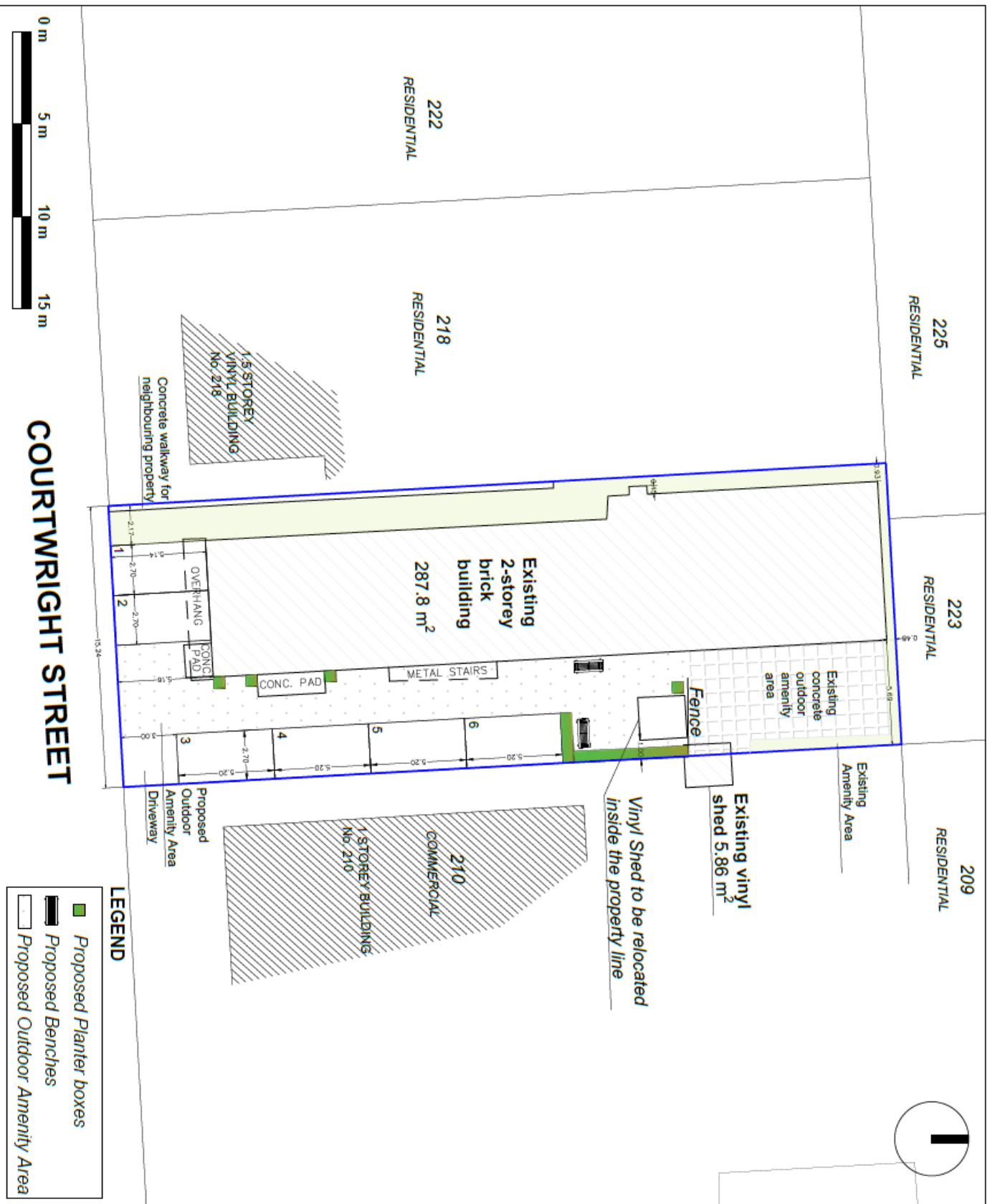
**Location: Atrium, Town Hall, 1 Municipal Centre Drive, Town of Fort Erie**

Dated at the Town of Fort Erie this 25th day of January, 2023.

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



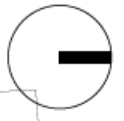
# SCHEDULE 1



**COURTWRIGHT STREET**

**LEGEND**

- Proposed Planter boxes
- Proposed Benches
- Proposed Outdoor Amenity Area



**SITE STATISTICS**

|                          |                                                                             |
|--------------------------|-----------------------------------------------------------------------------|
| Lot Area                 | 842.21 m <sup>2</sup>                                                       |
| No. of Residential Units | 5                                                                           |
| Building footprint       | Main building 287.8 m <sup>2</sup><br>Accessory building 5.8 m <sup>2</sup> |
| Lot Coverage             | 45.73 %                                                                     |
| Density                  | 77.86 upts                                                                  |
| Landscaped open space    | 199.9 m <sup>2</sup>                                                        |
| Home occupation area     | 8.19 m <sup>2</sup>                                                         |

**REVISIONS**

| NO. | DATE       | REVISION                | BY |
|-----|------------|-------------------------|----|
| 1   | 2022-09-23 | FOR DISCUSSION          | AM |
| 2   | 2022-10-28 | FOR ZBA OPA APPLICATION | AM |

**CONCEPTUAL SITE PLAN & LANDSCAPE PLAN**

Zoning By-law Amendment Application & Official Plan Amendment Application  
 214 Courtwright Street, Fort Erie  
 Pre: Qing Vahler      Scale: As shown  
 Drawing No.: N2022011.1      Date: August 23, 2022

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