

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED DRAFT PLAN OF SUBDIVISION,
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
LOCATION: 1211, 1225 and 1237 Pettit Road
OWNER: Marina (Pettit Road) Developments Inc.
AGENT: NPG Planning Solutions (Lichheng Lim)**

PROPOSAL:

An application has been received for a Draft Plan of Subdivision for 1211, 1225 and 1237 Pettit Road to create 31 blocks for five (5) single-detached dwellings, eight (8) semi-detached dwellings, and 87 townhouse dwellings. The Draft Plan of Subdivision is attached as Schedule 1.

Applications have also been received for an Official Plan Amendment and Zoning By-law Amendment.

The subject lands are located within the urban area and are designated Low-Density Residential and Environmental Conservation Area (Overlay) in the Spears-High Pointe Secondary Plan. The Official Plan Amendment application proposes to redesignate the subject lands to Medium-Density Residential with a site-specific policy area to permit low-density development in the Medium Density Residential designation and an increase in density.

The subject lands are zoned Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay 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 with a site-specific provision to permit street townhouse dwellings. The site-specific zoning provisions pertain to the various housing types and address the minimum lot frontage, minimum unit frontage, minimum lot area, and maximum lot coverage.

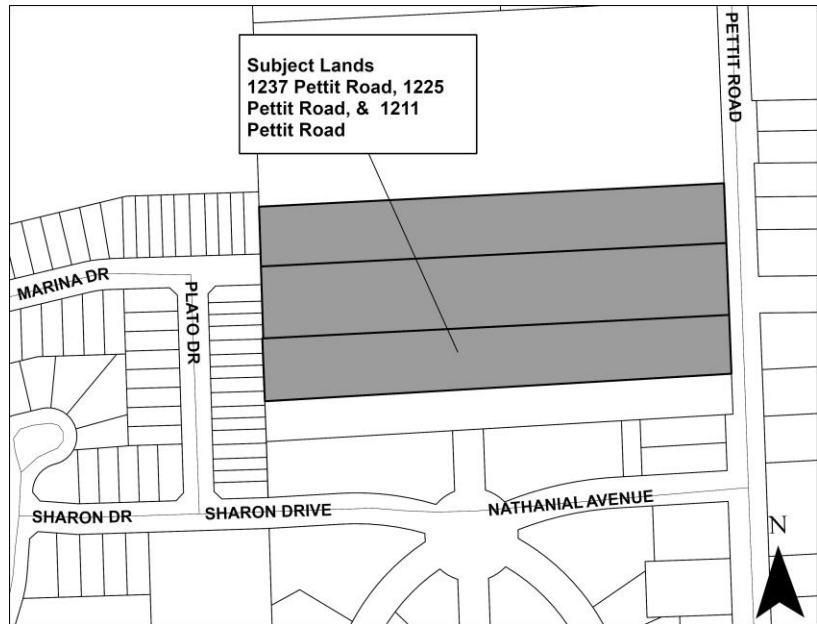
We would like to hear from you: We invite you to attend an evening Public Information Open House Meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Members of the public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

1. Send your comments via mail or email to Samantha Yeung, Junior Development Planner (syeung@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 19, 2023

Time: 5:00 P.M - 6.00 PM

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

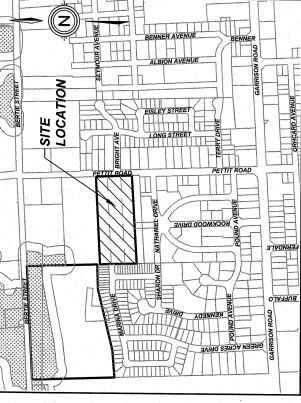


A copy of this notice and the Site Plan are available for download at the following link:
<https://www2.forterie.ca/resource/planningApplications.xsp>

For additional information, please contact:
Samantha Yeung, Junior Development Planner
at 905-871-1600 ext. 2528 or at syeung@forterie.ca

Schedule 1

HIGH POINTE EAST FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOT 2, CONCESSION 5 NIAGARA RIVER, GEORGIAN TOWNSHIP OF BERTIE REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT TO THE TOWN OF FORT ERIE FOR APPROVAL

David ...
April 13, 2023
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND CORRECTLY SHOWN

ROY KIRBY
April 13, 2023
DATE

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) SEE PLAN
- j) CLAY LUM
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

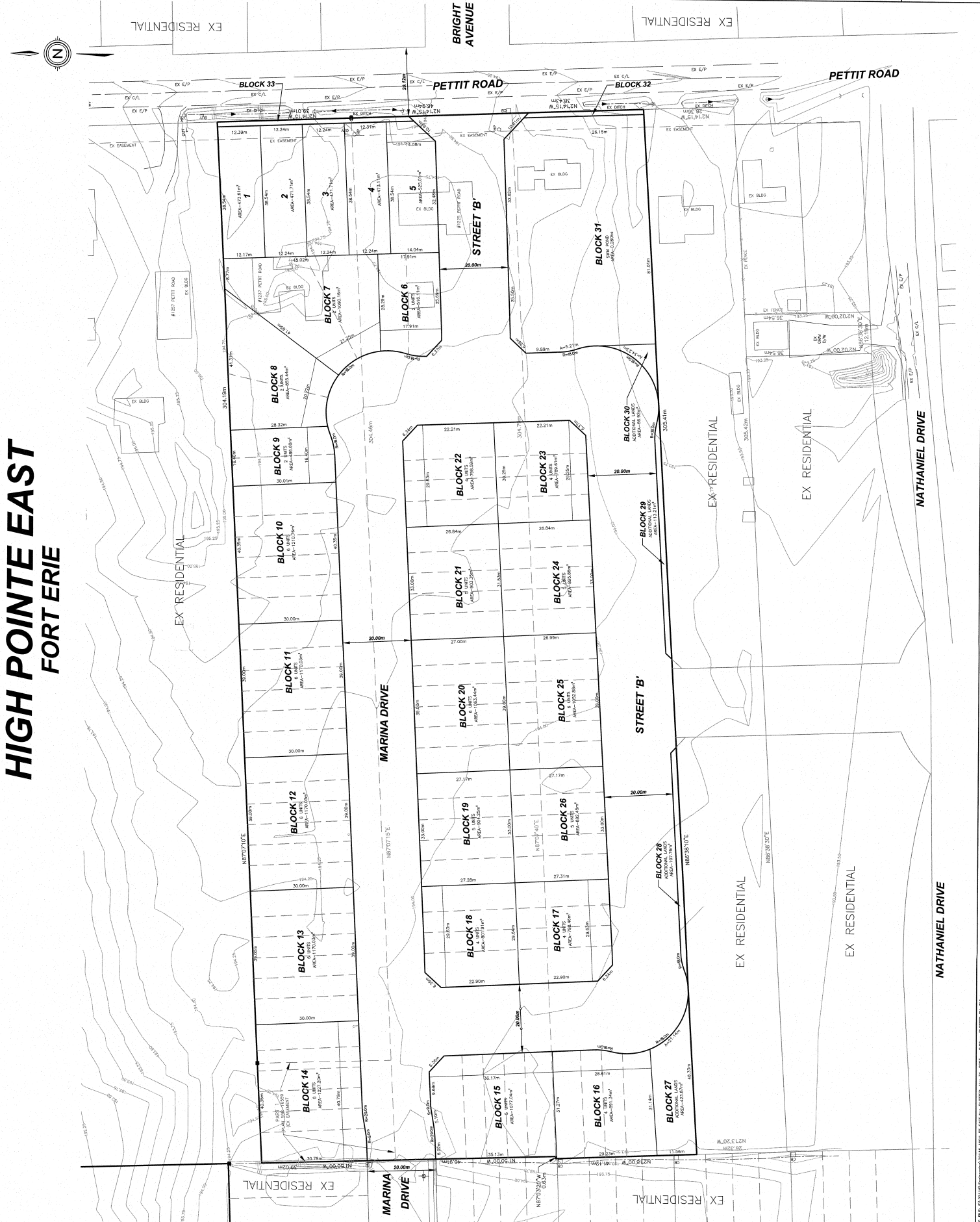
| LAND USE | LOT/BLOCK | # OF UNITS | AREA(m ²) | AREA(%) |
|---------------------------|-----------|------------|-----------------------|---------------|
| SINGLE FAMILY RESIDENTIAL | 1-5 | 5 | 0.241 | 6.29 |
| SEMI-DETACHED RESIDENTIAL | 6-9 | 8 | 0.295 | 7.70 |
| STREET LIGHTS | 10 | 1 | 0.002 | 0.05 |
| ADDITIONAL LANDS | 22-30 | 87 | 0.922 | 23.83 |
| STORMWATER MGMT FACILITY | 31 | 1 | 0.280 | 7.31 |
| 1.45m ROAD WIDENING | 32-33 | 2 | 0.013 | 0.35 |
| ROADWAY | | | 1.247 | 32.67 |
| TOTAL | | 100 | 3.829 | 100.00 |

DEVELOPABLE AREA = 3,829ha
DEVELOPABLE DENSITY = 26.12 units/ha

| ISSUED FOR REVIEW | REVISION | DATE | INT |
|-------------------|----------|------------|-----|
| 0 | | 2023-03-31 | TA |

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE: DRAFT PLAN OF SUBDIVISION
DATE: MARCH 31, 2023
PRINTED: MARCH 31, 2023
SCALE: 1:500
DWG No.: 22116-DP
REV: 0



DATE PLO: 18/03/2023 11:46AM FT: 04/05/2023 10:00AM DATE PLOTTED: 01/04/2023 10:00AM