



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
LOCATION: 3458 Black Creek Road
OWNER: Crystal Ridge Homes (Jeff Davis)
AGENT: Quartek Group Inc. (Eric Potts)**

PROPOSAL:

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 six (6) 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.

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



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.

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: Wednesday, September 6, 2023

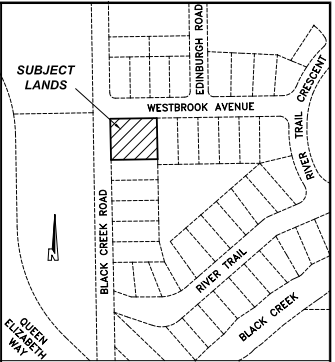
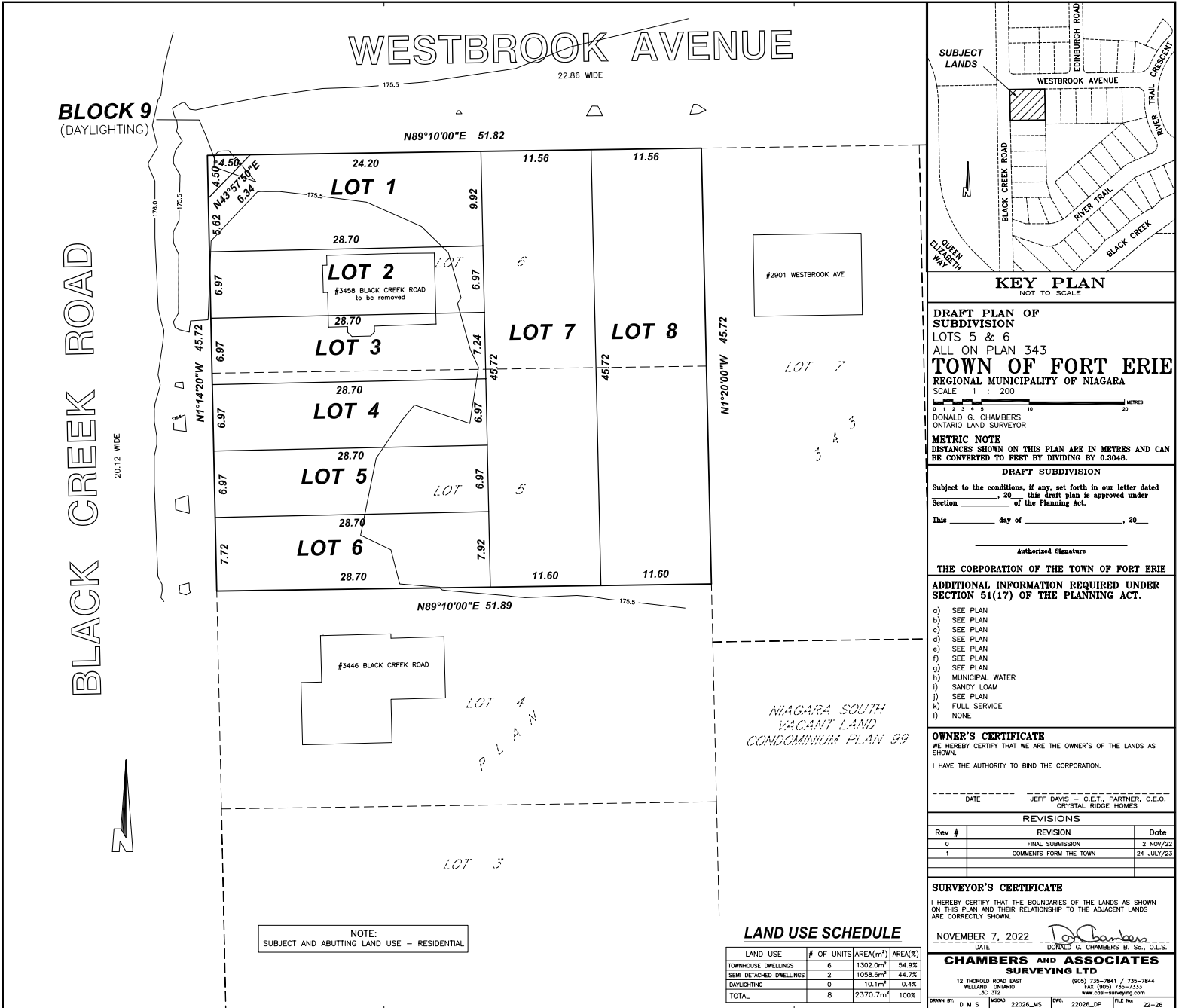
Time: 5:00 P.M - 6.00 PM

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://www.forterie.ca/pages/CurrentPublicNotices>

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

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 ²)	AREA(%)
TOWNHOUSE DWELLINGS	6	1302.0m ²	54.9%
SM DETACHED DWELLINGS	2	1058.6m ²	44.7%
DAYLIGHTING	0	10.1m ²	0.4%
TOTAL	8	2370.7m ²	100%

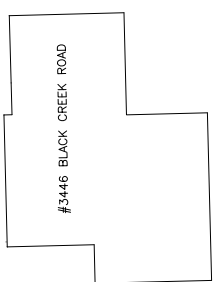
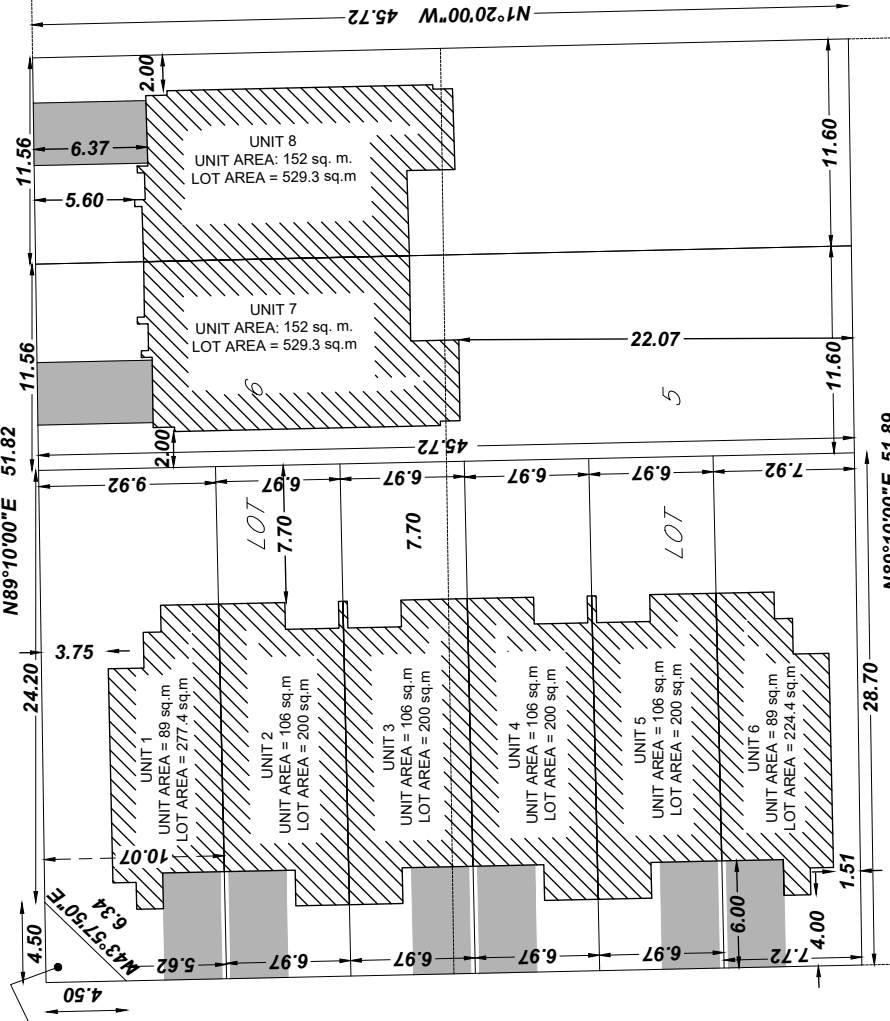
SCHEDULE 2



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 for corner unit 10.07m at 7.5m for corner	6.97m or 10.07m at 7.5m for corner
MINIMUM LOT AREA	200 sq. m. for corner unit 277 sq. m. for other	200 sq. m. or 277 sq. m. for corner
MINIMUM FRONT YARD	6 m to rear of dwelling 4 m to rest of dwelling	6 m to rear of dwelling 4 m to rest 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 50% for interior units	39.7% for exterior units 50% for interior
MAXIMUM HEIGHT	3 storeys or 12 metres	2 storeys
MINIMUM LANDSCAPE AREA	25%	37.40%
MAXIMUM ATTACHED UNITS	6	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.	529.28 sq. m.
MINIMUM FRONT YARD	6 m to garage or 3 m to rest of dwelling	6.4m to garage 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 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 ROAD FORT ERIE
PRELIMINARY

3458 BLACK CREEK ROAD FORT ERIE
MULTIFAMILY

SITE PLAN

DATE	DESCRIPTION
1:175	EP
24 July 2023	GM
22/138	DATE
22/138	REVISION
22/138-CP1	SCALE