

**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED DRAFT PLAN OF SUBDIVISION
LOCATION: 0-14166 Hendershot Drive
OWNER: 1736106 Ontario Inc. (Andy Ferri)
AGENT: Upper Canada Consultant (Craig Rohe)**

PROPOSAL:

An application was received for a Draft Plan of Subdivision to create 7 blocks for 29 street townhouse dwellings and a block for emergency access. A copy of the site plan is shown in **Schedule 1**.

The lands are located within the urban boundary of the Stevensville neighbourhood, and are designated Medium Density Residential in the Stevensville Secondary Plan. This land use designation is intended for multiple-unit structures such as

townhouse dwellings. Correspondingly, the lands are zoned Residential Multiple 1 (RM1-528) Zone in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended. The proposed development will be subject to the RM1 zone provisions, which permit street townhouse dwellings.



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, Intermediate 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: Tuesday, April 23, 2024

Time: 5:00 P.M - 6.00 PM

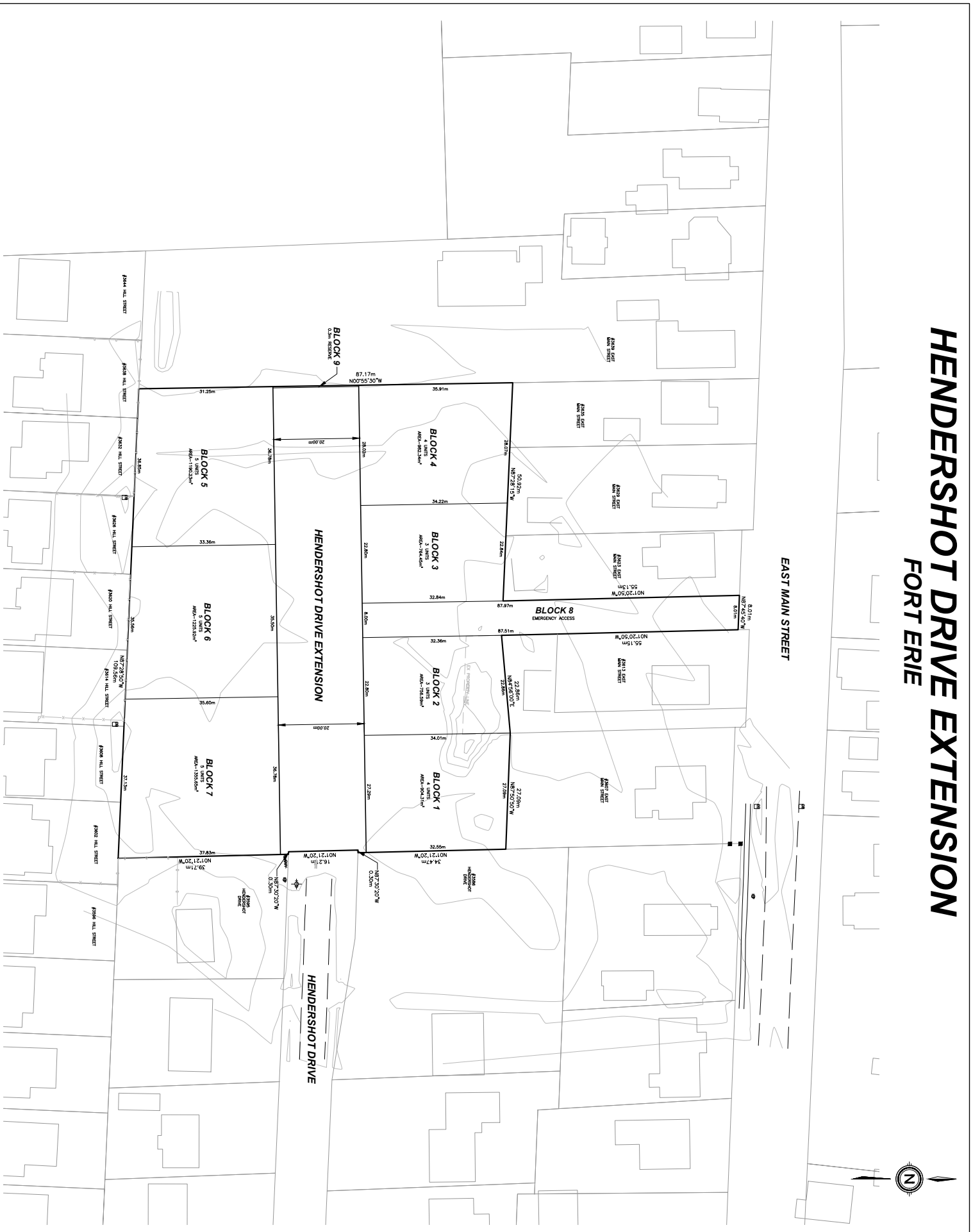
Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

A copy of this notice and the Site Plan are available for download at the following link:

<https://www.forterie.ca/en/build-and-invest/public-notices.aspx>

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

HENDERSHOT DRIVE EXTENSION FORT ERIE



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOTS 74, 75, 77, LOTS ON THE SOUTH SIDE OF EAST MAIN STREET,
PLAN 415
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO SUBDIVIDE THE LANDS BEING SUBMITTED TO THE TOWN OF FORT ERIE FOR APPROVAL.

OWNER'S NAME:  DATE: FEBRUARY 15, 2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBMITTED ARE CORRECTLY SHOWN.
MARK OKONKO, O.L.S. DATE: FEBRUARY 15, 2024

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) SEE PLAN
- i) SEE PLAN
- j) SEE PLAN
- k) SEE PLAN
- l) SEE PLAN
- m) SEE PLAN
- n) SEE PLAN
- o) SEE PLAN
- p) SEE PLAN
- q) SEE PLAN
- r) SEE PLAN
- s) SEE PLAN
- t) SEE PLAN
- u) SEE PLAN
- v) SEE PLAN
- w) SEE PLAN
- x) SEE PLAN
- y) SEE PLAN
- z) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS (AREA/NO)	AREA(K)
STREET TOWN RESIDENTIAL	BLOCK 1-2	20	71.44
0.5m RESERVE	BLOCK 8	0.001	6.96
ROADWAY	BLOCK 9	0.001	0.10
TOTAL		29	21.50
DEVELOPABLE AREA = 1,005m ²			
DEVELOPABLE DENSITY = 28.85 units/ha			

#	ISSUED FOR APPROVAL	DATE	BY
0	ISSUED FOR APPROVAL	2024-02-15	TA
1	REVISION		



DRAWING TITLE	TA
DRAFT PLAN OF SUBDIVISION	TA
DATE	FEBRUARY 15, 2024
SCALE	1:400
DWG NO.	2188-DP
REV	0