



The Corporation of the Town of Fort Erie By-law 112-2024

Being a By-law to Enact an Amendment to the Official Plan Adopted by
By-law 150-06 for the Town of Fort Erie Planning Area
Amendment 85

576 Ridge Road North
2846300 Ontario Inc. (Bryce Ivanchuk) – Owner

The Municipal Council of The Corporation of the Town of Fort Erie in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. **That** Amendment 85 to the Official Plan for the Town of Fort Erie consisting of the attached explanatory text and mapping is hereby adopted and approved.
2. **That** this by-law shall come into force and take effect on the day of the final passing thereof.
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 21st day of October 2024.

Mayor

Clerk

**AMENDMENT 85
TO THE
OFFICIAL PLAN
FOR THE
CORPORATION OF THE TOWN OF FORT ERIE**

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PART “A” – THE PREAMBLE

SECTION 1

TITLE AND COMPONENTS

This document, when approved in accordance with Sections 17 and 21 of the *Planning Act*, 1990, shall be known as Amendment 85 to the Official Plan adopted by By-law 150-06 of the Fort Erie Planning Area.

Part “A”, the Preamble does not constitute part of this amendment.

Part “B”, the Amendment, consisting of the following text and map (designated Schedule “A”) constitutes Amendment 85 to the Official Plan adopted by By-law 150-06 for the Fort Erie Planning Area.

Also attached is Part “C”, the Appendices, which do not constitute part of this Amendment. These Appendices (1 through 3 inclusive) contain the background data, planning considerations and public involvement associated with this amendment.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to establish a Site Specific Policy Area that adds Single Detached Dwellings and Semi-detached Dwellings as permitted uses to the existing Medium Density Residential designation in the Ridgeway-Thunder Bay Secondary Plan.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this Amendment, are municipally known as 576 Ridge Road North (Block 50) as shown on Schedule “A” attached hereto.

SECTION 4

BASIS OF THIS AMENDMENT

Subsection 13.7(III) of the Official Plan adopted by By-law 150-06 of the Fort Erie Planning Area provides that amendments may be made to the Official Plan. Policies in Subsection 13.7(III) have been considered in the preparation of this Amendment and the following factors have been reviewed in supporting this Amendment to the Official Plan:

A. The need for the proposed use;

The addition of Single Detached Dwellings and Semi-Detached Dwellings as permitted uses will increase housing supply and facilitate a mix of built forms and densities that reflect the village character of the Ridgeway-Thunder Bay Secondary Plan area.

B. The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;

The subject lands are in an established neighbourhood consisting primarily of low and medium density built forms on municipal services.

C. The physical suitability of the land for such proposed use, and in the case of lands exhibiting or abutting a Natural Heritage feature, demonstration of compliance with the Natural Heritage policies of this plan;

The subject lands are a large vacant lot within the built-up area and are not constrained by Natural Heritage features. Any proposed tree removal is subject to the requirements of the Town's (Tree) By-law No. 33-2024.

D. The location of the area under consideration with respect to:

1. The adequacy of the existing and proposed streets in relation to the development of such proposed areas;

The subject lands front onto Ridge Road North, a designated Collector Road and Pedestrian / Bicycle Route with a semi-urban cross section (sidewalks existing on the west side of Ridge Road North only). The portion of Ridge Road North fronting the subject lands has been identified for urbanization, including the provisions of storm drainage, in the Town's Development Charge Background Study, between 2038 and 2041.

A 1.5-metre-wide road widening is required to be conveyed to the Town as a condition of approval through Draft Plan of Subdivision Application SUB-01-2023.

The subject lands are proposed to be serviced by two points of ingress and egress and three common element roads each with a minimum width of 6.0 metres, sufficient to accommodate two-way vehicular traffic.

2. The convenience, accessibility, and safety of the site for vehicular and pedestrian traffic; and

The subject lands are proposed to be serviced by two points of ingress and egress from a designated Collector Road (Ridge Road North). Three common element roads are proposed, each with a minimum width of 6.0 metres. The proposed 6.0 metre wide road width is accepted as sufficient to accommodate the safe movement of two-way vehicular traffic.

Sidewalks currently exist on the west side of Ridge Road North only. Construction of a 1.50-metre-wide concrete sidewalk along the Ridge Road North frontage of the subject lands is required as a condition of approval through Draft Plan of Subdivision Application SUB-01-2023.

The proposed 1.5-metre-wide sidewalk along the north-easterly lot line provides a pedestrian connection to Prospect Point Road North via a multi-use pathway (Block 53).

3. The adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations of the Ministry of the Environment, Conservation and Parks, and the Niagara Region Public Health Department and any other appropriate authority deemed advisable.

Municipal services are available to the subject lands. The municipal sanitary system currently has sufficient capacity, however, the Niagara Region has identified capacity constraints at the Nigh Road Sewage Pumping Station. An upgrade to the Nigh Road Sewage Pumping Station is currently in the design process with upgrades scheduled in 2026, pending Regional budget approval in the capital budget year.

Draft Plan of Subdivision Application SUB-01-2023 created a stormwater management facility for stormwater retention to be assumed by the Town in the future.

E. The compatibility of the proposed use with uses in adjoining areas;

The applications propose development of single and semi detached dwellings, a built form commonly found throughout the immediate and surrounding neighbourhood.

F. The effects of such proposed use on the surrounding area in respect of the minimizing of any possible depreciating or deteriorating effect upon adjoining properties;

The proposed development is not anticipated to have depreciating or deteriorating effects on adjoining properties. The subject lands are surrounded by complementary residential uses and an area proposed for a future stormwater management facility. The proposed private roadway and amenities will be constructed to private development standards, included as condominium common elements, and are therefore the sole responsibility of the condominium corporation.

G. The potential effect of the proposed use on the financial position of the Town; and

The proposed use is not anticipated to negatively impact the financial position of the Town. Residential taxes will be generated from the proposed development.

H. The potential effect of the proposed use in relation to the intent and implementing regulations of the Environmental Protection Act.

The subject lands are not constrained by Natural Heritage features. Any proposed tree removal is subject to the requirements of the Town's (Tree) By-law No. 33-2024.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The relevant policies of the Official Plan adopted by By-law 150-06 of the Fort Erie Planning Area shall apply to the implementation and interpretation of this Amendment.

PART “B” – THE AMENDMENT

All of this part of the document entitled “Part B” – “The Amendment” consisting of the following policies and attached maps designated as Schedule “A” (Land Use Plan) constitute Amendment 85 to the Official Plan adopted by By-law 150-06 for the Fort Erie Planning Area. The Official Plan adopted by By-law 150-06 for the Fort Erie Planning Area is hereby amended as follows:

1. The land use designation of the subject lands shown on Schedule “A” attached hereto shall change from “Medium Density Residential” to “Site Specific Policy Area 53.”
2. The subject lands described as Site Specific Policy Area 53 on Schedule “A” attached hereto are hereby redesignated to:

576 RIDGE ROAD NORTH (Site Specific Policy Area 53)

The lands designated on Schedule “A” as “Site Specific Policy Area 53” shall generally be governed by the Medium Density Residential policies of Section 4.18.7 of the Ridgeway-Thunder Bay Secondary Plan and Section 4.7 of the Official Plan. However, in addition to the uses stated in Policy 4.18.7(a), the following uses shall also be permitted:

1. Single Detached Dwellings
2. Semi-Detached Dwellings

PART "C" – THE APPENDICES

Appendix 1 – Notice of Public Meeting

Appendix 2 – Public Meeting Minutes

Appendix 3 – Circulation Comments