



**RE: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)**

**From** CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>

**Date** Fri 2025-05-30 9:04 AM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

You don't often get email from andrew.carrigan@canadapost.postescanada.ca. [Learn why this is important](#)

Good Morning,

CPC has no comments regarding this proposed Official Plan and Zoning By-law Amendment.

Thank you

**Andrew Carrigan** | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914

 Please consider the environment before printing this email.

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**From:** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Sent:** May-29-25 8:06 PM

**Subject:** Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

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Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-Thunder Bay neighbourhood in the Town of Fort Erie on the south side of Hibbard Street and adjacent to the Fort Erie Friendship Trail. The intent of the application is to facilitate development of eight (8) street townhouse dwellings fronting onto Hibbard Street. The proposed density is approximately 45.02 units per hectare.



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From Mike Embleton <mike.embleton@cogeco.com>

Date Fri 2025-05-30 1:42 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Hi Daryl,

Cogeco has no comment on this application.

Thank you,

Mike

### Mike Embleton

Network Delivery Coordinator  
7170 McLeod Rd, Niagara Falls ON, L2H 3H2  
C 905-246-8621



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On Thu, May 29, 2025 at 8:05 PM Daryl Vander Veen <[DVanderVeen@forterie.ca](mailto:DVanderVeen@forterie.ca)> wrote:

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-Thunder Bay neighbourhood in the Town of Fort Erie on the south side of Hibbard Street and adjacent to the Fort Erie Friendship Trail. The intent of the application is to facilitate development of eight (8) street townhouse dwellings fronting onto Hibbard Street. The proposed density is approximately 45.02 units per hectare.

The subject lands are currently designated Residential - Medium Density, in part, and Institutional, in part, in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan. The Institutional portion of the subject lands is also identified as a 'Proposed Public Parking Area' in the Secondary Plan. The Official Plan Amendment proposes to redesignate the Institutional portion to Residential - Medium Density to facilitate development of the proposed



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**From** Municipal Planning <MunicipalPlanning@enbridge.com>

**Date** Wed 2025-06-04 2:33 PM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning

**Engineering**

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

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**From:** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Sent:** Thursday, May 29, 2025 8:06 PM

**Subject:** [External] Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

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DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-



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**From** Sarah Mastroianni <smastroianni@npca.ca>

**Date** Fri 2025-05-30 12:45 PM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Cc** Taran Lennard <tlennard@npca.ca>; Kartiki Sharma <ksharma@npca.ca>

Hi Daryl,

Please note that the subject property is not impacted by lands regulated by the NPCA. At the detailed design phases, we would ask that erosion and sediment control fencing is installed along the rear lot line. We would also suggest the Town ensure the proposed grading and drainage of the lot is done in such a way as to protect the small watercourse on lands abutting the subject property to the south.

Thank you.



**Sarah Mastroianni**

Manager, Planning and Permits

**Niagara Peninsula Conservation Authority (NPCA)**

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 ext. 249

[www.npca.ca](http://www.npca.ca)

[smastroianni@npca.ca](mailto:smastroianni@npca.ca)

For more information on Permits and Planning please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**



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## Interoffice Memorandum

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April 25<sup>th</sup>, 2025  
File No. PA-2023-049

**To:** Robin Shugan, Intermediate Development Planner  
**From:** Taylor Boyle, Project Manager, Development Engineering  
**Subject:** Preliminary Development Engineering Comments  
Pre-Consultation  
**Address:** 0-8227 Hibbard Street

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**Application Summary:** 8-unit street townhouse development

**Roads:**

**Hibbard Street** is designated as an **Local Road** as per the Town's current Official Plan. The designated road width is 20m. The current width is substantially deficient with an approximate width of 3.9m. Town Staff acknowledges that some sections of roads throughout the Town are considered as "Laneways" and operate with a deficient road width, Town Staff note that Willow Trail, a subdivision to the East was subject to a road widening of 1.52m (measured from the centreline of the road).

**Town Staff will require a road widening of approximately 1.52m (measured from the centreline of the road).**

**Additionally, Staff require that Hibbard Street be upgraded to an urban cross section, complete with curb and gutter from the western limit of the subject lands to the eastern limit of 3627 Hibbard Street.**

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**Comments/Requirements:**

- Sidewalks currently exist along the north frontage to the east, installed with the above noted Willow Trail plan of subdivision. Considering sidewalks are required on one-side of Local roads only, as per the Town's Official Plan and the Ridgeway – Thunder Bay Secondary Plan, and the limiting space within the existing road allowance, regardless of the required above noted widening, **no additional accommodations for a sidewalk along the subject land frontage shall be provisioned with this proposal.**
- Town staff will require a **Functional Servicing Report (FSR)** identifying the existing services, their size, material, capacity and if they are being proposed for re-use for the development site. Confirmation that sizing, material, location, capacity etc. proposed for re-use are in suitable condition and meet Town standards and requirements. Verification and calculations shall be provided for all servicing and design shall be in accordance

## Appendix 4

with Niagara Region's 2021 Water and Wastewater Master Servicing Plan Update, Volume 3, dated June 22, 2023. The FSR shall also provide all required information and flow rates to confirm downstream sewers have sufficient capacity to receive the additional flows and meet the demands for the proposed development site.

The submitted Functional Servicing Report will be peer-reviewed by the Town's Sanitary Sewer Consultant, GMBLue Plan. The analysis by the Town's Consultant shall comment on and provide recommendations for the existing downstream system, if any. The submission of this Functional Servicing component and recommendations thereof to the downstream system, if any, as a result of the peer-review, shall be required at the Site Plan Submission phase. In the event there are capacity constraints, the Site Plan Agreement will include a condition stating how works can be completed until such time as recommendations for improvements downstream, if any, are implemented accordingly, at 100% Owner costs.

- It is common that in-fill developments such as this increase the drainage challenges where acceptable outlets do not currently exist. Town staff will require a **Stormwater Management Report** demonstrating how storm water runoff will be maintained and matched from post- to pre- development and demonstrate that the additional runoff will not negatively impact nor rely upon neighboring properties.
  - Please be advised that stormwater:
    - QUALITY controls must be to an **Enhanced Standard**; and
    - QUANTITY control must meet pre-development flows rates for the 2-year to the 100-year storm events minimum.
- Staff require that the Owner/Applicants have a Consulting Engineer prepare and submit a Proposed **Erosion & Sediment Control Plan** to the Town for review and approval. This document shall contain (but is not limited to):
  - Sediment traps or temporary retention ponds;
  - Seeding of topsoil stock piles;
  - Isolated stripping of development lands, upon arrival;
  - Vegetated screens;
  - Silt and erosion control fencing;
  - Mud mats, and outlet erosion controls (riprap, filter clothe etc): and
  - Construction staging.
- Town staff suggest that the Owner/Applicant obtain a **Pre-Construction Condition Survey** of all existing abutting properties and structures. The purpose of this is to obtain independent documentary evidence of the conditions of the adjacent buildings, structures, features etc. prior to construction activities commencing.
- Town staff will require a **Site Servicing Plan** showing both the existing and proposed site services for water, storm and sanitary. The plan is to include location, size, material, inverts, etc. from the municipal main to the building face for all services.
- Town staff will require a **Lot Grading and Drainage Plan** demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties. The plan shall include all existing and proposed downspout discharge locations, all hardscape

## Appendix 4

surfaces and all physical features including decks, trees, walkways, pools, etc. both existing and proposed.

As per Town Standards, no more than four lots shall be accommodated by rear yard swales to a proposed RYCB.

The locations and directions of the roof water discharge pipes and sump pumps shall be identified on the Lot Grading and Drainage Plan, prepared and certified by a Professional Engineer.

Please note that these comments are preliminary and reflect the concept proposed for these lands at the time of this application / pre-consultation and may be subject to change. Trusting this information is satisfactory, and if you have any further questions or comments, please feel free to contact Taylor Boyle at extension 2505,

Regards,

Taylor Boyle  
Project Manager, Development Engineering

c. Mark Iamarino, PDS (email only)



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**From** Jessica Abrahamse <JAbrahamse@forterie.ca>

**Date** Mon 2025-06-16 11:52 AM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Cc** Zachary George <ZGeorge@forterie.ca>

Good Morning Daryl,

Senior Environmental Planning staff have reviewed the information that has been provided and note that a Tree Protection Plan and Landscape Plan detailing compensation requirements per Tree By-Law 33-2024 will be required. It is noted that the Pre-Consultation agreement is now over 1 year old and that since this time the Town has implemented a Tree By-law.

Regards,

**Jessica Abrahamse M.E.S.**

Senior Environmental Planner

**Town of Fort Erie**

Planning and Development Services

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2510

[forterie.ca](https://www.forterie.ca) | [jabrahamse@forterie.ca](mailto:jabrahamse@forterie.ca)



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**From:** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Sent:** Thursday, May 29, 2025 8:05 PM

**Subject:** Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

Good evening,





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**From** Jessica Goodings <JGoodings@forterie.ca>

**Date** Mon 2025-06-09 1:43 PM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

Good afternoon Daryl,

Thank you for providing the documents to review for the proposal at 0-8227 Hibbard St.

At this time the Fire Department has no questions, concerns or comments.

Thank you and kind regards,

**Jessica Goodings**

Senior Fire Prevention Officer

**Town of Fort Erie**

Fire Department

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2605 | c: 289-321-0019

[forterie.ca](http://forterie.ca) | [jgoodings@forterie.ca](mailto:jgoodings@forterie.ca)



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**Sent:** Thursday, May 29, 2025 8:05 PM

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### 0-8227 Hibbard Street

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**From** Kathryn Strachan <KStrachan@forterie.ca>

**Date** Thu 2025-06-19 4:17 PM

**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

**Cc** Elizabeth Latif <ELatif@forterie.ca>

Hi Daryl,

Please see our comments below regarding 0-8227 Hibbard

#### 0-8227 Hibbard Street

- Landscape Plan required by OALA licensed Landscape Architect or equivalent
- Show pedestrian connection to Hibbard Street and Landscape and Hardscape treatments along Hibbard Street

### Kathryn Strachan

Landscape Architect Associate (MLA, BFA)

### Town of Fort Erie

Planning and Development Services

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2529

[forterie.ca](https://www.forterie.ca) | [kstrachan@forterie.ca](mailto:kstrachan@forterie.ca)

