NOTICE OF PUBLIC MEETING

Official Plan Amendment-Proposed Specific Housekeeping Changes

DATE: MONDAY, JANUARY 14, 2013
TIME: 6:00 p.m.
LOCATION: COUNCIL CHAMBERS– TOWN HALL, 1 MUNICIPAL CENTRE DRIVE, FORT ERIE

PROPOSED AMENDMENTS

The Town of Fort Erie is initiating housekeeping Official Plan amendments to align certain site specific Official Plan designations with previous approvals and/or existing zoning or existing use of land. Other amendments are being initiated to improve and clarify existing policies, or involve minor refinements to natural heritage mapping. The subject Official Plan amendments are being processed in concert with housekeeping zoning amendments to bring the Town’s Zoning By-law in to conformity with the Official Plan. These proposed housekeeping amendments are referred to collectively as Official Plan Amendment No. 10.

The proposed amendments are described more specifically below.

HAVE YOUR SAY

Input on the proposed amendments is encouraged. You can provide input by speaking at the scheduled public meeting. You do not have to register in advance to speak at the public meeting.

Written submissions should be made on or before January 14, 2013. Written comments should be directed to:

Dave Heyworth, MCIP, RPP
Manager-Land Use Policy
Town of Fort Erie,
1 Municipal Centre Drive, Fort Erie, Ontario
L2A 2S6

Or by e-mailing your comments to: DHeyworth@town.forterie.on.ca

SPECIFICS ON PROPOSED OFFICIAL PLAN AMENDMENTS.

The proposed amendments are as follows:
1. The vacant Niagara Parks Commission lands north of Dominion Rd, west of Lakeshore Road are proposed to be redesignated from Urban Residential to Open Space to better reflect the existing park use. The subject lands comprise approximately 1.378 hectares.

II. The portion of the Town owned Shagbark Park situated within the urban area boundary is proposed to be redesignated from Institutional to Open Space to better reflect the existing park use. The lands subject to the amendment comprise approximately 2.5 hectares.

III. A portion of the lands of the Garrison Green Subdivision located on the south side of Garrison Rd., east of Arthur Street are proposed to be redesignated from Commercial to Urban Residential to reflect the existing zoning and site specific amendment to the previous Official Plan. The lands subject to the amendment comprise approximately 0.95 hectares.
IV. The lands associated with 33 Princess Street are proposed to be redesignated from Commercial to Urban Residential to reflect the existing zoning and previous approval of Official Plan Amendment No. 3. The lands subject to the amendment comprise approximately 0.36 hectares.

V. The lands of the former Police Station situated at 122 Thompson Road owned by the Region are proposed to be redesignated from Institutional to Commercial, given the building is no longer used for police services and the proposed designation is compatible with existing neighbouring commercial designations. The lands subject to the amendment comprise 0.25 hectares.
VI. Policy 4.14.1 of the Official Plan relates to lands designated as Urban Entertainment Centre illustrated on the map below. Currently the designation permits various uses ancillary to the predominant use being a horse race track, equine centre and approved gaming facilities. The amendment will propose to have the predominant uses and ancillary uses listed all as permitted with no differentiation, as well as other minor permitted use refinements. Any proposed residential uses will still have to be an ancillary use, however, Policy 4.14.1 IV will remain to require a Comprehensive Development Plan that will assist towards controlling the ultimate land uses and arrangement of those uses. The lands subject to the amendment comprise approximately 148 hectares.
VII. A small portion of the a large parcel of land situated north of Townline Road, south of the Niagara River Parkway and west of the Beam Road allowance is proposed to be redesignated from Agricultural to Rural Residential to reflect the existing Estate Residential Zoning. The lands subject to the amendment comprise approximately 0.6 hectares in size.

VIII. Environmental Mapping

The Town is undergoing some minor administrative mapping refinements to Schedule A of the Official Plan to ensure the Environmental Protection Area (EPA) Designation matches the Provincially Significant Wetlands on Schedule C and Hazard Lands identification on Schedule C1. In these cases the minor changes constitute a minor reduction to the EPA designation. The change will result in the application of the adjacent designation with an Environmental Conservation Area (ECA) Overlay to reflect the wooded and vegetated areas, similar to other similar areas in the Town. These proposed mapping changes can be viewed on the Town’s website identified in this notice.

MORE INFORMATION

For more information, please contact Dave Heyworth, MCIP, RPP at (905) 871-1600 ext. 2504 or visit the Community and Development Services counter at Town Hall between 8:30 a.m. and 5:00 p.m. Information on the proposed Housekeeping Official Plan Amendments can be obtained by visiting the Town’s website at: www.forterie.ca and clicking on the Red Zoning and Official Plan Label at the right hand side of the Homepage.

An Information Report will be available at Town Hall or as part of the on-line meeting Agenda package on the Thursday prior to the scheduled Public Meeting date. Town Council has not made a decision on this proposed Amendment. A Recommendation
Report will be prepared by Community and Development Services staff for consideration by Council at a subsequent meeting, after the Public Meeting.

**The Town of Fort Erie is the approval authority for these proposed Official Plan Amendments, known collectively as Official Plan Amendment No. 10.** If you seek to appeal a Town decision to approve the Amendment No.10 to the Ontario Municipal Board, any such appeal is required to be filed with the Town Clerk as per below:

Ms. Carolyn Kett, Town Clerk,  
1 Municipal Centre Drive, Fort Erie, Ontario,  
L2A 2S6.

**LEGAL NOTICE**

If a person, or public body, does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the proposed Official Plan amendment is approved, the person, or public body, is not entitled to appeal the decision of the approval authority to the Ontario Municipal Board.

If a person, or public body, does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the proposed Official Plan amendment is approved, the person, or public body, may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**If you wish to be notified of Town Council’s decision on the approval of the proposed Official Plan Amendment, you must make a written request to the Town Clerk.**

To request a written notice of approval of the proposed Official Plan Amendment, please send a request to **Ms. Carolyn Kett, Town Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6.** Any such request should include the name and address to which such notice should be sent.

Dated this 14th day of December, 2012

Carolyn Kett, Town Clerk  
Town Clerk

Richard Brady, M.A. MCIP, RPP  
Director, Community and Development Services