



The Municipal Corporation of the Town of Fort Erie

By-law No. 77-2017

Being A By-Law To Enact an Amendment to the Official Plan Adopted by By-law No. 150-06 for the Town of Fort Erie Planning Area

Amendment No. 36 21 Wintemute Street Town of Fort Erie

350302-100

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 enacts as follows:

1. **That** amendment No.36 to the Official Plan for the Town of Fort Erie consisting of the attached explanatory text is 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 effect 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 17th day of July, 2017.

Mayor

Interim Clerk

I, _____, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 77-2017 of the said Town. Given under my hand and the seal of the said Corporation, this day of _____, 20__.

AMENDMENT NO. 36

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 No. 36 to the Official Plan adopted by By-law No. 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 No. 36 to the Official Plan adopted by By-law No. 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 change the land use designation of certain lands shown on Schedule A attached hereto from "Institutional" to "Urban Residential" to convert the existing funeral home into a 9 unit apartment building.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this amendment, are located south of Wintemute Street and east of Tait Avenue, municipally known as 21 Wintemute Street 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 No. 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 housing stock in the Town of Fort Erie is predominately single detached dwellings. Alternative forms of housing are needed to diversify the housing stock.

b) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development:

There are very few apartment buildings within the Town of Fort Erie. There is a large apartment building on 1 Albany Street which contains 100 units and is fully occupied. There are other smaller apartment buildings in the Town such as the one located along the Niagara River Parkway near the subject site. The type of apartments or the need for apartments is generally determined through market demand.

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 land and existing building are located in an existing residential neighbourhood. The land is relatively flat and contains no natural heritage features. The site currently contains an existing building and is fully serviced by municipal services.

d) The location of the area under consideration with respect to:

(i) the adequacy of the existing and proposed highway system in relation to the development of such proposed areas,

The subject lands are located on a corner lot. The parking area has access to Tait Avenue which is a municipal road. The property fronts onto Wintemute Street which is also a municipal road. The proposed site has convenient access to the QEW via Central Avenue as well as the Niagara River Parkway system.

(ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto, and

The subject lands are located within convenient pedestrian access to the Niagara Parks trail system. The site contains sidewalks internally on the site as well as along the municipal road allowance on Wintemute Street. Vehicular traffic to and from the site is located along Tait Avenue.

(iii) 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 and the Regional Niagara Health

Services Department and any other appropriate authority deemed advisable;

The site is fully serviced with municipal services.

e) The compatibility of the proposed use with uses in adjoining areas:

The subject site is located adjacent to two single detached dwellings. The site will be subject to site plan control however a site concept plan was requested during the rezoning application to address compatibility issues. A number of concerns were raised by residents however those relating to compatibility are the number and location of entrances, amenity space area, garbage storage, and privacy. These have been addressed on the site plan concept and will be solidified through the site plan control process. Generally the following measures were incorporated on the site plan to address compatibility concerns:

- Construction of a new wood board on board fence along the easterly and southerly lot line.
- Construction of a garbage enclosure and bin pick up.
- Clearly defined amenity area
- Removal of the covered canopy which acted as a place of congregation
- Removal of the driveway along the easterly lot line
- Landscaping and sod along the easterly lot line.

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 subject use is not a noxious or offensive use. The apartment use will not cause any depreciating or deteriorating effect on adjacent properties.

g) The potential effect of the proposed use on the financial position of the Municipality:

All costs of the application and the construction will be borne by the developer and ultimately secured through a letter of credit during the site plan process. The municipality will continue to collect taxes on the property. The tax classification will change as a result of this amendment.

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

The proposed site has received a record of site condition. The proposed use will have no effect on the intent and implementation of the EPA regulations.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The relevant policies of the Official Plan adopted by By-law No. 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 No. 36 to the Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area. The Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area is hereby amended as follows:

1. The subject lands municipally known as 21 Wintemute Street delineated on Schedule "A" is hereby redesignated from "Institutional" to "Urban Residential".

PART “C” - THE APPENDICES

- Appendix 1 - Notice of Public Meeting
- Appendix 2 - Public Meeting Minutes
- Appendix 3 - Circulation comments

TOWN OF FORT ERIE



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
21 WINTEMUTE STREET

AGENT: LEIGH WHYTE OF PLW PLANNING CONSULTANTS

OWNER: 2353345 ONTARIO INC. (STEVE BREMNER)

Applications: 350309-0364

DATE: DECEMBER 7, 2015
TIME: 6:00 PM
LOCATION: TOWN HALL, COUNCIL CHAMBERS

LOCATION OF SUBJECT LANDS

PROPOSED CHANGE

An application for a Combined Official Plan and Zoning Amendment has been received from PLW Planning Consultants, Agent for 2353345 Ontario Inc. (Steve Bremner). The purpose of the applications is to permit the conversion of the existing building located at 21 Wintemute Street into a 9-unit apartment building.

The subject property is currently designated Institutional in the Town's Official Plan and Zoned site specific R2-39 in the Town's Comprehensive Zoning By-law 129-90. The application for the Combined Official Plan and Zoning By-law Amendment proposes to change the designation of the property to Higher Density Residential and the Zoning to site specific Residential Multiple 2 RM2 Zone. The purpose of the site specific zoning provisions is to recognize the existing deficient front yard, interior side yard and exterior side yard setbacks.



HAVE YOUR SAY

Input on the proposed Official Plan and Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the Public Meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.

MORE INFORMATION

For further information please contact Matt Kernahan, Senior Development Planner at (905) 871-1600 extension 2507 or mkernahan@town.forterie.on.ca. A copy of the Information Report will be available to the public on **December 2nd, 2015**. The information report will be available in the Council agenda portion of the Town's Web Site: www.town.forterie.on.ca or from the Community and Development Services Department.

WRITTEN SUBMISSION

To provide input in writing, or to request written notice of the decision of the Official Plan and Zoning By-law Amendment, please send a letter c/o the Town Clerk Laura Bubanko, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to lbubanko@town.forterie.on.ca

PLANNING ACT LEGAL NOTICE REQUIREMENTS

The Town of Fort Erie has not yet made a decision regarding this application.

After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.

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 in respect of the proposed Official Plan and Zoning By-law amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment and the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Town of Fort Erie 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 in respect of the proposed Official Plan Amendment and Zoning By-law amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment and the Zoning By-law amendment is passed, 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 the adoption of the Official Plan and Zoning By-law Amendment, you must make a written request to the Laura Bubanko, Town Clerk and such request should include the name and address to which such notice should be sent.

Dated this 12th day of November, 2015

Laura Bubanko, CMO, Dipl.M.A.
Manager, Legislative Services/Clerk

Richard F. Brady, MA, MCIP, RPP, Director of Community and Development Services



The Municipal Corporation of the
Town of Fort Erie

Council-in-Committee Meeting Minutes

Monday, December 7, 2015

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Present: Mayor Redekop; Councillors Butler, Knutt, Lubberts, McDermott, Passero and Zanko

Staff: R. Brady, L. Bubanko, L. Coplen, K. Dolch, D. Heyworth, J. Janzen, M. Kernahan, T. Kuchyt, C. Millar, K. Walsh and C. Watson

3. Announcements/Addenda

None.

4. Disclosures of Pecuniary Interest

Councillor Butler disclosed a pecuniary interest with respect to agenda item 10.2, Report No. CAO-25/LC-25-2015, Land Committee Meeting Minutes, item 3.11 regarding a request to purchase part of Princeton Avenue, as she is related to the individuals making the request. She abstained from discussing and voting on the matter.

5. Public Notice

(a) 2016 Budget Meeting Schedule

Re: #2 – Wednesday, December 9, 2015 – Water & Wastewater Budget; #3 – Wednesday, January 13, 2016 – Library & EDTC Budget; #4 – Wednesday, January 27, 2016 – General Levy Operating Budget; #5 – Wednesday, February 3, 2016 – (if required). All meetings begin at 5:30 p.m. in Town Hall Council Chambers.

6. Public Meetings

(a) Official Plan Amendment and Property Rezoning

Re: Leigh Whyte of PLW Planning Consultants (Agent) - 2353345 Ontario Inc. (Steve Bremner) (Owner) - 21 Wintemute Street. The applicant is proposing to convert the existing building into a 9-unit apartment building and proposing to amend the Official Plan and Zoning By-law to change the designation to Higher Density Residential and Site Specific Residential Multiple 2 RM2 Zone.

Mayor Redekop announced this was a statutory Public Meeting under the *Planning Act*, R.S.O. 1990, Chapter P.13 with respect to the proposed Official Plan Amendment and Property Rezoning for 21 Wintemute Street.

Mr. Kernahan delivered a power point presentation.

Mr. Kernahan advised an application for a combined Official Plan Amendment and Zoning Amendment has been received from PLW Planning Consultants, Agent for 2353345 Ontario Inc. (Steve Bremner) for the property located at the southeast corner of Wintemute Street and Tait Avenue being 21 Wintemute Street.

Mr. Kernahan explained the purpose of the application is to permit the conversion of the existing building into a 9-unit apartment building.

Mr. Kernahan advised notification of the Public Meeting was provided in accordance with the requirements of the *Planning Act* by placing a Notice in the November 12, 2015 edition of the Fort Erie Times newspaper. Property owners within 120 metres were mailed a notice of complete application and public meeting on November 10, 2015.

Mr. Kernahan stated the subject lands are located in the Bridgeburg Neighbourhood. The surrounding land uses consist of the following: single detached dwellings and Wintemute Street to the north; single detached dwellings to the south; single detached dwellings to the east; and Tait Avenue, single detached dwellings and Fort Erie Secondary School to the west.

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Mr. Kernahan advised that the subject property is identified in the Official Plan as being partially within a Natural Heritage corridor associated with the Niagara River but there are no significant Natural Heritage features on or in the vicinity of the subject site. Pre-consultation with the Niagara Peninsula Conservation Authority identified that the proposed development will not interfere with any Natural Heritage features.

Mr. Kernahan explained the Bridgeburg Secondary Plan designates the subject property as Institutional and Government which permits primarily Government and Government Agency uses. The application to amend the Official Plan is to change the designation to Residential to permit the proposed 9-unit apartment house.

Mr. Kernahan advised the property is currently zoned Site Specific Residential 2 R2-39 which permits the site to be used as a funeral home as well as the permitted uses in the R2 Zone (i.e. single detached dwellings, home occupations and one accessory apartment dwelling). The proposed Zoning By-law Amendment is to change the zoning of the property to a Site Specific Residential Multiple 2 RM2 Zone to permit a 9-unit apartment house that has separate entrances to each unit from the exterior of the building whereas the Zoning By-law defines an apartment house as having entrances to units from a common interior hall. The Zoning By-law Amendment also requests site specific regulations to address the existing deficiencies of the existing building relative to the regulations of the RM2 Zone.

Mr. Kernahan explained in the Site Plan for the subject property, the existing building in the central part of the property is proposed to be used as a 9-unit apartment building. The existing 21-space parking area is proposed to be utilized to provide parking for residents of the building. The development will be subject to site plan control which will more precisely identify matters such as landscaping, amenity areas and waste.

Mayor Redekop asked if the agent wished to speak.

Mr. Leigh Whyte, PLW Planning Consultants, on behalf of 2353345 Ontario Inc. (Steve Bremner) advised the proposal is for the redevelopment of the former Davidson Funeral Home, a

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10,000 sq. ft. building, to convert it to 9 residential units utilizing existing building and parking. There is no proposed exterior modification to the parking area or building envelope. He outlined the development through a power point presentation.

Mr. Whyte identified the location of the property and provided a unit analysis.

Mr. Whyte explained that the Provincial Policy, Regional Policy and the Town's Official Plan Policy supports the application. The Planning Justification Report includes 10 pages of specific policies from various levels of government that support the application.

Mr. Whyte identified the project benefits which will increase the tax base, provide efficient use of an existing, underutilized building, support the Town's goal toward intensification, provide housing diversity and opportunity, and provide an economic opportunity for existing Town business and property owners.

Mr. Whyte advised that at the pre-application stage there were initial informal discussions between the Applicant's Representative (Steve Bremner) and adjacent property owners. A Public Open House was held on November 17, 2015. A subsequent meeting was held December 1, 2015 with adjacent property owners to discuss issues of concern and try to identify possible solutions (i.e. garbage, pets, noise, traffic, parking, property values and property maintenance). Potential solutions include limit the rezoning to a maximum of 9 units, designate the property as "No Smoking", have an on-site property manager, consider a "no pets" policy, and design 4 units as accessible.

Mayor Redekop asked if anyone was present to speak in favour of the application.

No person(s) came forward.

Mayor Redekop asked if anyone was present to speak in opposition of the application or to ask questions or to comment.

(a) Angela Willett, 19 Wintemute Street

Ms. Willett stated she and her husband purchased their home seventeen (17) years ago, when next door at 21 Wintemute Street was a functioning, busy funeral home

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with a single resident living upstairs. During this time they had no complaints.

Their concerns began a year and a half ago when two (2) tenants moved in. One tenant lives in an apartment that directly faces the side of their home. Her unattended dogs bark and cry during the day and night, her garbage piles up in the laneway beside their property attracting rodents, and her choice of language while smoking in the laneway has also been an issue. After numerous calls to the by-law officer and SPCA, one of the property owners made contact with them about five (5) months ago however, their concerns remain unresolved.

Ms. Willett expressed concern in multiplying the number of tenants with the proposed nine (9) units. She and her husband met with the developers to express their concerns and they are working together to find solutions to the problems. She stated they would like to continue to have a voice in the decision-making at all future site plan meetings.

The Mayor closed the Public Meeting.

(b) Zoning By-law Amendment and Draft Plan of Subdivision

Re: Upper Canada Consultants (Agent) - 9136916 Canada Ltd. (Gary Lau and Simon Mou) (Owner) - East of Netherby Road, West of Black Creek Road and North of Baker Road. The applicant is proposing to amend portions of the site to a Site Specific Residential 2 A Zone and to amend other portions of the site to a Site Specific Residential Multiple 1 RM1 Zone with site specific regulations for semi-detached and street townhouse dwellings.

Mayor Redekop announced this was a statutory Public Meeting under the *Planning Act*, R.S.O. 1990, Chapter P.13 with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment for Black Creek Signature Subdivision.

Mr. Kernahan delivered a power point presentation.

Mr. Kernahan advised applications for Zoning Amendment and Draft Plan of Subdivision have been received from Upper Canada Consultants, Agent for 9136916 Canada Ltd. for the

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21 Wintemute St
FILICE, Anthony A.F. to: Matt Kernahan

13/11/2015 11:13 AM

Good afternoon

Matt, please advise the owner that in the course of converting the existing property to a 9 unit apartment, he will be required to install a lock box assembly for mail delivery purposes. The equipment should be installed/located within the common entrance.

Regards

Tony Filice
Delivery Planning
955 Highbury Ave N
London, ON N5Y 1A3
anthony.filice@canadapost.ca
(519) 282-5199

APPENDIX "3" TO BY-LAW NO. 77-2017



21 Wintemute Request for Comments

Crawford, Jesse to: mkernahan@town.forterie.on.ca

18/11/2015 09:52 AM

Good Morning Matt,

Regarding File No.350309-0364 – 21 Wintemute St.:

The location has an existing 3-phase underground service.

Should the applicant decide to upgrade this service to accommodate multiple units they will need to contact CNPI for loading requirements.

Kindest Regards,

Jesse Crawford

Engineering Tech. Planner I

Canadian Niagara Power a Fortis Ontario Company

Phone: 905.871.0330 xt. 3659

Fax: [905.871.4458](tel:905.871.4458)

jesse.crawford@cnpower.com

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APPENDIX "3" TO BY-LAW NO. 77-2017



Combined Official Plan and Zoning By -Law Amendment 21 Wintemute

Kevin Winney to: Matt Kernahan

26/11/2015 11:48 AM

Hi Matt

The Fort Erie Fire Department has no comments at this time for the above-mentioned application.

Kevin Winney
Senior Fire Prevention Inspector
Fort Erie, Fire Department
905-871-1600, ext. 2605

Our Focus: Your Future

APPENDIX "3" TO BY-LAW NO. 77-2017



Planning and Development Services

2201 St. David's Road W, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-641-5208

www.niagararegion.ca

November 27, 2015

VIA EMAIL ONLY

Files: D.10.01.OPA-15-032
D.18.01.ZA-15-092

Mr. Matt Kernahan, MCIP, RPP
Senior Development Planner
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, ON L2A 2S6

Dear Mr. Kernahan:

**Re: Proposed Official Plan and Zoning By-law Amendments
21 Wintemute Street, Owners: 2353345 Ontario Inc.
Town of Fort Erie**

Pre-consultation for the subject lands occurred on May 22, 2013 between with Town and Niagara Regional staff. Regional Development Services staff has reviewed the information circulated for the above noted official plan and zoning by-law amendment applications. The proposed amendments are to rezone and redesignate the subject lands to permit the conversion of the existing building formerly used as a funeral home to be used as a 9 unit apartment building. Regional staff offers the following Provincial and Regional comments to assist the Town in considering the applications.

Provincial and Regional Policies

The subject property is within the Urban Area Boundary for the Town of Fort Erie according to the Regional Policy Plan. In addition, the lands are located within the Built Boundary according to Regional Official Plan. The Urban Area policies provide for a range of industrial, commercial, and residential uses. Provincial and Regional policies support intensification, including the conversion of existing building stock, in the urban area where appropriate levels of services and infrastructure exist. In addition, municipalities are encouraged to develop a diverse mix of land uses and a range of housing types and densities, including affordable housing, housing for special needs (i.e. housing for the elderly) and easy access to local services. Built-up Areas are lands within Urban Areas that will be the focus of residential and employment intensification and redevelopment within the Region over the long-term.

The proposal will facilitate the redevelopment of the parcel and will support intensification in the Built-up Area. In addition, the redevelopment of subject property will add to the range of housing types available in the neighbourhood.

Change of Use

The Province's brownfields legislation/regulation requires that any change to a more sensitive land use (including a residential, institutional or mixed commercial with residential) requires the filing of a Record of Site Condition (RSC) on the Ministry of the Environment's Brownfields Environmental Site

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Registry in accordance with Ontario Regulation 153/04, as amended. A RSC was filed in the Environmental Site Registry on September 1, 2015.

Land Use Compatibility

There are no existing industrial facilities in the immediate vicinity of this development that would potentially result in land use conflicts. The nearest industrial use to the north, considered to be a Class 2 industry, meets the minimum 70 metre separation distance recommended by the Ministry of the Environment. The Town could consider including a warning clause to inform future owners/residents of potential negative impacts from the existing industrial use to the north as the development is located within the 300 metre potential area of influence of the industry. However, in this instance the proposed development is separated from the existing industrial use by intervening residential dwellings and therefore it is not likely that there will be any impacts (i.e. noise, dust and or odours) on the proposed residential units.

Regional Technical/Engineering Comments

Development Services Technical staff has completed an engineering review of the proposed applications to permit the conversion of the existing building into a 9 unit apartment. In general, there are no objections to the proposed amendments from a technical perspective. The applicant is advised that:

- There is a Regional 825mm diameter sanitary, along Wintemute Street and Tait Avenue and that there shall be no connection nor should the line be disturbed during any construction for the development.
- Multiple residential developments with 7 or more units are eligible to receive free Regional curbside waste collection to a maximum of 12 containers. Each unit has a one container limit for garbage and unlimited blue/ grey recycling and green compost bins.

Conclusion

Regional staff has no objection to the approval of the proposed amendments from a Provincial or Regional perspective subject to any local planning concerns. The proposed Official Plan to change the designation of the property to Higher Density Residential is exempt from Regional Council approval in accordance with the Memorandum of Understanding. Please forward notice of Town Council's decision on these applications and a copy of the amendments as adopted for our files.

If you have any questions, wish to discuss these comments or would like a hard copy of the comments, please contact Teresa Gray, Planner at extension 3430, or Pat Busnello, Manager Development Services, at extension 3379.

Yours truly,

Teresa Gray, MCIP, RPP
Senior Development Planner

cc: Ms. K. Dolch, MCIP, RPP, Manager, Development Approvals, Town of Fort Erie
Mr. P. Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region

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Interoffice Memorandum

November 19, 2015
File No. 350309-0364

To: Matt Kernahan, Senior Development Planner

From: Jeremy Korevaar, Coordinator, Development Approvals

Subject: **APPLICATION FOR COMBINED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT – 21 WINTEMUTE STREET – APPLICANT: 2353345 ONTARIO
INC. (STEVE BREMNER)**

Staff reviewed the following documents received on November 6, 2015:

- Site Plan prepared by Jason Pizzicarola Design –Architect dated October 1, 2015

On behalf of the Infrastructure Services department I have reviewed the application and have no objections to the official plan or zoning by-law amendments.

Jeremy Korvevaar C.E.T.
Coordinator, Development Approvals

ecc. George Stojanovic, Manager, Engineering Division

I:\D14 Zoning\2015\114 Idylewylde\201504 Infrastructure Services Comments.docx

APPENDIX "3" TO BY-LAW NO. 77-2017



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

December 3, 2015

Matt Kernahan, MCIP, RPP
Senior Development Planner
The Corporation of the Town of Fort Erie
Community & Development Services
1 Municipal Centre Drive
Fort Erie, ON L2A 2S6

Dear Matt Kernahan,

Re: Official Plan and Zoning By-Law Amendment
2353345 Ontario Inc. (Steve Bremner)
21 Wintemute Street
Town of Fort Erie
File No.: 350309-0364

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nikki DeGroot', with a stylized flourish at the end.

Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/jh

APPENDIX "3" TO BY-LAW NO. 77-2017

Combined Official Plan and Zoning By-law Amendment - 21 Wintermute Street
Cara Lampman

to:

Matt Kernahan (MKernahan@town.forterie.on.ca)

18/11/2015 10:39 AM

Hide Details

From: Cara Lampman <clampman@npca.ca>

To: "Matt Kernahan (MKernahan@town.forterie.on.ca)"

<MKernahan@town.forterie.on.ca>

Good Morning Matt,

The NPCA has reviewed the subject application and notes that the subject parcel is not impacted by any NPCA Regulated Area or Region of Niagara Core Natural Heritage Features. Further, due to the scope, nature and location of the proposed development no Storm Water quality or quantity controls will be required. As such, the Authority has no objection to the proposed amendments.

Cara Lampman

Watershed Planner

Niagara Peninsula Conservation Authority

250 Thorold Road West, 3rd Floor

Welland, Ontario L3C 3W2

Phone: 905 788 3135 (ext. 272)

Fax: 905 788 1121

email: clampman@npca.ca