

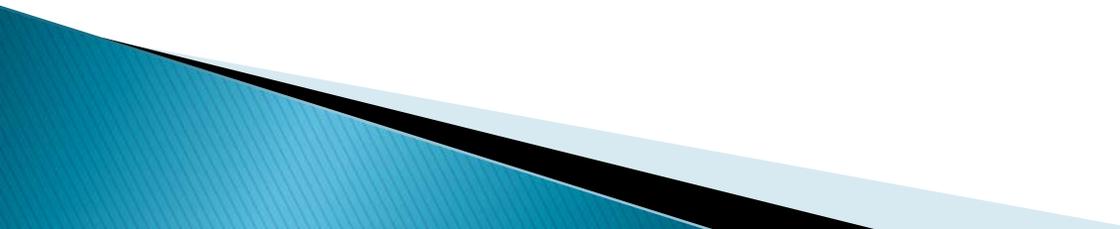
Housekeeping Official Plan Amendment

Town of Fort Erie
Public Meeting
October 6, 2020

What is an Official Plan?

- ▶ An Official Plan describes Council's policies on how land in the community should be used. An Official Plan ensures that future planning and development will meet the specific needs of the community. An Official Plan deals mainly with issues such as:
 - where new housing, industry, offices and shops will be located
 - what services like roads, watermains, sewers, parks and schools will be needed
 - when, and in what order, parts of your community will grow
 - community improvement initiatives.

What is an Official Plan Amendment?

- ▶ An Official Plan amendment is a formal document that changes a municipality's Official Plan. Changes may be needed because of new circumstances in the community or because of requests made by property owners.
- 

Overview of Amendment

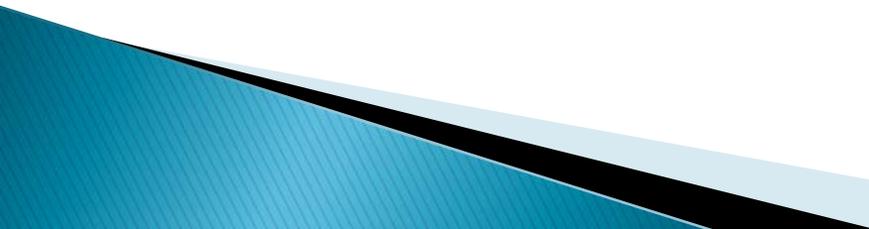
▶ Policy Amendment

- Introduction of Value Added Agricultural as a Secondary Use in the Agricultural and Rural Official Plan Designations
- New definition for Value Added in Appendix A: Glossary of Terms

▶ Mapping Amendment

- Site specific mapping amendments to Schedule A that will reflect the work that was done in 2018 and 2019 as part of the Town's approved Environmental Conservation Area Assessment Report (Approved by Council in 2019)

Purpose of the Amendment

- ▶ To improve and clarify existing policies around secondary agricultural uses; and
 - ▶ To update the natural heritage mapping to better reflect current “on the ground” conditions in specific study locations as per the approved Environmental Conservation Area Assessment Report
 - ▶ To permit further development in some locations, where environmental protection and/or environmental conservation layers are proposed to be removed and restrict future development in locations where an environmental protection layer has been added to address current conditions.
- 

Policy Amendment

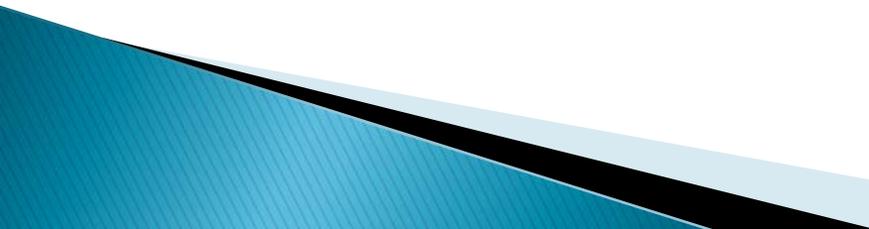
- ▶ Specifically, Section 4.5.2 Agriculture Policies, IV will be amended to include Value Added as a Secondary Use in the Agricultural Designation. This will also apply to lands designated Rural.
 - ▶ A new definition of “Value Added” will be included in the Glossary of Terms (Appendix A) to the Official Plan.
- 

Value Added – Definition

Value Added will be defined as: Uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. Such uses are generally considered agriculture-related uses, and are required to be small scale and related to the farm activity. Value Added uses will not be permitted in conjunction with medical marijuana production facilities. Value Added Uses may be grouped into three major components: Production Uses, Marketing Uses and Support Uses:

- ▶ i. Production uses: mean Value Added farm related uses that include, but are not limited to: the processing of agricultural products (including wineries, canneries, bakeries, cheese factories and similar uses); and distribution and warehousing of agricultural products.
- ▶ ii. Marketing uses: mean Value Added farm related uses that include a variety of methods of increasing the sales of raw or finished farm products. Such uses may include, but are not limited to: road side produce stands and other retail facilities for the sale of products; pick your own facilities; agri-tourism uses (such as farm mazes, special events facilities, farm weddings and educational facilities) and “experiential uses” (such as “working farm vacations” or culinary schools).
- ▶ iii. Support uses: means uses that support day to day farm operation and may include, but are not limited to: machinery repairs, seed suppliers, and other uses not more appropriately accommodated in settlement areas. Support uses are intended to primarily serve the farm operation and surrounding local farm operations and are intended to remain secondary to the principal farm operation.

Mapping Amendment

- ▶ 30 site specific locations that were identified in the Town's approved Environmental Conservation Area Assessment Report (2019) where the environmental conservation layer and/or environmental protection layers are proposed to be removed or added to recognize current conditions
 - ▶ Changes are being proposed based on extensive assessment and evaluation of these lands between 2018 and 2019
- 

Site Specific Mapping Locations

0-13486 Bowen Road

1557 Bowen Road

2005 Pettit Road

2021 Pettit Road

0-13571 Bowen Road

0-13570 Bowen Road

1886 Pettit Road

1800 Thompson Road

0-14219 Winger Road

3650 Eagle Street

0-14219 Winger Road

893 Helena Street

967 Helena Street

418 Gilmore Road

440 Gilmore Road

444 Gilmore Road

0-13123 Dunlop Street

100 Dunlop Street

0-2484 Dunlop Street

1818 Thompson Road

0-2394 Dunlop Street

425 Phipps Street

1130 Bertie Street

0-13130 Thompson Road

1011 Gilmore Road

0-13366 Pettit Road

0-13371 Pettit Road

1979 Pettit Road

1100 Gilmore Road

0-13479 Sunset Drive

Mapping Amendment – Example

- ▶ Site Location: 0 Bowen Road
- ▶ Natural areas were assessed against the seven Natural Areas Designation Criteria as identified in the Town of Fort Erie Official Plan Appendix D. The site contains portions of a natural area which meets the following criteria:
 - ▶ 1. Designated Environmental Areas: Presence of the Miller Creek PSW on adjacent land
 - ▶ 2. Hydrological Importance
 - ▶ 3. Site Condition
 - ▶ 4. Habitat Diversity
 - ▶ 5. Special Features: Provincially rare vegetation communities
 - ▶ 6. Representation
 - ▶ 7. Socio-economic Value

Mapping Amendment – Example

Recommendations for the Site:

Removal of all EC designations from property and maintaining 30m minimum buffer from PSW on adjacent lands.



Rationale:

Only two of above criteria were fulfilled and did not qualify as a Locally Significant Natural Area (LSNA).

There is a high degree of disturbance and many non-native species present on the property. The natural areas do not provide significant ecological function.

Next Steps

- ▶ Residents can provide comments at any time during the amendment process. If you have any further comments, questions or require further information on this amendment, please contact Lindsay Richardson, Senior Community Planner at lrichardson@forterie.ca

- ▶ Statutory Public Meeting under the Planning Act on December 7, 2020 at Council – 6:00 pm
 - Residents can participate in Zoom Council meetings two different ways:
 - 1. Send your comments via email to Lindsay Richardson, Senior Community Planner (lrichardson@forterie.ca) who will provide them to Council.
 - 2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Lindsay Richardson, Senior Community Planner (lrichardson@forterie.ca) to receive information on joining the Zoom meeting.
 - The Town of Fort Erie Council meeting live webcast will be streamed at www.youtube.com/townofforterie or click on the YouTube icon on the homepage of the Town's website (www.forterie.ca)

Appeals

- ▶ 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 by-law is passed, the person or public body may not make an appeal to the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- ▶ For more information about appealing this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

More Information

- ▶ The draft Housekeeping Official Plan Amendment is available for review on the Town's website under the "Notices" section in Community Planning (www.forterrie.ca/resource/publicEngagement.xsp?s1=PENG-MCEI-BTRNB4)
- ▶ For more information you can contact Lindsay Richardson, Senior Community Planner by email at Lrichardson@forterie.ca or by phone at 905-871-1600 x 2504

Stay Informed

- ▶ If you wish to be kept up to date on this Housekeeping Amendment and receive notice of future related meetings and decisions of Council, please provide your contact details to Lindsay Richardson, Senior Community Planner at Lrichrdson@forterie.ca or by calling 905-871-1600 x 2504.

Questions or Comments

