

**GATEWAY ENTRANCE — URBAN DESIGN BRIEF**

**3085 DOMINION ROAD FORT ERIE**

## **GATEWAY ENTRANCE — URBAN DESIGN BRIEF**

**3085 DOMINION ROAD TOWN OF FORT ERIE**

**URBAN ENVIRONMENTS  
24 WOODMOUNT DR.  
St. CATHARINES , ON**

**G. CURNOCK & ASSOCIATES  
482 SCOTT ST.  
ST. CATHARINES ON**

### **1) INTRODUCTION**

**Urban Environments and G. Curnock have been retained by Michele Di Martino to coordinate the preparation and submission of a zoning by-law and an official plan amendment for a property municipally known as 3085 Dominion Road.**

**The property is 3144.86 m<sup>2</sup> in size and enjoys frontage on both Dominion Road and Bernard Ave. and contains two buildings One that was previously used as a restaurant and will be demolished . The other will be retained for continued single family detached residential use.**

**The subject land is also part of the Ridgeway / Thunderbay Secondary Planning Area and as such Low Density Residential uses include single detached, semi detached and duplex dwellings are recommended uses for the site. In addition “Neighbourhood Gateways” are recognized in the Secondary Plan with one of the Gateways indent for the Dominion and Bernard Avenue intersection.**

**The Dominion East Gateway is shown on Schedule RTB-2 at the intersection of Dominion Road and Bernard Avenue and represents the entrance of the urban area and the Village of Ridgeway / Thunderbay.**

**There is a stop sign on Bernard Ave. at the intersection but no stop sign on Dominion Road . Traffic volumes to date do not warrant a four way stop or any signalization . Although the Dominion East Gateway has not in the past warranted the inclusion of specialized design features that indicate an entrance into the Ridgeway / Thunderbay Village area , the recent popularity of the area shoul now be identified.**

**The Dominion Road Bernard Road intersection is significant in identifying the start of the Urban Boundary for the Village and the separation of the Rural / Agricultural development east of the intersection and the low density residential development that is evolving west of the intersection.**

**There should be a Gateway feature at the intersection that should consist of vegetation, signage but more importantly the design of the residential development at the intersection. The residential design should reflect the traditional design that presently dominates along the western section of Dominion Road and within the Village proper ( town housing, small single detached residential semi's).**

**Future homes at the intersection should also be brought closer to the street as a traffic calming feature which will give drivers the impression that they are entering a special compact urban area as both residents and visitors travel west into the Village of Ridgeway and encounter new developments like Dominion Towns and Southridge Meadows. These developments will be a mixture of traditional designed residential single detached and townhouses.**

**As stated in the Secondary Plan for Ridgeway / Thunderbay Area infill and intensification are not to be viewed in isolation from the surrounding existing development and be sensitively planned having considered such factors as setbacks , interface height and access.**

**The housing assessment is based on the state of change. The Ridgeway neighbourhood is undergoing a transition from rural residential and rural land uses to compact urban forms of residential development. The Dominion Road and Bernard Avenue is at the forefront of this change and serves as the gateway to this change.**

## **2). SITE AND CONTEXT**

**The subject property is located at the south west corner of Dominion Road ( Reg Rd No.1 ) and Bernard Avenue. Dominion Road is one of the main east / west corridors in the Town of Fort Erie and the intersection at the Bernard Avenue serves as a Gateway into the Village of Ridgeway In the Ridgeway/Thunderbay Neighbourhood in the Town of Fort Erie.**

**East of the intersection along the Dominion Road is a mixture of Rural and Rural Residential land uses. The housing consists of large single storey and one half storey bungalows , side splits and back splits Spread out on large rural residential properties.**

**West of the intersection where lands enjoy urban services the residential development is mostly two storey residential compact forms of single detached semi's and townhouses on small lots. The new housing forms reflect Provincial , Regional and local policy direction and the proposed Gateway entrance design should reflect the new housing paradigm, while also respecting some of the older building designs that also exist in the village business core and older neighbours adjacent to this core area.**

**Some of the design elements that are common to both are traditional road shapes , building materials and palette. The older neighbourhoods do not conform to the land use patterns of the more compact Forms of the newer developments along Dominion Road as you enter the Village along Dominion.**

**New zoning regulations, new housing types, different setbacks, different building materials impact the proposed design of the subject property that is part of the Dominion East Gateway.**

## **FORM**

**The subject residential semi detached dwellings (6 units) all front on Dominion Road and should be designed to reflect the residential “form” of the recent developments along Dominion Rd along with respecting some of the older historic buildings located in the “Village”.**

**The common elements for both can be identified as roof shapes, building height, building materials, and palette. The proposed six units are intentionally placed along Dominion Road with reduced front yard setbacks, two storey building heights , traditional roof shapes to “calm” the traffic entering the village. The building mass at two storeys with 2<sup>nd</sup> storey balconies and wrap around porch in the corner unit will not only make a design statement that a visitor is entering a special residential area but will also slow traffic.**

**This design element of “closing in” the intersection and slowing traffic will also require additional landscaping and “entrance signage” at the intersection to enhance the character of the intersection design . The calming of the traffic will also enhance the intersection’s operation ability for safer “active transportation “ .**

**The proposed building mass of two storeys with upper storey balconies providing “eyes in the public realm” ( roadway and intersection ) is reflective of an enhanced community character for the intersection but also the neighbourhood’s to the west of the site. The traditional roof shapes, building height, building materials are sympathetic to the existing residential development on Dominion Road both abutting the site and west of the site.**

**The project adheres to the height limit of two storey residential dwellings and low density compact form development reflects the design of the compact forms of residential development to the west within the Village without creating imposing building forms. In fact the width of the building contains two semi units is compatible in width ( massing ) with many single detached fronts.**

**The ground level front porches protrudes beyond the garage and is supported by a portion of the basement which can be used as a wine or fruit cellar.**

**The “form” of the landscaping treatment for the gateway design will have to be a cooperative effort with the home owners, the Region , and the Town since the design will involve the intersection lands owned by both levels of government and the private sector.**

## **FIT**

**The proposed project aligns with the goals of the Secondary Plan in that it diversifies the housing types in the area and provides a compact form of housing for increased density in the area that will assist in improving the viability of public transit area.**

**The proposed siting of the building respects the front yard setbacks of the zoning by-law for the area and rear yards are generous to provide suitable activity areas for each unit.**

**A key component of the neighbourhood fit is spacing between buildings ( side yard setbacks ) .The proposed development respects the zoning requirements for two storey residential dwellings ( singles & semi detached units ) setbacks contained in zoning By-law 129-90 for Residential R3 Zone. The 1.7 metre side yard will required where the proposed semi detached units abut the adjoining properties.**

**The existing detached building on site will remain and be restored with prescribed side yard setbacks and will front on Bernard Ave. The front yard setbacks will be 8.79 metres and the side yard to the abutting properties to the south will be 6.69 metres. The northern side yard which abuts the proposed semi detached unit fronting on Dominion Road will be 1.46 metres. Although this side yard is only 1.46 metres the spacing between buildings is generous based on the side yard located against the rear yard setbacks of the semi detached unit creating a spatial separation between buildings of 8.96 metres.**

**The proximity of the buildings to the lot lines creates potential privacy issues between new residential Development and neighbouring properties.Decks and balconies will be in yards both rear and front yards and designed not overlooking the rear yards of neighbouring properties. The operable portion of the windows on the side facing the neighbours will be awning style and will be open slightly to provide natural ventilation but maintain privacy for both the occupants of the semis and the neighbours.**

**The driveway will be a hard surface finished in concrete or asphalt . A privacy fence along the boundary of each lot including the boundary of lot abutting the single residential. The fence will minimize the impact of the rear yard activity area to each individual property.**

## **FUNCTION**

**Prior to the introduction of the six semi detached units for the site at 3085 Dominion Road and Bernard Avenue the access for the existing single detached residential coupled with the traffic generated by the restaurant, created potential for vehicular and pedestrian conflicts. The proposed semi detached development with all accesses on Dominion Road will function in a safer manner with better separation between the new development on Dominion and existing development on Bernard Avenue.**

**The residential development proposed for 3085 Dominion Road in concert with the design elements associated with the Gateway entrance into the Ridgeway community together with the proposed “traditional” design with two storey profile, sympathetic building materials, compact design and location will not only calm traffic but also function as an important gateway entrance into the community. At the same time the development does respect the key elements of the R3 zone to minimize the impacts and protect the values.**

**The proposed semi detached units with their traditional design will set a very positive precedent on the streetscape. They will respect the Town’s zoning regulations and will function with very little disruption to the neighbourhood. The design and placement of the units align with good urban design guidelines in regard to form, fit, and function.**

**Prepared By  
Greg Hynde , Urban Environments**





DOMINION ROAD  
FORT ERIE , ONT.

*g. curnock*  
*and associates*

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L2M 3W7

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glen@gcurnock.ca

## 6. Appendices

Appendix 1	Draft Official Plan Amendment
Appendix 2	Draft Zoning By-law Amendment
Appendix 3	Draft Plan of Subdivision/Consent
Appendix 4	Pre-Consultation Agreement
Appendix 5	Ridgeway - Thunder Bay Secondary Plan Schedules



**Appendix 1**

**Draft Official Plan Amendment**

**Schedule C**

The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. \_\_\_\_ - \_\_\_\_

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BEING A BY- LAW TO ENACT AN AMENDMENT TO THE OFFICIAL PLAN ADOPTED BY-LAW NO. \_\_\_\_  
FOR THE TOWN OF FORT ERIE PLANNING AREA

AMENDMENT NO. \_\_\_\_\_  
3085 DOMINION ROAD

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THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE IN ACCORDANCE WITH THE PROVISION OF SECTION 17 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT amendment No. \_\_\_\_ to the Official Plan for the Town of Fort Erie consisting of the attached explanatory text 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 pursuant to the provisions of Section 23.1 to 23.5 inclusive of the *Municipal Act, 2001*, as amended, the Clerk of the Town of Fort Erie is hereby authorized to effect any minor modifications or corrections solely of administrative, numerical, grammatical, semantical or descriptive nature or kind to this by- law or its schedules as such may be determined to be necessary after the passage of this by- law.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

I, the Clerk, \_\_\_\_\_, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By- law No. \_\_\_\_ of the said City. Given under my hand and the seal of the said Corporation this \_\_\_\_ day of \_\_\_\_ 2023.

**AMENDMENT NO. \_\_\_\_\_ TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE TOWN OF FORT ERIE**  
**CONTENTS**

**PART "A"- THE PREAMBLE**

- Section 1 - Title and Components
- Section 2 - Purpose of Amendment
- Section 3 - Location of this Amendment
- Section 4 - Basis of this Amendment
- Section 5 - Implementation and Interpretation

**PART "B"- THE AMENDMENT**

- Introductory Statement
- Details of the Amendment
- Schedule "A" - Land Use Plan

**PART "C"- THE APPENDICES**

- Appendix 1 - Notice of Public Information Process
- Appendix 2 - Public Meeting Minutes
- Appendix 3 - Circulation Comments

**PART "A"- THE PREAMBLE**

**SECTION 1**

**TITLE AND COMPONENTS**

This document, when approved in accordance with Section 17 and 21 of The Planning Act, 1990, shall be known as Amendment No. \_\_\_ to the Official Plan adopted by By- Law No. \_\_\_ of the Town of 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. \_\_\_ to the Official Plan adopted by By- Law No. \_\_\_ for the Town of Fort Erie Planning Area.

Also attached is Part "C", the Appendices, which does 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 re- designate the land identified as Part 1 on the attached schedule to Low Density Residential to allow the redevelopment of the site permitting six semi-detached residential dwellings and one single detached residential dwelling.

### **SECTION 3**

#### **LOCATION OF THIS AMENDMENT**

The lands, which are the subject of this amendment, are located on the southwest corner of Dominion Road and Bernard Avenue. The property enjoys 55.27 metres of frontage on Dominion Road and 56.90 metres on Bernard Avenue and is approximately 2714 sq metres (0.27 ha) in size. The site includes a one storey single detached dwelling which will be retained.

## **SECTION 4**

### **BASIS OF THIS AMENDMENT**

The Official Plan adopted by By-law No. \_\_\_\_ of the Town of Fort Erie Planning Area provides that amendments may be made to the Official Plan. Policies of the plan have been considered in the preparation of this amendment and the following factors:

1. The subject lands are located within the Built-up Area of the Town of Fort Erie and are being developed for a range of residential uses. The amendment will address a need for the provision of more residential lands to meet the long-term growth targets of the Town.
2. The proposed use of the lands is compatible with the existing neighborhood and represents appropriate and compatible form of intensification by making efficient use of land and infrastructure.
3. The amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan, the Regional Policy Plan and the general intent of the Official Plan.
4. The development will provide for an appropriate range of housing including some affordable housing units within the existing built-up area.
5. The proposal will be subject to further approval associated with the development agreements for the proposed residential units where a more detailed analysis will be undertaken.



**SECTION 5**

**IMPLEMENTATION AND INTERPRETATION**

The relevant policies of the Official Plan adopted by By- law No. \_\_\_\_\_ of the Town of 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.\_\_\_\_ to the Official Plan adopted by By- law \_\_\_\_\_ for the Town of Fort Erie Planning Area. The Official Plan adopted by By- law \_\_\_\_\_ for the Town of Fort Erie Planning Area and is hereby amended as follows:

1. The subject land described on the attached Schedule A is designated Low Density Residential in the Official Plan.
2. The subject lands will also be identified as Low Density Residential in the Ridgeway-Thunder Bay Secondary Plan along with more specific policies for the entrance into the Ridgeway-Thunder Bay neighbourhood.
3. All policies of the Low Density Residential designation outlined in the Ridgeway- Thunder Bay Secondary Plan shall continue to apply to the subject lands.

**PART "C"- THE APPENDICES**

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

**Appendix 2**  
**Draft Zoning By-law Amendment**

3085 Dominion Road- Draft Zoning By- Law Amendment

By- law \_\_\_\_

Town of Fort Erie

A by- law of the corporation of the Town of Fort Erie  
to amend Zoning By- law No. 129-90, as amended, with  
respect to land municipally known as 3085 Dominion Road.

**WHEREAS** Council of the Town of Fort Erie has the authority pursuant to Sections 24 (2) and 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By- law; and,

**AND WHEREAS** the Council of the Town of Fort Erie has deemed it advisable to amend Zoning By- law No. 129-90, as amended, and therefor implement Official Plan Amendment No. XX to the Town of Fort Erie Official Plan; and,

**AND WHEREAS** this by- law conforms to the Official Plan of the Town of Fort Erie, as amended by Official Plan Amendment No. XX;

**AND WHEREAS** Council deems that adequate that public notice of the public meeting was provided and information regarding this Amendment was presented at the public meeting held on \_\_\_\_\_, 2023;

**NOW THEREFORE BE IT RESOLVED THAT** the Corporation of the Town of Fort Erie enacts as follows:

1. That this law applies to lands described as all of lots 1183, 1184, 1295, 1296, 1297, 1298, 1299 Reg Plan 97 of Town of Fort Erie Regional Municipality of Niagara.
2. That Schedule A- Map 9 to the Town of Fort Erie Zoning By- law as amended is hereby further amended by changing the zoning classification of the lands shown outlined on Schedule A, attached hereto from Highway Commercial (C3) to Residential R3 Site Specific \_\_\_\_ Zone to permit six semi-detached dwellings and one single detached dwelling.
3. Notwithstanding the regulations for lot coverage minimum unit frontage, minimum interior, minimum interior side yard of Section 13.4 Zone Regulations for Semi Detached Dwelling the following regulations shall apply:

- Minimum Lot Frontage	— 8.6 m
- Minimum Lot Frontage for Corner Lot at Dominion Rd and Bernard Ave	—11.10 m
- Minimum Lot Coverage for a 2 storey unit.	— 45%
- Minimum Interior Side Yard.	— 1.2m
	Between all semi- detached units except for semi unit abutting adjacent property to the west when the setback will be 1.7 m
Minimum Exterior Yard.	— 3.7 m
4. All other provisions of Section 13.4 Regulations for Semi-Detached Dwellings of the Residential 3 (R3) Zone of Zoning By-law 129-90 shall continue to apply to lands shown on Schedule A attached hereto

5. The regulations of Section 12.3 of Zoning By-law 129-90 shall apply with respect to the existing single detached dwelling on Part 7
6. That Schedule A attached shall be read with and form part of this By- law
7. **THAT** this By- law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Fort Erie, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06

READ A FIRST SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

**Appendix 3**

**Draft Plan of Subdivision/Consent**

**SKETCH FOR SEVERANCE APPLICATION**  
**3085 DOMINION ROAD**  
**TOWN OF FORT ERIE**

SCALE 1 : 250

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 ONTARIO LAND SURVEYORS  
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0 5 10 15 20 25

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 LAKE ERIE  
 ALSO KNOWN AS REGIONAL ROAD No. 1, DOMINION ROAD

PIN 64197 - 0002 (LT)



ALSO KNOWN AS BERNARD AVENUE  
 ROAD ALLOWANCE BETWEEN LOTS 18 AND 19, CONCESSION 1 LAKE ERIE  
 PIN 64201 - 0001 (LT)

**LEGEND & NOTES**

- AC DENOTES AIR CONDITIONER
  - BF DENOTES BOARD FENCE
  - HM DENOTES HYDRO METER
  - HP DENOTES HYDRO/UTILITY POLE
  - OIL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
  - XX DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
  - ⊗ DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- N=NORTH, S=SOUTH, E=EAST, W=WEST

**CAUTION**

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4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE

**PROPERTY DESCRIPTION**

ALL OF LOTS 18 & 19, CONCESSION 1, LAKE ERIE, 1997, 1298 AND 1299  
 PLAN 4372 GEORGIC TOWNSHIP OF BERTIE  
 TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA  
 PIN 64198-0018 (LT)

**BOUNDARY NOTE**

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK

**METRIC NOTE:**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MARCH 30, 2023

*File #*

ONTARIO LAND SURVEYOR

**RASCH & HYDE LTD.**  
 Ontario Land Surveyors

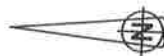
P.O. Box 6, 1323 Highway 40 East, Unit 8  
 5040  
 805-774-7180  
 (FAX 805-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 250 SURVEY 1 20729 DRAWN BY T. T. MATHIASON

SURVEYOR'S SEAL  
 SKETCH

THIS IS AN ORIGINAL COPY OF THE SURVEYOR'S SEAL OR DFP CERTIFIED





SURVEYOR'S SEAL

SKETCH

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# ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 LAKE ERIE ALSO KNOWN AS REGIONAL ROAD No. 1, DOMINION ROAD

PIN 64197 - 0002 (LT)  
55.26

## SKETCH FOR SEVERANCE APPLICATION 3085 DOMINION ROAD TOWN OF FORT ERIE

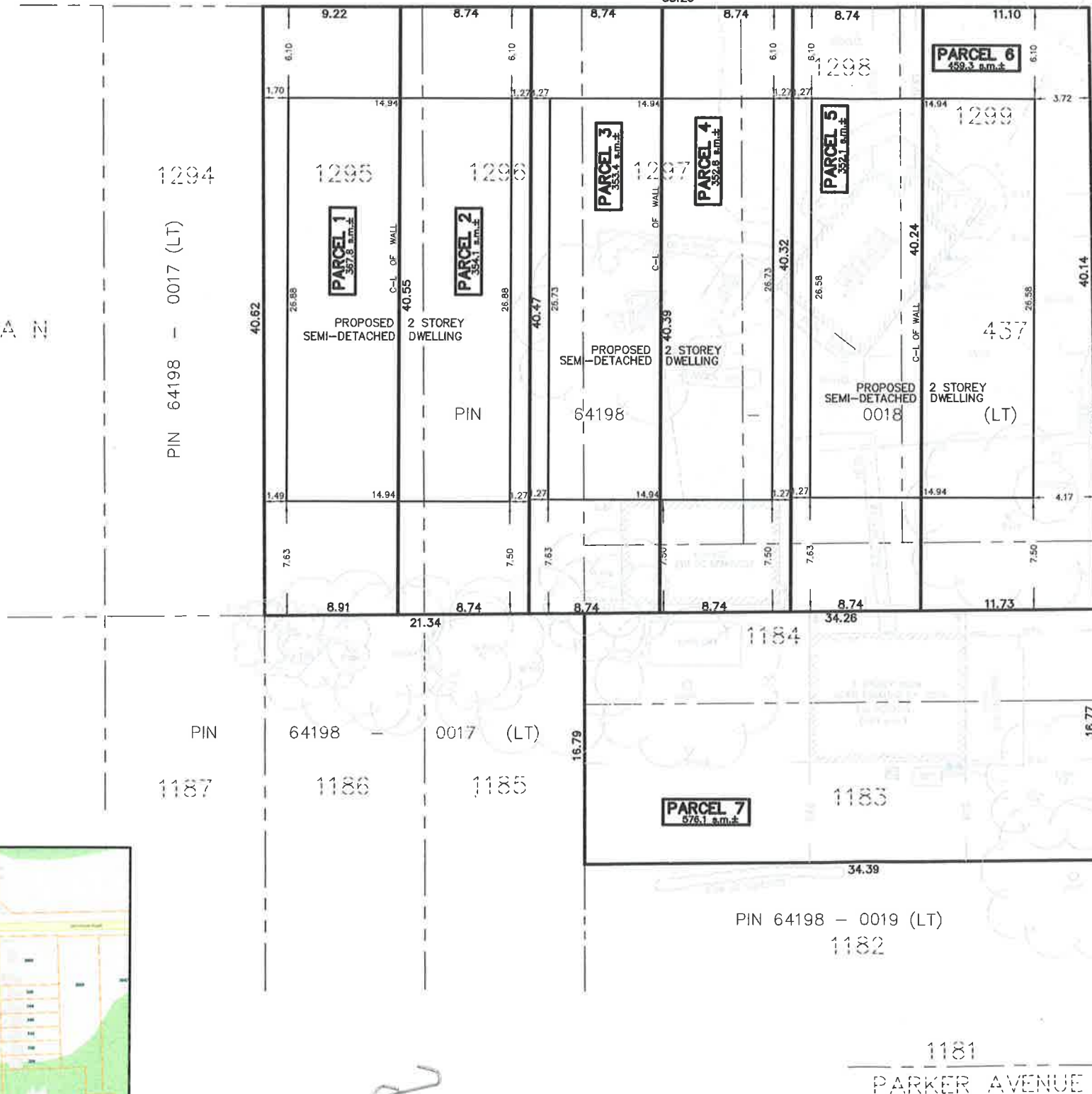


SCALE 1 : 250

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PLAN



PIN 64198 - 0017 (LT)  
PIN 64198 - 0001 (LT)  
ROAD ALLOWANCE BETWEEN LOTS 18 AND 19, CONCESSION 1 LAKE ERIE  
ALSO KNOWN AS BERNARD AVENUE

### LEGEND & NOTES

- AC DENOTES AIR CONDITIONER
  - BF DENOTES BOARD FENCE
  - GM DENOTES GAS METER
  - HM DENOTES HYDRO METER
  - HP DENOTES HYDRO/UTILITY POLE
  - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
  - PIN DENOTES PROPERTY IDENTIFIER NUMBER
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  - DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
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4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

### PROPERTY DESCRIPTION

ALL OF LOTS 1183, 1184, 1295, 1296, 1297, 1298 AND 1299  
PLAN 437, GEOGRAPHIC TOWNSHIP OF BERTIE,  
TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA  
PIN 64198-0018 (LT)

### BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY  
OFFICE RECORDS AND ACTUAL FIELD WORK.

### METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MARCH 30, 2023

*Harold D. Hyde*  
HAROLD D. HYDE  
ONTARIO LAND SURVEYOR

**RASCH + HYDE LTD.**  
Ontario Land Surveyors

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(FAX 905-774-4000)

P.O. Box 590, 74 Jarvis Street  
FORT ERIE, ONT, L2A 5Y1  
905-871-9757  
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 250

SURVEY : 22F129

DRWN BY : T. Matheson



Appendix 4  
Pre-Consultation Agreement

**Once completed by Town Planning Staff, this form must be submitted with your formal application.**

**Important:** This form will be completed with Planning Services staff at a pre-consultation meeting and will form part a complete application. All reports, documents and drawings **must** be submitted in paper and **digital** (i.e. PDF) form.

**Meeting Attendance:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Town Planning Town | <input checked="" type="checkbox"/> Regional Planning | <input type="checkbox"/> Niagara Parks Commission |
| <input checked="" type="checkbox"/> Infrastructure     | <input type="checkbox"/> Regional Public Works        | <input type="checkbox"/> NPCA                     |

Other \_\_\_\_\_

**Application type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Official Plan Amendment   | <input type="checkbox"/> Site Plan           |
| <input checked="" type="checkbox"/> Zoning By-law Amendment   | <input type="checkbox"/> Consent Application |
| <input checked="" type="checkbox"/> Draft Plan of Subdivision | <input type="checkbox"/> Other _____         |
| <input type="checkbox"/> Draft Plan of Condominium            |  |

Pre-Consultation Submission Date: March 2, 2021

Pre-Consultation Meeting Date: March 25, 2021

Site Location/Address: 3085 Dominion Road

Site Legal Description: PLAN 97 LOT 1295 TO 1299 LOT 1183 LOT 1184 NP437

Approximate Land Area (metric): 2,817.51 sq m (approximate)

**Owner Contact Information:**

Name of Owner: Gerry Terbraak

Phone No: 289-969-8907 Email: gerryandree@gmail.com

Principal Contact: John Perry

Phone No: \_\_\_\_\_ Email: jperry6@cogeco.ca

**Local Municipal Contact:**

Name of Contact: Daryl Vander Veen, Junior Planner

Phone No: (905) 871-1600 ext. 2509 Email: dvanderveen@forterie.ca

**Brief description of proposed development:**

Proposal for a Combined Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision. The Applicant is proposing a four-lot plan of subdivision. The Combined Official Plan and Zoning By-law Amendment is required as the lands are currently designated and zoned Commercial and Highway Commercial (C3) Zone, respectively.

**Submission Requirements:** Required Information and Studies to be submitted with the Application(s). Studies identified with an asterisk\* will likely require a peer review at the cost of the developer.

Local	Region	NPCA	Reports, Studies, Plans (See Notes for additional details)	No. of Copies		Notes
				Digital	Paper	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Justification Report	1	1	Prepared by a Planner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conceptual Site Plan, Subdivision Plan	1	5	Metric and prepared by an O.L.S.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Regional Policy Plan Amendment			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Local Official Plan Amendment			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use/Market Needs*			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban Design/Landscape Plans	1	1	Streetscape/landscape plan. See comments from Niagara Region.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Archaeological Assessment			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural Heritage Impact Assessment*			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Study			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Planning Study/ Sub-Watershed Study			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree Inventory Preservation Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain and Hazard Lands Boundary Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment	1	1	See comments from Niagara Region.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Quality/Noise & Vibration Study*			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural Impact Assessment			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Farm Operation and Ownership			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum Distance Separation I & II			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mineral Aggregate Resources			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Servicing Study	1	1	Conceptual servicing plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Phasing Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sensitive Land Use Report			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Stability Report			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Impact Study/Parking Impact Analysis			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study and Private Servicing Plans*			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil report			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Impact Assessment*			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shadow Analysis			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shoreline Study/Dynamic Beach			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Risk Management Study			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Well Study/Gas Migration Study			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind Study*			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other*			

## Property: 3085 Dominion Road

**Development Planning:** Daryl Vander Veen ([dvanderveen@forterie.ca](mailto:dvanderveen@forterie.ca) or 905-871-1600 ext. 2509)

### General Comments:

3085 Dominion Road is located inside the urban boundary in the Ridgeway-Thunder Bay neighbourhood of the Town of Fort Erie at the corner of Dominion Road and Bernard Avenue. The subject property is designated Commercial in the Ridgeway-Thunder Bay Secondary Plan. The property is currently zoned Highway Commercial (C3) Zone.

The proposal is to redesignate the property to Low Density Residential and rezone to a Residential Zone (likely R1 zone, as that matches the surrounding area) in order to create four lots for development of single detached dwellings. A site-specific provision will be required for the corner lot as it does not have enough lot frontage to meet the base R1 zone regulations. The rest of the lots meets the minimum lot frontage and minimum lot area requirements.

It is advisable to reconfigure the lots that front onto Bernard Avenue slightly to increase the lot frontage of the proposed corner lot to 20.00 m. This meets the R1 zone requirement for corner lots and will add a bit more lot area if a road widening along Dominion Road is required.

### Additional Comments:

- All existing structures on the property are proposed for removal.
- Full servicing is available along Bernard Avenue for the three lots that front onto it. The lot fronting Dominion Road to the west will require extension of sanitary sewer.
- There do not appear to be any natural heritage constraints on the subject property. The property is also outside of area with archaeological potential.
- A Holding Provision may be required for the west lot with frontage on Dominion as it does not have access to sanitary sewer.
- A record of site condition will be required as the subject property will be changing to a more sensitive land use (commercial to residential).

### Conditions:

- A Planning Justification Report (PJR) prepared by a planner will be required. A set of guidelines for the PJR are attached to this document for reference.

## PRE-CONSULTATION AGREEMENT – COMMENTS

**Servicing:** Jeremy Korevaar ([jkorevaar@forterie.ca](mailto:jkorevaar@forterie.ca) or 905-871-1600 ext. 2505)

Servicing:

- Dominion Road – TOFE 150mm PVC water – NO SAN
- Bernard Avenue – 200mm AC water – 200mm PVC SAN
- Property currently served with two water services from Bernard

Note: Watermain on Dominion recently installed – the Region places limits on who may connect and what contractors can be used.

- Plan of Subdivision – Daylight triangle to RMoN Specs
- Will need to extend sanitary sewer to frontage of Part 4
- A conceptual servicing plan will be required

**Neighbourhood Planning:** Pieter Wasserman ([pwasserman@forterie.ca](mailto:pwasserman@forterie.ca) or 905-871-1600 ext. 2503)

No comments or objections.

**Economic Development & Tourism Services:** Daniel Turner ([dturner@forterie.ca](mailto:dturner@forterie.ca) or 905-871-1600 ext. 2252)

No comments or objections.

**Community Planning:** Signe Hansen ([shansen@forterie.ca](mailto:shansen@forterie.ca) or 905-871-1600 ext. 2506)

No comments relative to OPA or ZBA.

Payment of 5% of the appraised value of the development be made to "The Town of Fort Erie", in lieu of dedication of land for park purposes.

The Owner/Applicant shall make payment of \$3,000.00 to the Town of Fort Erie for the planting of one boulevard tree for each new lot and three boulevard trees on corner lot.

Written permission is required from the Town, in order to remove any vegetation within the Town Road allowance.

**Committee of Adjustment:** Cara Raich ([craich@forterie.ca](mailto:craich@forterie.ca) or 905-871-1600 ext. 2508)

No comments or objections.

**Building Department:** Keegan Gennings ([kgennings@forterie.ca](mailto:kgennings@forterie.ca) or 905-871-1600 ext. 2515)

Development charge credits are available for the house and for the commercial building if removed. A Record of Site Condition (RSC) is required due to the conversion from commercial to residential.

**Fire Department:** Robert Kirk ([rkirk@forterie.ca](mailto:rkirk@forterie.ca) or 905-871-1600 ext. 2606)

The Fire Department has no comments on this proposal.

## PRE-CONSULTATION AGREEMENT – COMMENTS

**Niagara Peninsula Conservation Authority (NPCA):** Jessica Abrahamse  
([jabrahamse@npca.ca](mailto:jabrahamse@npca.ca))

No comments or objections.

**Canadian Niagara Power Inc. (CNPI):** Jeff Hoover ([jeff.hoover@cnpower.com](mailto:jeff.hoover@cnpower.com))

If divided please contact CNPI to arrange servicing of the 4 lots.

**Niagara Parks Commission (NPC):** Ellen Savoia ([esavoia@niagaraparks.com](mailto:esavoia@niagaraparks.com))

No comments or objections.

**Niagara Region:** Lola Emberson ([lola.emberson@niagararegion.ca](mailto:lola.emberson@niagararegion.ca))

**PPS:** Settlement Area

**GP:** Delineated Built Up Area

**ROP Designated:** Urban Area (Built Up) Area

Regional Official Plan designates the property "Urban Built-Up Area". ROP seeks intensification and development within these areas. Overall this is something Regional staff could support.

### Site Contamination

The PPS requires that contaminated sites be remediated as necessary to ensure there will be no adverse effects to the proposed use. The property is identified as a commercial use so the change in use to residential requires a mandatory filing of a Record of Site Condition (RSC) in accordance with O. Reg. 153/04 under the *Environmental Protection Act*.

Phase 1 with soil sampling with application – RSC submitted through draft plan conditions or building permit process.

### Urban Design

Streetscape/landscape plan along Dominion Road showing street trees within the boulevard. Street tree placement should consider the existing overhead utilities should these remain. The design for the subdivision is also encouraged to include trees within the front yards of lots adjacent to the Regional Road. The applicant should select trees from the Regions list of recommended street trees.

### Transportation

Daylight triangles at Dominion and Bernard Road 6 m x 6 m

Construction encroachment, entrance permit required for servicing works and new entrances into the Regional Road.

- Entrance Part 4 on Dominion will require permit
- Dominion Road was recently reconstructed and therefore no cuts allowed for servicing
- if servicing is required they should directional drill under the road

### Servicing

Water - 300PVC (Dominion) Local

## PRE-CONSULTATION AGREEMENT – COMMENTS

- 200AC (Bernard) Local
- RMoN Water Main – 400AC (Dominion) – NO CONNECTION PERMITTED

Sanitary LAM Gravity Main – 200PVC (Bernard)

Owner to confirm that if there was private septic systems on site they have been decommissioned.

Want preliminary servicing plan to show how could be potentially be serviced

### Waste Collection (Low Density Residential)

- Blue/grey – no limit
- Green – 1 no limit
- Waste – 2 container per unit Bi-weekly
- **Curbside collection only**

### Regional Bicycle Network

The subject property has frontage on a roadway which is designated as part of the Regional Niagara Bicycling Network. If the bicycle route is currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises

### 2021 Fees:

- OPA - \$5180.00
- Zoning \$1300.00
- DPS \$5235.00 + \$1160.00 per ha
- UD \$260.00

### Application Fees:

Note: please contact the Town for submission details and current fees when ready to proceed.

Application	Town of Fort Erie	Niagara Region	NPCA	Other
Combined Official Plan Amendment (OPA) & Zoning By-law Amendment (ZBA)	\$8,868.00	OPA - \$5,180.00 ZBA - \$1,300.00 DPS - \$5,235.00 + \$1,160.00 per ha	N/A	N/A
Plan of Subdivision (DPS)	\$8,465.00			
Pre-Consultation Fee Deduction	OPA&ZBA -\$1,313.00 DPS -\$1,303.00			
Other		Urban Design - \$260.00		
<b>Total</b>	<b>\$14,717.00</b>	<b>\$12,875.00</b>		



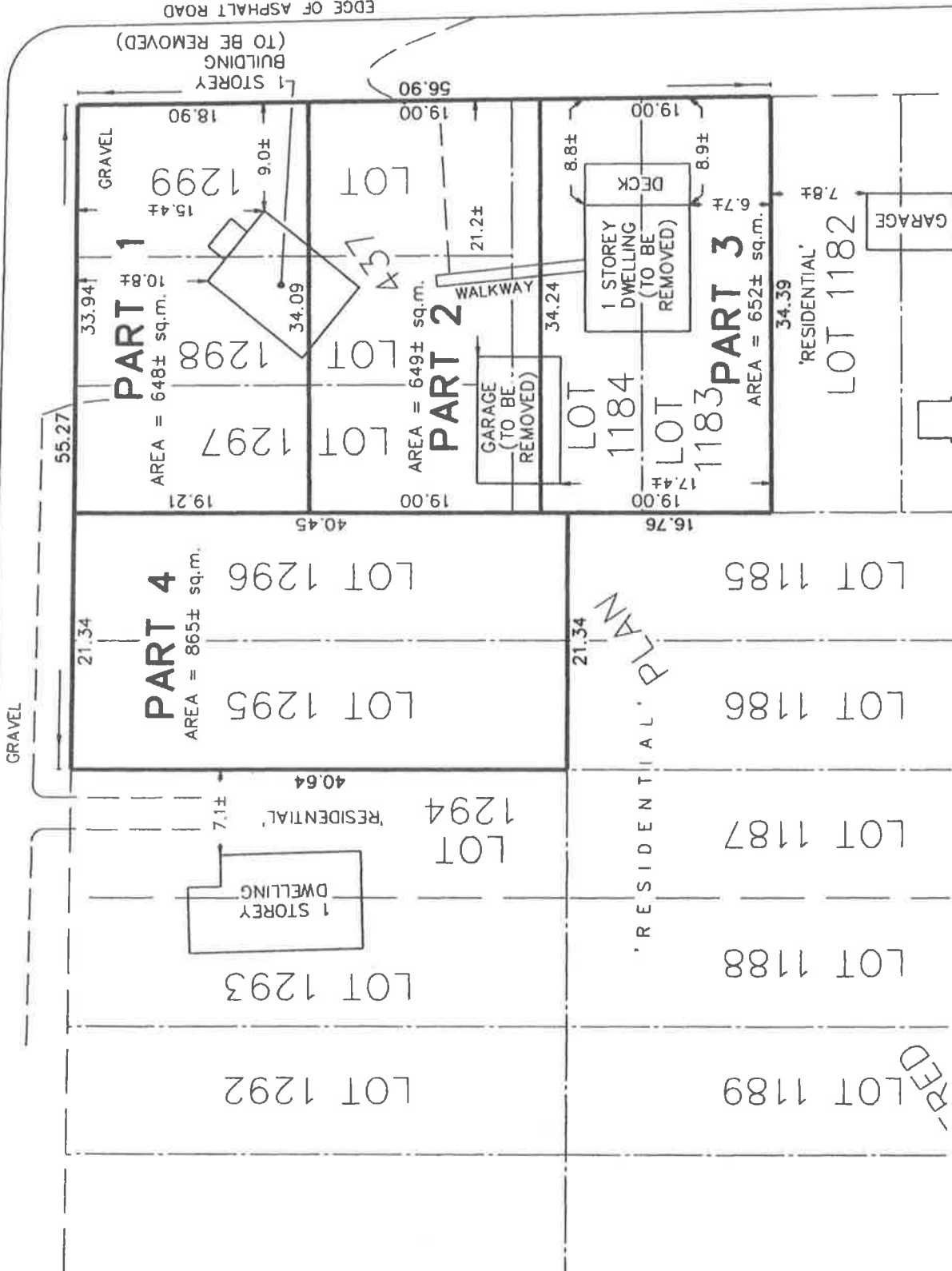
## PRE-CONSULTATION AGREEMENT – COMMENTS

- a) Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
- b) Additional fees may be required at a later date based on the fee schedule by-law.
- c) Separate cheques shall be made payable to each appropriate agency and submitted to the Town with the complete application.
- d) The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, Municipality, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the municipality the directives of the original pre-consultation meeting.
- e) The purpose of this agreement is to identify the information required to commence processing a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision whatsoever on the part of the Town staff or the Corporation of the Town of Fort Erie to either support or refuse the application.
- f) An application submitted without the information identified in this Pre-consultation Agreement will not be considered a complete application. If a site walk is required, the application will not be considered complete until it has taken place.
- g) All reports, documents and drawings must be submitted in paper and digital (i.e. PDF) form.
- h) The applicant acknowledges that the Municipality and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
- i) It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
- j) If the Municipality or Region does not have sufficient expertise to review and determine that a study is acceptable, the municipality may require a peer review. The Terms of Reference for a peer review is determined by the Municipality or Region and paid for by the applicant.
- k) Some studies may require NPCA review and clearance/approval. In this instance the NPCA review fee shall be paid by the applicant.

**DOMINION ROAD  
(REGIONAL ROAD No. 1)  
(20.12m WIDE)**

EDGE OF ASPHALT ROAD

GRAVEL



**BERNARD AVENUE  
(20.12m WIDE)**

EDGE OF ASPHALT ROAD

1 STOREY BUILDING (TO BE REMOVED)

GRAVEL

**PART 1**  
AREA = 648± sq.m.

**PART 2**  
AREA = 649± sq.m.

**PART 3**  
AREA = 652± sq.m.

**PART 4**  
AREA = 865± sq.m.

'RESIDENTIAL' PLAN

'RESIDENTIAL'

-PED



## FE PRE-CONSULTATION MEETING

March 25, 2021

### Region Review

#### 3085 Dominion – Official Plan / Zoning By-law (5001997 ONTARIO INC)

**Proposal:** Proposal for a Combined Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision. The Applicant is proposing a four-lot plan of subdivision. The Combined Official Plan and Zoning By-law Amendment is required as the lands are currently designated and zoned Commercial and Highway Commercial (C3) Zone, respectively

**PPS:** Settlement Area

**GP:** Delineated Built Up Area

**ROP Designated:** Urban Area (Built Up) Area

Regional Official Plan designates the property "Urban Built-Up Area". ROP seeks intensification and development within these areas. Overall this is something Regional staff could support.

#### **Site Contamination**

The PPS requires that contaminated sites be remediated as necessary to ensure there will be no adverse effects to the proposed use. The property is identified as a commercial use so the change in use to residential requires a mandatory filing of a Record of Site Condition (RSC) in accordance with O. Reg. 153/04 under the *Environmental Protection Act*.

Phase 1 with soil sampling with application – RSC submitted through draft plan conditions or building permit process.

#### **Urban Design**

Streetscape/landscape plan along Dominion Road showing street trees within the boulevard. Street tree placement should consider the existing overhead utilities should these remain. The design for the subdivision is also encouraged to include trees within the front yards of lots adjacent to the Regional Road. The applicant should select trees from the Regions list of recommended street trees.

#### **Transportation**

Daylight triangles at Dominion and Bernard Road 6 m x 6 m

Construction encroachment, entrance permit required for servicing works and new entrances into the Regional Road.

- Entrance Part 4 on Dominion will require permit

- Dominion Road was recently reconstructed and therefore no cuts allowed for servicing – if servicing is required they should directional drill under the road

### **Servicing**

Water 300PVC (Dominion) Local  
200AC (Bernard) Local  
RMon Water Main – 400AC (Dominion) – NO CONNECTION PERMITTED

Sanitary LAM Gravity Main – 200PVC (Bernard)

Owner to confirm that if there was private septic systems on site they have been decommissioned.

Want preliminary servicing plan to show how could be potentially be serviced

### **Waste Collection (Low Density Residential )**

- Blue/grey –no limit
- Green – 1 no limit
- Waste –2 container per unit Bi-weekly
- **Curbside collection only**

### **Regional Bicycle Network**

The subject property has frontage on a roadway which is designated as part of the Regional Niagara Bicycling Network. If the bicycle route is currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises

### **2021 Fees**

OPA - \$5180.00

Zoning \$1300.00

DPS \$5235.00 + \$1160.00 per ha

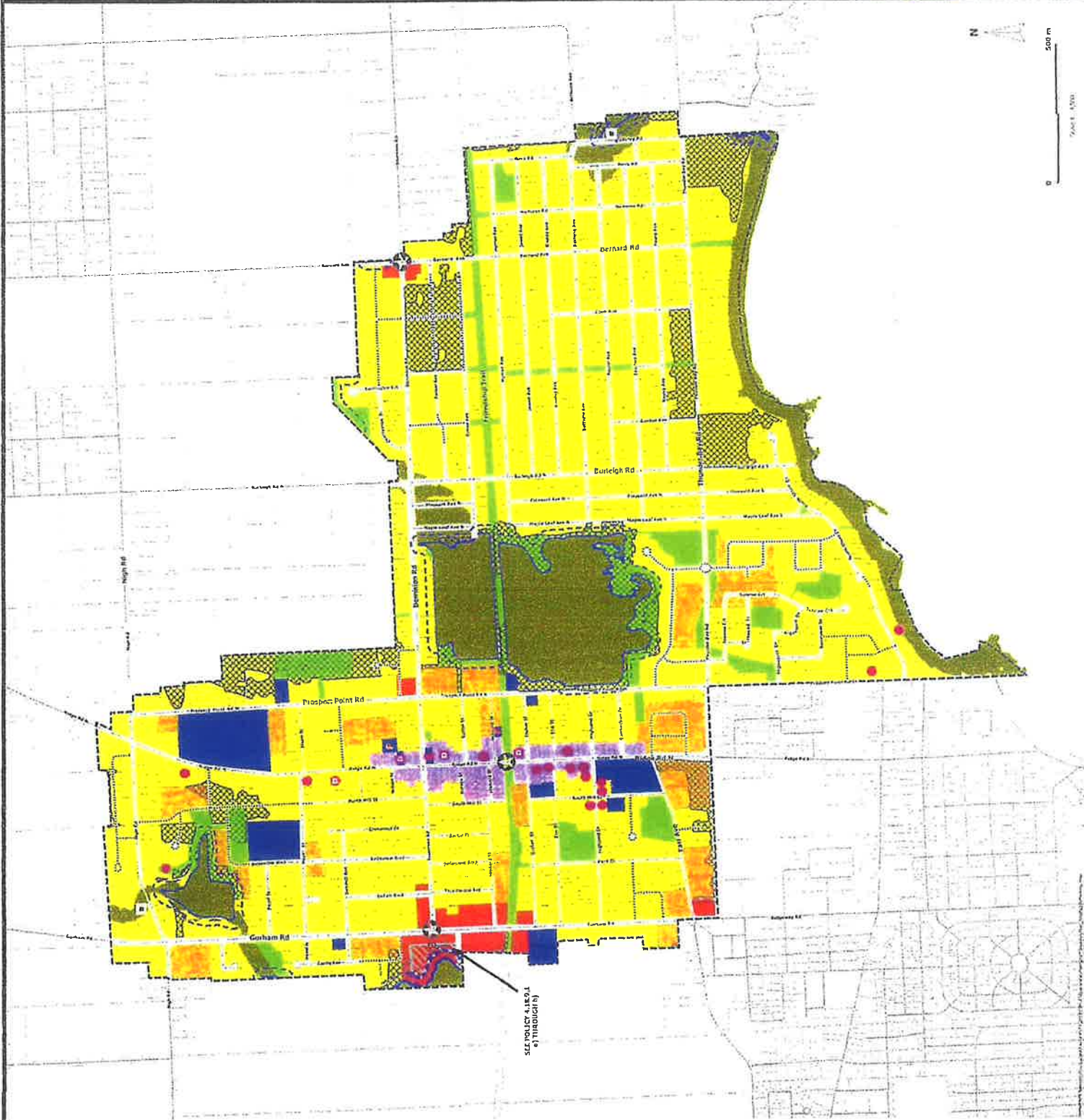
UD \$260.00

Appendix 5

Ridgeway – Thunder Bay Secondary Plan Schedules



**GEWAY / THUNDER BAY SECONDARY PLAN : Schedule RTB-2 - Land Use Plan**



**Schedule RTB-2  
Future Land Use Plan**

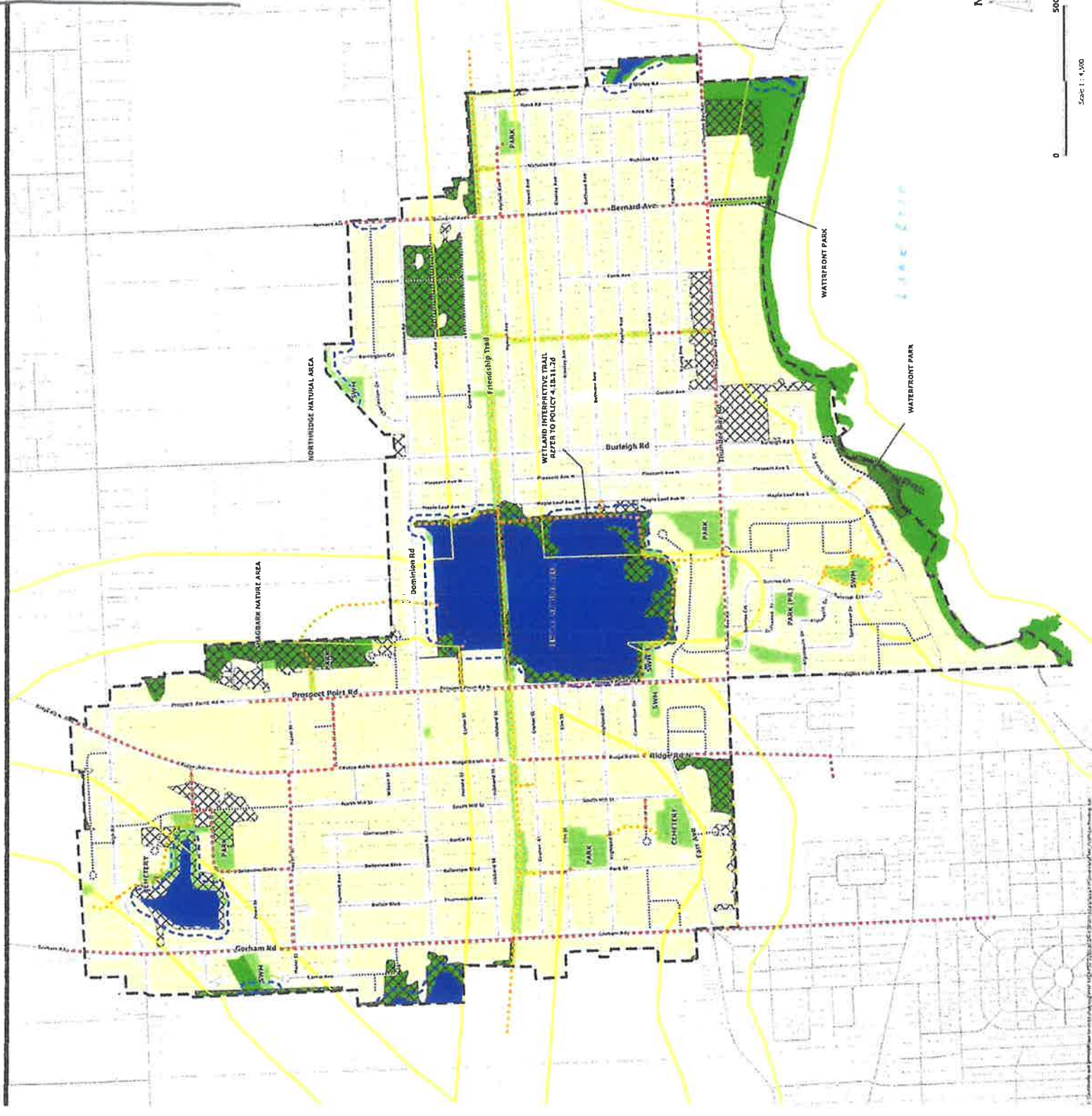
- Commercial
- Core Mixed Use
- Institutional
- Open Space
- Residential - Low Density (Up to 25 u/ha)
- Residential - Medium Density (25-75 u/ha)
- Environmental Conservation
- Environmental Protection
- MNR Provincially Significant Wetland
- Wetland 30 m Buffer
- Policy 4.1B.9.1 (e) - (i)
- Potential Heritage Sites
- Designated Heritage Site
- Gateway Feature
- Regional Sanitary Pumping Station
- Conceptual Road
- Existing Travelled Road
- Study Area Boundary Line
- Proposed Public Parking Areas

Notes: 1. This schedule must be read in conjunction with the text of the Secondary Plan, together with all Schedules of OPA 15.  
 2. For areas shown with an Environmental Compensation Overlay please refer to Schedules RTB-3 and Section 4.1B.17.3



**THIS IS SCHEDULE  
RTB-2  
TO OFFICIAL PLAN  
AMENDMENT 15**

**KIDGWAY / HUNDREY BAY SECONDARY PLAN : Schedule RTB-3 - Open Space and Natural Heritage Plan**



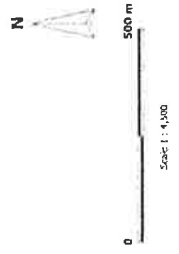
**Schedule RTB-3  
Open Space and Natural  
Heritage Plan**

- Pedestrian Route and/or Bicycle Route
- Dedicated Off Road Trail System
- Wetland Interpretive Trail
- MNR Provincially Significant Wetland
- Wetland 30 m Buffer
- Locally Significant Natural Area
- Parks/Open Space/Linkage
- Woodlot Over 2 ha
- Environmental Corridors
- Waterfront Park
- Study Area Boundary Line
- Conceptual Road
- Existing Travelled Road

Notes: 1. This schedule must be read in conjunction with the rest of the Secondary Plan, together with a schedules of OPA 15



**THIS IS SCHEDULE  
RTB-3  
TO OFFICIAL PLAN  
AMENDMENT 15**





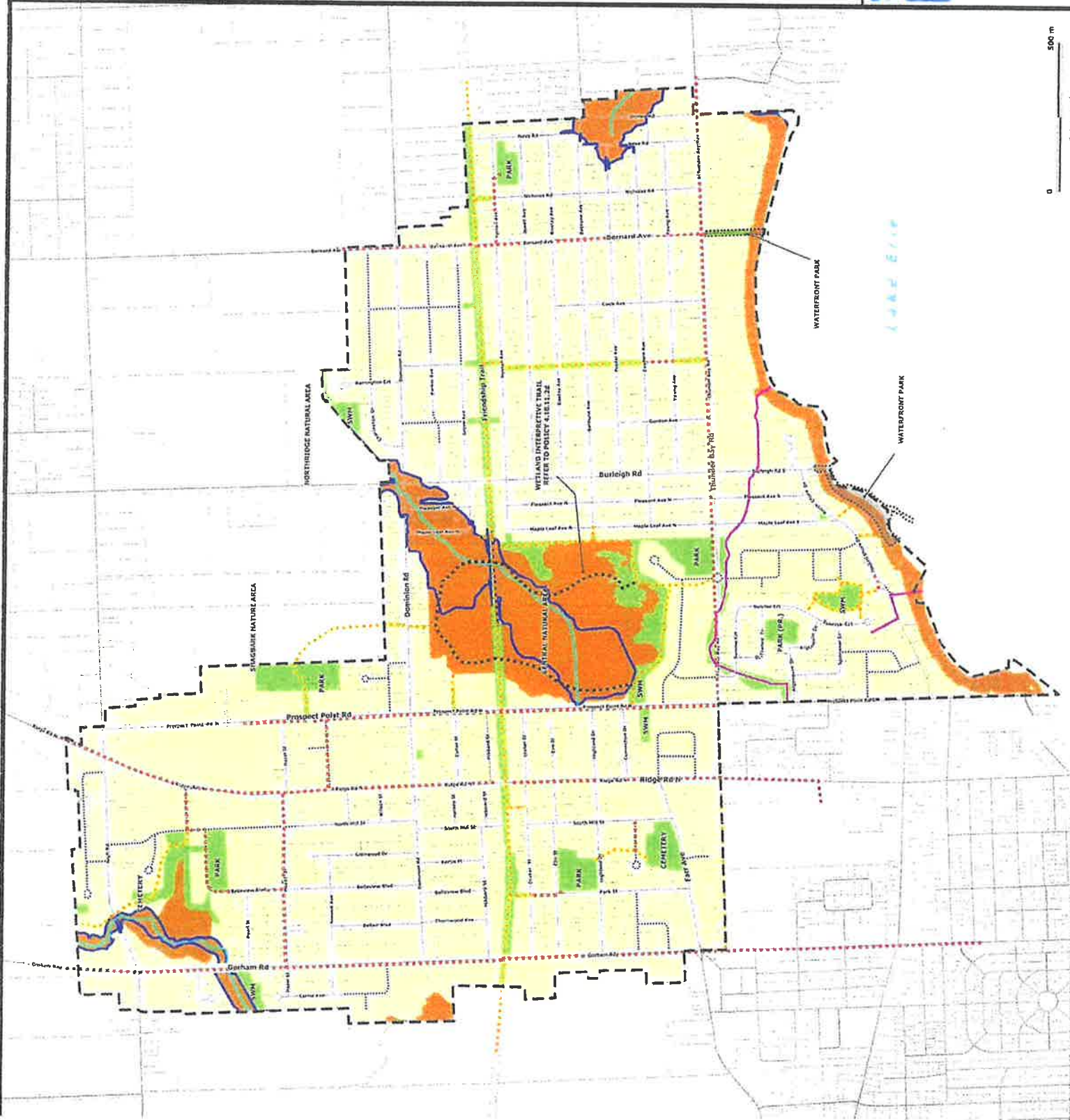
**Schedule RTB-3a  
Open Space, Natural Hazards  
and Fish Habitat Plan**

- Pedestrian Route and/or Bicycle Route
- Dedicated Off Road Trail System
- Wetland Interpretive Trail
- Parks/Open Space/Linkage
- Natural Hazards Including Floodplain
- NPCA Regulated Floodplain
- Waterfront Park
- Lake Habitat
- Study Area Boundary Line
- Existing Travelled Roads
- Conceptual Road
- Stream Fish Habitat - Critical
- Stream Fish Habitat - Other

Notes: 1. This schedule must be read in conjunction with the texts of the Secondary Plan, together with all schedules of OPA 15



**THIS IS SCHEDULE  
RTB-3a  
TO OFFICIAL PLAN  
AMENDMENT 15**



**INDUSTRIAL / INDUSTRIAL DISTRICT SECONDARY PLAN : SCHEDULE K1B-4 - TRANSPORTATION SYSTEMS PLAN**

**Schedule RTB-4  
Transportation  
Systems Plan**

- Arterial Road
- Collector Road
- Existing Local Road
- Conceptual Road
- Pedestrian Route and/or Bicycle Route
- Dedicated Off Road Trail System
- Wetland Interpretive Trail
- NPCA Flood Regulatory Area
- Parks/Open Space/Linkages/  
Natural Areas
- Schools
- Core Mixed Use
- Gorham Commercial Gateway
- Future Corridor Improvements
- Future Intersection Improvements
- Existing Fort Erie Transit Route
- Proposed Fort Erie Transit Route
- Gateway Feature
- Waterfront Park
- Study Area Boundary Line

Notes: 1. This schedule must be read in conjunction with the text of the Secondary Plan, together with all schedules or OPA 15



**THIS IS SCHEDULE  
RTB-4  
TO OFFICIAL PLAN  
AMENDMENT 15**

