

# **Planning Justification Report**

**576 Ridge Road North**

**Fort Erie, ON**

**April, 2023**

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*UCC File No. 2152*

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- Appendix I – Draft Plan of Subdivision
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## PREFACE

Upper Canada Consultants respectfully submits this Planning Justification Report in conjunction with applications for **Draft Plan of Subdivision, Draft Plan of Vacant Land Condominium** and combined **Official Plan and Zoning By-law Amendments** for the former Ridgeway – Crystal Beach High School site at 576 Ridge Road North in the Town of Fort Erie, Regional Municipality of Niagara.

The property owner is seeking to convert the existing school building into a residential apartment building, and to develop the remainder of the site with both single-detached and block townhouse dwellings. The development will also contain an area for stormwater management facility as well as a mid-block pedestrian connection between Prospect Point North and Ridge Road North. One looped municipal roadway with connections to Prospect Point Road North is also proposed.

This Report has been prepared in accordance with the Town of Fort Erie’s Guidelines for the Preparation of Planning Justification Reports and Planning Justification Briefs. The intent of this Report is to provide an overview of the property and the proposal, to evaluate the applications against applicable Provincial, Regional and local land use policy and to demonstrate how the applications represent good planning.

# DESCRIPTION AND LOCATION OF THE SUBJECT LANDS

## Site Context

The subject lands are the site of the former Ridgeway Crystal Beach High School. The Ridgeway Crystal Beach High School was closed in 2017, with the opening of the Greater Fort Erie Secondary School which consolidated the Ridgeway Crystal Beach High School and the Fort Erie Secondary School into a single facility.

The site is located in Fort Erie's Urban Boundary in the Ridgeway Neighbourhood on the east side of Ridge Road North. Prospect Point North forms the western property boundary and the lands are located on a block bound by Nigh Road to the north and Hazel Street to the south. See **Figure 1** for an aerial view of the subject property.



Figure 1 - Aerial View of the Subject Lands (Niagara Navigator Imagery)

In total, the subject lands are 6.3 hectares in area and contain the former high-school building, associated parking area, asphalt track and manicured grounds. The school building and parking areas are clustered in the southwestern portion of the site. The original high school building was constructed in 1927 with several additions being constructed at various times. The existing school building and grounds are shown in **Figure 2**.



Figure 2 - Existing School Grounds Viewed from the North

The Niagara Official Plan (2022) identifies that the subject lands are within the Provincially-determined Urban Built-up Area. The Town's Official Plan (2014) designates the subject lands as Institutional and the property is Zoned as Institutional (I) under the Town's Comprehensive Zoning By-law (129-90) in accordance with its former use as a high school.

## Heritage Significance

The front exterior (west) façade of the original school building was designated under the *Ontario Heritage Act* in 2018 as being of Architectural and Historical Value or Interest. This designation was not implemented to the various additions surrounding the original building. The façade is shown in **Figure 3**.

Per the statement of Cultural Heritage Value or interest from Schedule 'A' to the designating By-law, the building's architectural value includes the following:

- *“Red brick masonry exteriors;*
- *Symmetrically placed windows and limestone accents;*
- *Two classic stone Doric columns which lend support for the upper portion of the entranceway; and*
- *Wide ornamental band of stone panels separated by limestone block and two levels of roof cresting embossed with heraldry symbols.”*

The building's contextual value is noted as follows:

- *“Its location on the main thoroughfare of Ridgeway, which connects to a major provincial highway (Highway #3);*
- *It is the largest, tallest and most significant building in Ridgeway and in 1927 dominated the landscape;*
- *It is the only landmark in Ridgeway of significant age and size that is still standing; and*
- *It is the only example of this style of building within the Fort Erie Community.”*



Figure 3 - Original Building Facade

## Surrounding Land Uses

The surrounding lands are used predominately for residential uses and the subject property interfaces single-detached dwellings to the north, east, south, and west. A new subdivision called “Royal Ridge” has been approved to the west of the Subject lands (see Figure 4). Existing dwellings along Prospect Point Road North, to the east of the subject lands are shown in **Figure 5**.



Figure 4 - Sign Advertising the Royal Ridge Subdivision on Ridge Road North





Figure 5 - Existing Residential Development along Prospect Point Road North

# THE PROPOSED DEVELOPMENT

## Overview

The property owner is seeking to convert the existing school building into residential apartment building, and to develop the remainder of the site with a mix of single-detached and block townhouse dwellings. The development will also contain an area for stormwater management facility, a municipal road and a mid-block pedestrian connection. The proposed development is shown in **Figure 6** below, and a copy of the Draft Plan of Subdivision is attached to this Report as **Appendix I**.

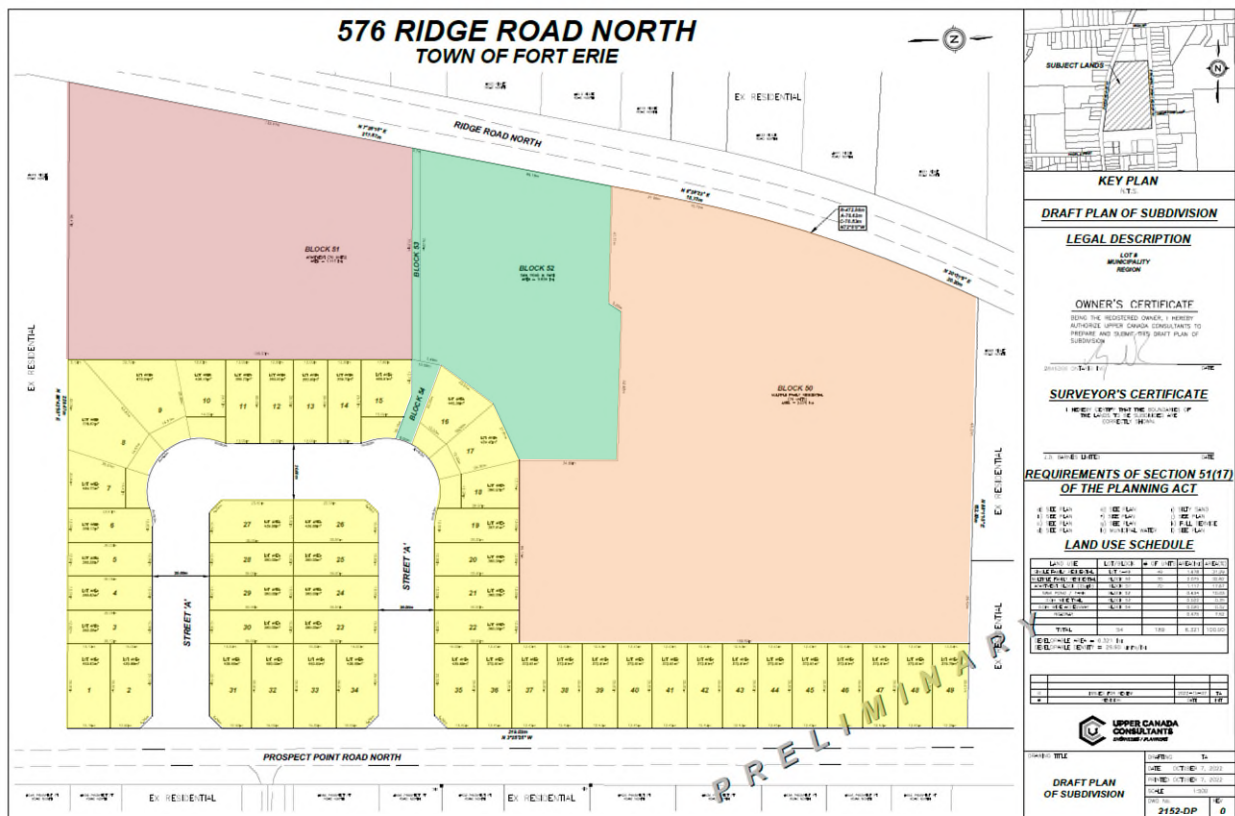


Figure 6 - Proposed Subdivision

### **Single Detached Lots (Lots 1-49)**

A total of forty-nine (49) single detached lots are proposed. The lots will have frontage on Prospect Point North as well as a proposed looped roadway shown as Street 'A' on the Draft Plan. The interior lots generally have frontages of 12 meters and the exterior lots have frontages of generally 15 meters. The lots generally range in area from approximately 360 square meters to 450 square meters, with some larger lots as provided by site and road geometry.

### **Multiple Family Residential (Block 50)**

Block 50 is a 2.075 hectare multiple unit development block consisting of block townhouse dwellings. This block is proposed to be appropriately zoned to reflect the proposed site layout through the subject applications. A Draft Plan of Vacant Land Condominium has been submitted to establish the intended tenureship for the future dwelling units.

### **Apartment (Block 51)**

Block 51 contains the former school building which will be converted into residential accommodations containing 76 apartment dwellings units. It is proposed that the existing designated building façade will be retained and integrated into a new four-storey building. A total of 114 surface parking spaces are provided representing a total of 1.5 spaces per dwelling unit.

### **Stormwater Management Pond (Block 52)**

Block 52 will contain the stormwater management (SWM) pond. The pond has been designed and sized in a way to accommodate the proposed pedestrian walkway, integrating the pedestrian walkway and connection with an enhanced open space area between the SWM facility and the proposed apartment building.

### **Pedestrian Trail and SWM Access (Blocks 53 and 54)**

Block 54 provides maintenance access to the stormwater management block from Street 'A' and also contains a pedestrian trail. The pedestrian trail continues through Block 54 where it ultimately connects to Ridge Road North. These blocks have the effect of providing a mid-block pedestrian connection between Prospect Point Road North and Ridge Road North.

## **REQUIRED APPLICATIONS**

The following *Planning Act* applications required to facilitate the proposed development were identified at the April 14, 2022 pre-consultation meeting:

### **Official Plan Amendment**

The property is currently designated as Institutional under the Town's Official Plan due to its previous use as a high school. An Official Plan amendment is required to permit the proposed redevelopment.

### **Zoning By-law Amendment**

The Zoning By-law Amendment will establish the appropriate Zoning permissions to facilitate the physical development of the site in accordance with the Draft Plan.

### **Draft Plan of Subdivision**

Draft Plan of Subdivision approval is required to create the lots and blocks shown on the Draft Plan.

### **Draft Plan of Vacant Land Condominium**

Block 50 will be further divided into 70 condominium units with common elements through a Draft Plan of Vacant Land condominium application.

## **SUPPORTING STUDIES AND REPORTS**

The following reports and studies have been completed in support of the applications per the requirements for a complete application identified through the pre-consultation process. A summary of the findings of each report is provided below for reference. The reports themselves should be reviewed in conjunction with this report.

### **Heritage Impact Analysis**

A Heritage Impact Analysis was prepared by Parslow Heritage Consultancy Inc. The report was prepared to evaluate the potential impact of the proposed redevelopment on the heritage attributes of the former Ridgeway Crystal Beach High School Building as well as surrounding heritage resources in accordance with applicable legislation and policies.

The report concludes that the proposed redevelopment adheres to the objectives of the Designation By-law as the front façade and all identified heritage attributes are preserved in a way that retains the prominence of the former school building.

The Heritage Impact Analysis provides the following recommendations to enhance the retained heritage attributes and reduce visual impacts on adjacent properties:

- Retain mature trees on north and south limits of Project Area to limit any potential visual impact to the existing street scape
- Salvage and retention of 'Boy' and 'Girl' entrance lintels. Should original 'Boy' and 'Girl' entrance lintels be discovered in association with the 1927 structure during the demolition process, they be salvaged and retained on site and integrated into property landscaping
- Name paths, streets, and landscape features after prominent attendees and features of the former school.

### **Functional Servicing / Stormwater Management Report**

A Functional Servicing Report was prepared by Upper Canada Consultants which details how the proposed development will be serviced with sanitary, stormwater and water systems and to analyze servicing capacity for the proposed development.

## **Water Servicing**

The 49 single detached lots will be serviced with a 150mm diameter watermain connected to the existing 150mm watermain in Prospect Point Road.

Blocks 50 (apartment building), and 51 (vacant land condominium) will each be serviced by a separate 150mm diameter watermain connected to the existing 200mm diameter watermain in Ridge Road North.

Fire protection will be provided through the installation of new fire hydrants to supplement the existing hydrants in proximity to the site.

The Functional Servicing Report concludes that both existing watermains have capacity to service the proposed development.

## **Sanitary Servicing**

The 49 single detached lots will be serviced with a sanitary sewer connections to the existing 200mm sanitary sewer in Prospect Point North.

Blocks 50 and 51 will each be serviced by a separate sanitary sewer connected to the existing 200mm diameter sanitary sewer in Ridge Road North.

The Functional Servicing Report concludes that both existing sanitary sewers have sufficient capacity to service the proposed development.

## **Stormwater Management**

Stormwater quantity and quality controls for the proposed development will be provided by the proposed wet pond facility in Block 52. The pond will provide quantity controls up to and including the 100 year design event, and quality controls to achieve MECP Enhanced Protection.

## **Traffic Impact Study**

A Traffic Impact Study for the proposed development was completed by R.V. Anderson Associate Inc. The following conclusions are made in the Report:

- The proposed residential development is estimated to generate approximately 24 inbound and 65 outbound trips during the weekday a.m. peak hour, and 71 inbound and 46 outbound trips during the weekday p.m. peak hour
- As per the results of the intersection capacity analysis, the site generated traffic is not expected to result in any new delay or queuing concerns at the study area intersections through the ultimate horizon year of 2028 (5 years beyond full build-out of the site).
- There are no geometric, signal timing, or traffic control improvements recommended at any of the existing study area intersections as a result of the site generated traffic.
- The proposed access locations are compliant with TAC standards and are not expected to exhibit any capacity concerns through the ultimate 2028 horizon year.
- The site plan provides internal connectivity for active transportation users and creates the opportunity for further cycling network connections, as per the recommendations in the Town of Fort Erie ATMP (2020).
- The existing roadway system has significant surplus capacity to accommodate the background corridor growth and site generated traffic through the 2028 horizon year.

## **Environmental Impact Study**

The subject lands are partially impacted by a woodland feature mapped as Part of the Region's Natural Environment System (2022).

An Environmental Impact Study was completed by Beacon Environmental to delineate and evaluate the presence of natural features. The Environmental Impact Study was completed in accordance with the former Niagara Region Official Plan (2014) in accordance with Policy 3.1.30.1 of the 2022 Niagara Official Plan. The 2014 Regional Official Plan identifies the woodland feature as an Environmental Conservation Area (ECA).

The EIS finds that, based on seasonal surveys and woodlot analysis, the woodland does not meet the criteria to be considered significant and is therefore not an Environmental Conservation Area that requires protection. Therefore, the adjacent wooded area has no impact on the proposed plan.

The Environmental Impact Study recommends that vegetated removals occur during the late fall to early spring to avoid the active nesting birds or potential non-endangered bats.

## POLICY ANALYSIS

### PLANNING ACT

#### Section 2 – Matters of Provincial Interest

Section 2 of the Planning Act addresses matters of Provincial interest and requires municipal Councils to have regard to the following when considering applications under *the Act*:

- a) *The protection of ecological systems, including natural areas, features and functions;*
- b) *The protection of the agricultural resources of the Province;*
- c) *The conservation of features and management of natural resources;*
- e) *The efficient use and conservation of energy and water;*
- f) *The adequate provision and efficient use of transportation, sewage & water services and waste management systems;*
- g) *The minimization of waste;*
- h) *The orderly development of safe and healthy communities;*
- j) *The adequate provision of a full range of housing, including affordable housing;*
- l) *The protection of the financial and economic well-being of the Province and its municipalities;*
- o) *The protection of public health and safety;*
- p) *The appropriate location of growth and development;*
- q) *The promotion of development that is designed to be sustainable, support public transit and to be oriented to pedestrians;*
- r) *The promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- s) *The mitigation of greenhouse gas emissions and adaption to a changing climate.*

The proposal has regard for the adequate provision and efficient use of transportation, sewage and water services, and waste management systems (item f), the orderly development of safe and healthy communities (item h), the adequate provision of a full range of housing (item j), the appropriate location of growth and development (item p), and the promotion of built-form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant (item r).

#### Section 22 – Official Plan Amendments

Amendments to a local Official Plan are permitted pursuant to the specific requirements under Section 22 of the *Planning Act*. The submitted applications have been made pursuant to the



applicable requirements under the *Act*. The applications are further subject to public consultation as required in Section 22(1)(b).

## **Section 34 – Zoning By-laws**

Section 34 of the Planning Act grants the municipality the authority to pass Zoning By-laws. Amendments to Zoning By-laws are permitted pursuant to Section 34(10) of the *Planning Act*.

The submitted Zoning By-law Amendment application has been made pursuant to the applicable requirements under the *Act*. The Zoning By-law Amendment is also subject to public consultation as required in Section 34(10.0.1).

## **Section 51 – Plan of Subdivision Approvals**

Draft Plans of Subdivision and Condominium are considered under Section 51 (24) of the *Planning Act*.

Section 51 (24) the *Planning Act* prescribes that “*In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*” items a) to m). An overview of how each item is addressed is provide below.

*a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

As noted above, the applications satisfy clauses f), h), j), p), and r) of Section 2 of the *Planning Act*.

*b) whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision is not premature as subject lands are in the Urban Boundary, and have access to existing services and infrastructure. The proposal is in the public interest as it will contribute to the provision of a full range of housing options.

*c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The subject lands are designated as Institutional within the Ridgeway-Thunder Bay Secondary Plan. An Official Plan amendment has been submitted to establish zoning conformity for the proposed development. The proposed land use conversion aligns with the overarching goals

and principles under the Town's Official Plan and the Ridgeway-Thunder Bay Secondary Plan as they relate to growth management.

*d) the suitability of the land for the purposes for which it is to be subdivided;*

The subject lands are fully serviced with municipal infrastructure and do not contain any significant constraints to the proposed development.

*(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

The applications do not propose the provision of affordable housing as defined by the Province. The proposed development does contribute to the attainability of housing at various income levels through the provision of a variety of lot sizes, and multi-unit typologies including block townhouses and apartments.

*e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The development proposes the creation of a 20-meter wide looped local road, labelled as Street 'A' on the Draft Plan. The proposed right-of-way width meets the road width requirements for a local roadway under Section 12.7.3 of the Town's Official Plan.

A Traffic Impact Study has been completed which confirms that the proposed development including the proposed roadway will not negatively impact existing traffic patterns.

*f) the dimensions and shapes of the proposed lots;*

The dimensions and shapes of the proposed lots are outlined on the Draft Plan of Subdivision. The proposed lots and blocks are of appropriate size and geometry to accommodate the proposed uses.

*g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A Zoning By-law Amendment application has been submitted concurrently with the Draft Plan of Subdivision which will establish the permissions and regulations to facilitate the physical development of the land.

*h) conservation of natural resources and flood control;*

An Environmental Impact Study of the subject lands has been completed which confirms that the property does not contain any significant environmental features. The subject lands also do not contain any regulated floodplain areas.

*i) the adequacy of utilities and municipal services;*

A Functional Servicing Report, prepared by Upper Canada Consultants, outlining how the proposed development will be serviced, has been submitted with the applications. As confirmed in the report, municipal infrastructure is readily available, and has sufficient capacity to service the proposed development.

*j) the adequacy of school sites;*

The proposed development involves lands that were previously occupied by the Ridgeway Crystal Beach High School. The Greater Fort Erie Secondary School was constructed by the District School Board of Niagara (DSBN) in 2017 to replace the Ridgeway Crystal Beach High School and the Fort Erie Secondary School.

Local school boards, including the DSBN are provided the opportunity to comment on service adequacy through circulation of applications by the Planning Authority.

*k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Block 52 will be dedicated as a stormwater management facility, and Blocks 53 and 54 will be dedicated as a public trail. Block 54 will also provide access to the stormwater management facility from Street 'A'.

*l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The Draft Plan of Subdivision proposes a compact and efficient development pattern which provides for the efficient use of land and also helps to optimize the efficient use of existing municipal infrastructure and services.

*m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also*

*located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

The development of Blocks 50 and 51 will be subject to Site Plan Control.

## **PROVINCIAL PLANS**

Land use planning applications within the Town of Fort Erie Settlement Area are subject to the policies of the 2020 Provincial Policy Statement (PPS) and the 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan/ PTG).

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, municipalities “shall be consistent with the policy statements” and “shall conform to the Provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

The following sections of this report demonstrate how the approval of the Draft Plans of Subdivision and Condominium and associated Official Plan and Zoning By-law Amendments constitute consistency with Provincial Policy Statement and conformity with the Growth Plan.

## **PROVINCIAL POLICY STATEMENT**

### **Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns (PPS 1.1)**

The policy direction under Section 1.1 of the Provincial Policy Statement (2020) (PPS) provides the overall planning framework for the development of healthy, livable and safe communities. In accordance with these objectives, the proposed subdivision achieves a compact and efficient development pattern that optimizes efficient infrastructure use and minimizes land consumption, while accommodating a mix of housing options which reflect the range of housing need.

Section 1.1.3 outlines the policy direction for the Province’s Settlement Areas. The subject lands are within a Settlement Area as defined by the PPS, as they are located within Fort Erie’s Urban Area. Policy 1.1.3.1 of the PPS directs that growth and development to Settlement Areas. The applications are therefore consistent with the PPS in providing growth and development to the appropriate area. The proposed development is also consistent with the intended land use patterns for Settlement areas as outlined under Policy 1.1.3.2, particularly in making efficient

use of land and resources, being appropriate for and efficiently using infrastructure and public services, and promoting active transportation options.

Overall, the proposed development supports the Province's growth management strategy as outlined in Section 1.1 of the PPS in providing a mix of housing options through the compact and efficient development of underutilized urban lands.

### **Coordination (PPS 1.2)**

The development proposal was brought forward to the municipality (Planning Authority) by the applicant for a pre-consultation meeting on March 9, 2022.

Through this process, the planning authority and other review agencies provided direction on required studies and information needed to process the application. This comprehensive approach was used to ensure that all matters of Provincial, Regional, local and public interest are identified. Identified matters have been addressed through the submission of required studies and materials. The pre-consultation agreement is attached to this Report as **Appendix II**.

### **Housing (PPS 1.4)**

The policy direction under Section 1.4 of the PPS mandates that a full range and mix of housing types and densities that meet current and future housing needs be provided to achieve complete communities and meet prescribed growth targets.

Consistent with this policy direction, the proposed subdivision includes single detached dwellings, and blocks for multiple unit (block townhouse) and apartment dwellings. The proposed development therefore contributes to the provision of a range of housing choices and densities.

### **Public Spaces, Recreation, Parks, Trails and Open Space (PPS 1.5)**

The PPS directs planning authorities to promote healthy and active communities through the equitable distribution and provision of publicly-accessible built and natural environments.

The proposed subdivision includes a pedestrian trail connecting from Prospect Point Road North to Ridge Road North which is integrated with open space areas on the SWM block and the apartment block.

## **Infrastructure and Public Service Facilities (PPS 1.6)**

In general, Section 1.6 of the PPS requires that infrastructure and public service facilities are to be provided in a coordinated and efficient manner while accommodating projected needs so as to reduce the cost of servicing growth.

### Sewage, Water and Wastewater (PPS 1.6.6)

Section 1.6.6 particularly considers sewage, water and stormwater servicing requirements. A Functional Servicing Report has been prepared by Upper Canada Consultants and submitted with the subject applications, which details how the proposed development will be serviced for sewage, and water. Site services will be connected to existing public infrastructure, which is readily available, and which has sufficient capacity to accommodate the development. The proposed development is therefore appropriate for, and makes efficient use of, existing public sewage, water and stormwater services in accordance with the PPS.

### Transportation (PPS 1.6.7)

The policies under Section 1.6.7 of the PPS directs that efficient use should be made of existing and planned transportation infrastructure, that connectivity amongst systems and modes be maintained and improved, and that land use patterns, density and mix of uses should be promoted that minimizes the length and number of vehicle trips, and support multi-modal transportation options.

A Traffic Impact Study has been prepared which confirms that the proposed development will not negatively impact the existing transportation network.

The proposed development also incorporates a pedestrian trail connection between Prospect Point North and Ridge Road North which supports active transportation goals.

## **Natural Heritage (PPS 2.1)**

As outlined in Section 2.1 of the PPS, natural features and areas are to be protected for the long term. These features include significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest and coastal wetlands. This protective policy framework is also applicable to natural heritage features on adjacent lands.

The subject lands are impacted by a woodland feature mapped as Environmental Conservation Area under the Niagara Region Official Plan (2014). This feature is also identified as part of the Natural Environment System in the current Niagara Official Plan (2022). An Environmental

Impact Study was completed by Beacon Environmental which concluded that the woodland does not meet the criteria to be considered significant and is therefore not an ECA. The study was completed in accordance with the previous Regional Official Plan as permitted in Policy 3.1.30.1 of the 2022 Niagara Official Plan. The proposed development therefore has no impact on any significant natural features as defined under the PPS.

### **Cultural Heritage and Archaeology (PPS 2.6)**

Policy 2.6.1 requires that significant built heritage resources are to be conserved. The façade of the original Ridgeway Crystal Beach High School building which was constructed in 1927 is considered to be a significant built heritage resource and has been designated under the *Ontario Heritage Act* as having historic architectural and contextual value for the Ridgeway community. In conformity to this designation and the *Ontario Heritage Act*, no changes to the school's original façade are proposed. The proposed development includes an apartment building that incorporates the façade into the overall building design to maintain its contextual significance. A Heritage Impact Analysis was prepared by Parslow Heritage Consultancy Inc. concludes that the proposed redevelopment adheres to the objectives of the Designation By-law as the front façade and all identified heritage attributes are preserved in a way that retains the building's prominence.

Policy 2.6.2 directs that development and site alteration shall not be permitted on land containing archaeological resources or areas of archeological potential unless resources have been conserved. The subject lands are not considered to have archeological potential and no archeological requirements for the proposed development were identified by the Planning Authority.

## **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)**

### **Managing Growth (PTG 2.2.1)**

Policy 2.2.1.2 of the Growth Plan directs that a vast majority of growth is to occur generally within the Settlement Area and specifically in locations where municipal water and wastewater systems are available.

The subject lands are located in Fort Erie's Urban Area and are therefore within the Settlement Area as defined in the Growth Plan. The lands also have access to existing municipal infrastructure and services. The subject lands are therefore an appropriate location for development in accordance with Section 2.2.1 of the Growth Plan.

### **Delineated Built-up Areas (PTG 2.2.2)**

Policy 2.2.2.1 of the Growth Plan dictates that a minimum of 50% of all residential development occurring annually within the Niagara Region is to be accommodated within the existing Built-up Area. The subject lands are located within the delineated Built-up Area as identified under the Niagara Official Plan and the proposed development contributes to the achievement of prescribed growth within the Built-up Area.

### **Housing (PTG 2.2.6)**

The policies under Section 2.2.6 of the Growth Plan support the achievement of complete communities through the provision of a full range of housing options and densities that meet current and future housing needs.

In conformity to this policy direction, the proposed development accommodates a mix of single-detached, multiple unit (block townhouses) and apartment dwellings. The proposed housing mix caters to a wide variety of housing needs and preferences.

### **Water and Wastewater Systems (PTG 3.2.6)**

Policy 3.2.6.2 of the Growth Plan requires that water and wastewater systems be planned and constructed to maximize functionality and efficient use so as to ensure that the municipality recovers the cost of providing water and wastewater infrastructure. A Functional Servicing Report prepared by Upper Canada Consultants which outlines the proposed servicing strategy has been submitted with the applications. New water service for the proposed development will be connected to existing the watermains in Prospect Point North and Ridge Road North that are available to the subject lands. The Functional Servicing Report confirms that the existing watermains have sufficient capacity to service the proposed development.

### **Stormwater Management (PTG 3.2.7)**

Policy 3.2.7.2 requires that proposals for large-scale development be supported by a stormwater management plan, or equivalent. The Functional Servicing Report prepared by Upper Canada Consultants outlines the stormwater management strategy for the proposed development.

### **Natural Heritage System (PTG 4.2.2)**

Since the subject lands are located within the settlement area, the Growth Plan's Natural Heritage Policies are not applicable as provided in Policy 4.2.2.1.



### **Cultural Heritage Resources (PTG 4.2.7)**

Section 4.2.7 of the Growth Plan requires the conservation of cultural heritage resources. The façade of the original Ridgeway Crystal Beach High School building which was constructed in 1927 is considered to be a significant built heritage resource and has been designated under the *Ontario Heritage Act* as having historic architectural and contextual value for the Ridgeway community. In conformity with this designation and the *Ontario Heritage Act*, no changes to the school's original façade are proposed. The proposed development includes an apartment building that incorporates the façade into the overall building design to maintain its significance within the community. A Heritage Impact Analysis was prepared by Parslow Heritage Consultancy Inc. and concludes that the proposed redevelopment adheres to the objectives of the Designation By-law as the front façade and all identified heritage attributes are preserved in a way that retains the building's prominence.

# NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (2022) outlines the long-term strategic policy planning framework for managing growth in the Region to a planning horizon ending in 2051.

## CHAPTER 2 – GROWING REGION

Chapter 2 of the ROP contains the policy framework for the accommodation of the Region's projected population and employment growth.

### 2.1 – FORECASTED GROWTH

Per Section 2.1, the Region of Niagara is anticipated to have a population of 694,000 people and 272,000 jobs by the year 2051, representing an increase of over 200,000 people and 85,000 jobs from 2021. These population and employment forecasts are further broken down by municipality in Table 2-1, wherein the Town of Fort Erie has a projected population of 48,050 people and 18,430 jobs.

### 2.2 – REGIONAL STRUCTURE

Section 2.2 establishes the regional land use structure, based on Provincial directives which dictate how the projected growth is to be accommodated. The Regional Official Plan directs that a majority of growth is to occur within the Settlement Area, where water and wastewater systems exist or are planned, and where a range of transportation options can be accommodated. The Settlement Area is further broken down into the Delineated Built-up Area and the Designated Greenfield Area.

Schedule B of the Regional Plan indicates that the subject lands are the Delineated Built-up Area (see **Figure 7**, below). The subject lands are also serviced with existing water and wastewater systems, have access to a range of transportation options and are therefore an appropriate location to accommodate prescribed growth.

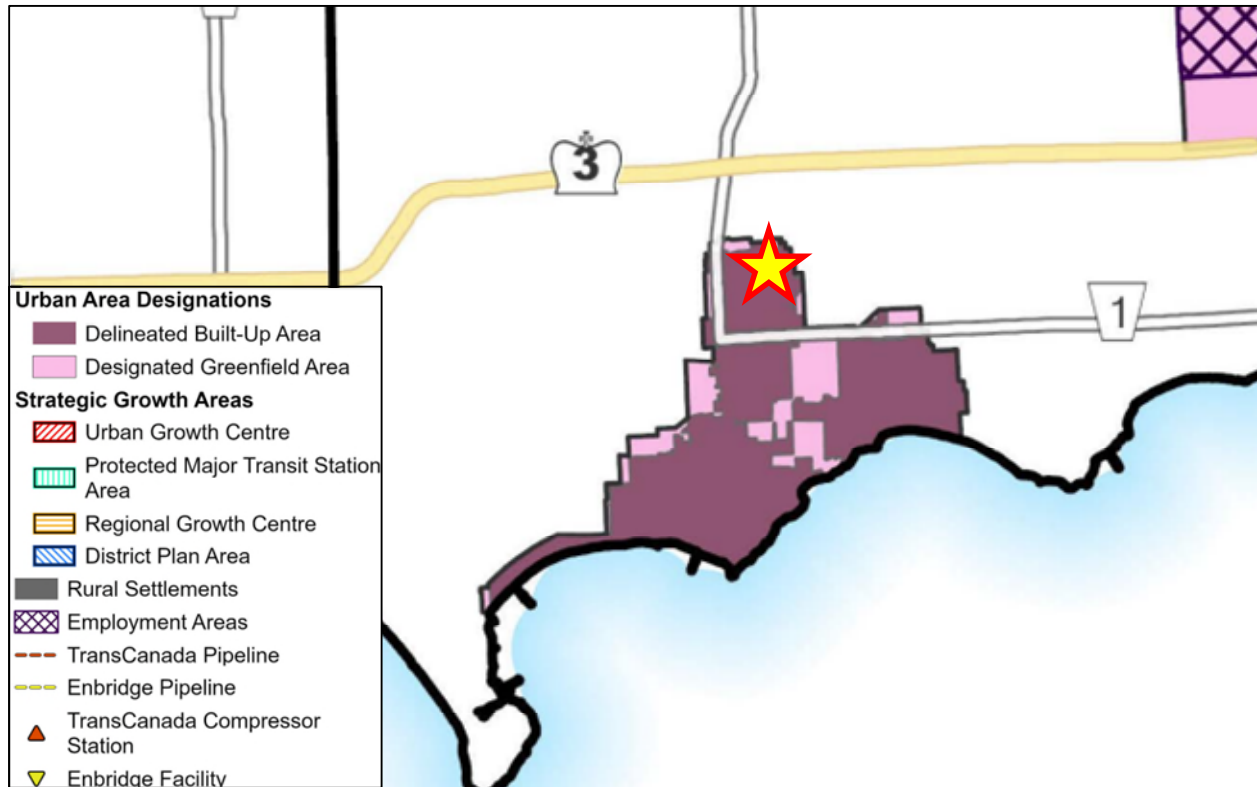


Figure 7 - Excerpt from Region of Niagara Official Plan Schedule B - Regional Structure

### **2.2.1 – Managing Urban Growth**

Per Policy 2.2.1.1 a), development in the Built-up Area is required to support the achievement of the Region’s intensification target. The Region’s intensification target is 60%, as stipulated in policy 2.2.2.5. Table 2-2 of the ROP further breaks down the intensification target by municipality. The Town of Fort Erie is assigned an intensification target of 50% which means that approximately 3,680 dwelling units are required to be accommodated within the existing Built-up Area by the year 2051. The proposed development contributes positively to the accommodation of prescribed residential growth in the Town’s Built-up Area.

Policy 2.2.1.1 b) states that development in urban areas should support a compact built-form and a mix of land uses to support the creation of complete communities. The proposed development supports the creation of a complete community through the provision of a mix of housing forms at a compact scale, and through the provision of recreational facilities that support the residential uses.

Policy 2.2.1.1 c) states that development in urban areas should accommodate a diverse range and mix of housing types, unit sizes and densities to accommodate future and current market-based and affordable housing needs. The proposed development includes a diverse variety of housing forms including single detached, block townhouse and apartment dwellings. The

proposed housing forms cater to a wide range of housing requirements and improve housing choice within the municipality.

Policy 2.2.1.1 e) states that development in the urban area should support built-forms, land use patterns and street configurations that minimize land consumption, reduce the cost of municipal water and wastewater systems and services. The subject lands have access to existing water and wastewater services, and the proposed development represents a compact and efficient built-form that optimizes the use of land and infrastructure.

Policy 2.2.1.1 g) states that development in urban areas should support opportunities for intensification including a mix of residential built-forms in appropriate locations to ensure compatibility with established residential areas. The proposed development provides intensified residential development that is reflective of and compatible with the established residential character of the surrounding area.

## **2.3 – HOUSING**

The objectives of the policy direction under Section 2.3 of the ROP are to provide a mix of housing options to address current and future needs, to provide more affordable and attainable housing options, and to plan to achieve affordable housing targets through land use and financial incentive tools.

### **2.3.1 – Provide a Mix of Housing Options**

Policy 2.3.1.1 directs that a range and mix of densities, lot and unit sizes and housing types should be accommodated in the settlement area to meet housing needs at all stages of life. The proposed development includes a mix of housing types including single detached, block townhouse and apartment dwellings which meet a diverse range of housing needs.

## **CHAPTER 3 – SUSTAINABLE REGION**

Chapter 3 outlines the objectives and policies for the Regional natural heritage system and water resource system. The overall intent of this Chapter is to protect environmental and ecological features and their functions.

As identified by Regional Staff at the April 14, 2022 pre-consultation meeting, the subject lands are impacted by a Significant Woodland. The development proposes the removal of trees from this woodland, requiring the completion of an Environmental Impact Study (EIS). In the pre-consultation it is noted that a Terms of Reference for the EIS was approved in 2020.

Policy 3.1.30.1 of the 2022 Niagara Official Plan states, *“Where a formal pre-consultation meeting has been completed within 1 year prior to the approval of this Plan, and where the*

*requirements for an environmental impact study or similar study has been established through a signed pre-consultation agreement that has not expired, the environmental impact study may be completed and evaluated in accordance with the Local, Regional, and Provincial policies that existed at the time preconsultation meeting was completed, provided a complete application is submitted within 2 years of the approval of this plan.”* Based on this policy, the Environmental Impact Study may be evaluated under the former Regional Official Plan (2014) for the following reasons:

- The pre-consultation meeting was held 7 months (less than 1 year) prior to the approval of the 2022 Niagara Official Plan.
- The requirement for an Environmental Impact Study was established through that pre-consultation meeting by the Niagara Region.
- There is no evidence that the pre-consultation agreement has expired. No pre-consultation expiry is noted in the Town’s pre-consultation By-law (63-09) or the Town’s Official Plan. Item d) in the subscript of the pre-consultation agreement states: *“If an application is not submitted within 1 year, it is advisable that the applicant confirm with the municipality the directives of the original preconsultation meeting”*. Since the pre-consultation was held less than 1 year prior to the submission of the applications, the pre-consultation agreement can be considered to be valid.

The required Environmental Impact Study was completed by Beacon Environmental. The report concludes that the wooded area of the property does not constitute a significant woodlot in accordance with Policy 7.B.1.5 of the 2014 Regional Official Plan. The proposed development therefore has no impact on features or areas regulated under the Region’s Official Plan.

# TOWN FORT ERIE OFFICIAL PLAN (2011)

## INTRODUCTION

The Town of Fort Erie Official Plan is the long-range planning tool used to guide growth and development in the municipality based on land use designations and policies. Official Plan Schedule A identifies that the subject lands are within the Ridgeway-Thunder Bay Secondary Plan Area and are designated as 'Institutional' (see **Figure 8**). Schedule A1 further identifies the property as being located in the Ridgeway / Thunder Bay Neighbourhood.

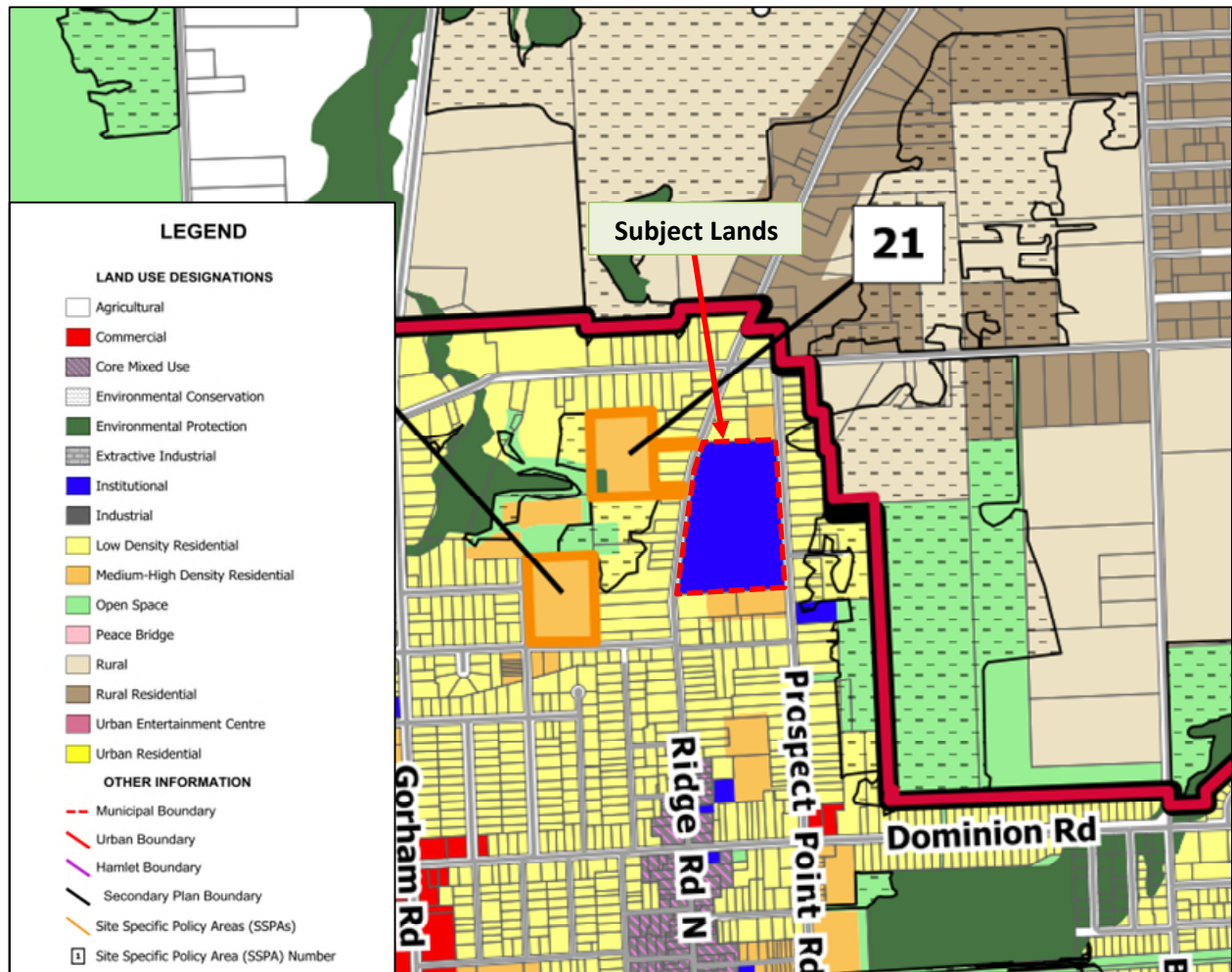


Figure 8 - Excerpt from Town of Fort Erie Official Plan, Schedule A - Fort Erie Land Use Plan

## OFFICIAL PLAN AMENDMENT

Per Policy 4.18.10 of the Ridgeway-Thunder Bay Secondary Plan, the 'Institutional' land use designation recognizes the existing institutional uses in the Secondary Plan Area. The 'Institutional' designation of the subject lands recognizes the former use of the subject property as the Ridgeway Crystal Beach High School. Since the adoption of the Secondary Plan, the Ridgeway Crystal Beach High School (along with the Fort Erie Secondary School) was replaced the Greater Fort Erie Secondary School.

In order to permit the proposed redevelopment of the former high school lands, an Official Plan Amendment is required to establish the proposed land uses. The submitted Official Plan Amendment seeks to designate the single detached lots as Low Density Residential, and the apartment and multiple unit blocks (50 and 51) as Medium Density Residential. The Stormwater Management Block (Block 52) and pedestrian trail (Blocks 53 and 54) are proposed to be designated as Open Space.

The proposed land use designations are shown in **Figure 9**. A copy of the Official Plan Amendment is included as **Appendix IV**.

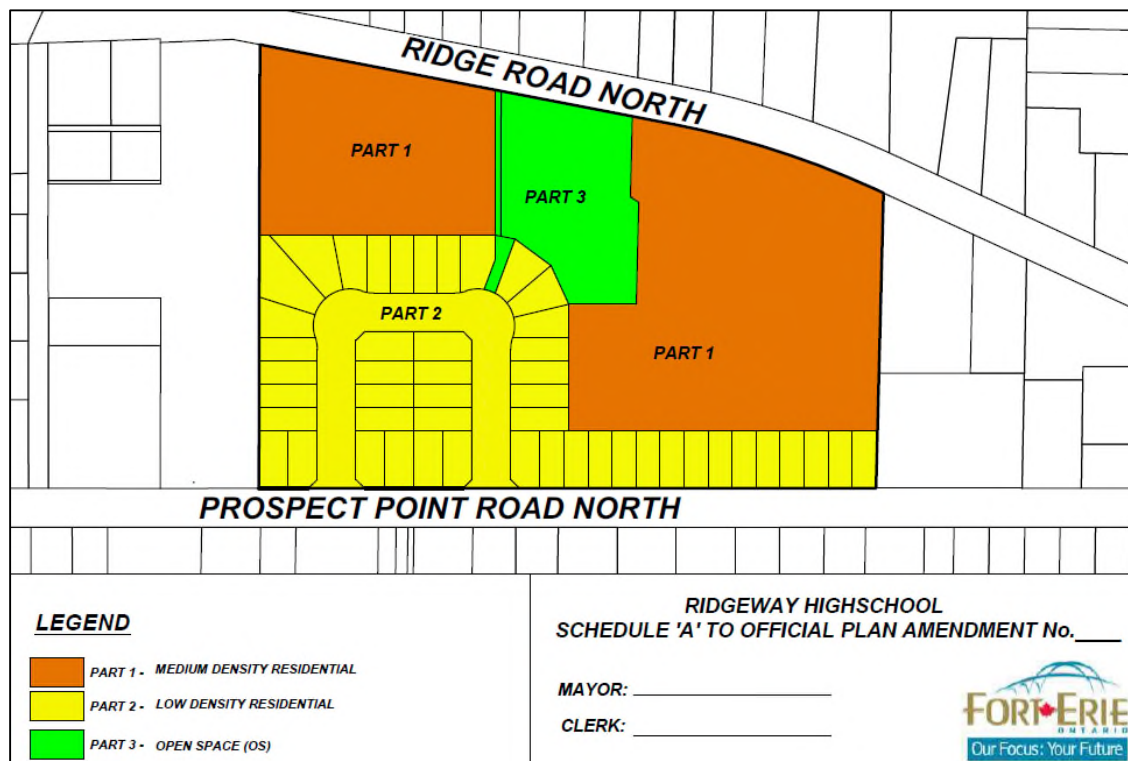


Figure 9 - Proposed Official Plan Schedule

## POLICY EVALUATION

### Part 2 – Purpose and Goals

The overarching goals and objectives of the Official Plan are established in Section 2.3. In addition to the general goals and objectives, the submitted applications and proposed development help to implement goals and objectives for social and economic needs, communities and neighbourhoods, residential areas, open space, recreation, cultural heritage, and transportation.

#### **2.3.1 – GENERAL**

The general goals of the Official Plan are:

- a. To maintain the unique character of the Town of Fort Erie as a municipality with many distinct communities and neighbourhoods;*
- b. To encourage a reasonable balance within the Town of Fort Erie between housing and employment opportunities; and*
- c. To accommodate population growth and future development in an orderly and efficient land use pattern.*

The proposed development as a whole implements the following objectives related to these goals:

- a. To establish an efficient, integrated land use pattern that will facilitate optimum growth for the Town of Fort Erie;*
- c. To encourage a land use pattern which builds upon the historical development of the Town; and*
- d. To minimize the degree of incompatibility between various land uses while encouraging a land use pattern that integrates employment, recreation, and housing in close proximity.*

#### **2.3.3 – Communities and Neighbourhoods**

The goal of the Official Plan as it relates to the community is:

- a. To foster the development of strong, liveable and healthy communities incorporating protection of the environment, public health and safety, while facilitating economic growth and maintaining community identity.*



The proposed design, layout and mix of land uses implements the following objectives related to this goal:

- a. To utilize Neighbourhood Plans in achieving strong, liveable and healthy communities comprising interconnected vibrant neighbourhoods; and*
- b. Incorporating urban design elements to achieve attractive and distinct communities and neighbourhoods.*

### **2.3.5 – Residential**

The Residential goals of the Official Plan are as follows:

- a. To accommodate population growth and future housing needs by providing for a full range of housing choices in terms of type, tenure and price available to accommodate persons with diverse social and economic characteristics, and needs;*
- b. To facilitate the efficient use of community and engineering services and to ensure that development does not create an undue financial hardship on the municipality; and*
- c. To foster and promote a sense of neighbourhood identity and to make neighbourhoods safe, energy efficient and well connected to everyday needs to reduce the need for the private automobile.*

The proposed mix of housing implements the following objective related to this goal:

- a. To ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies;*

### **2.3.8 – Open Space – Recreation**

The goal of the Official Plan as it relates to Open Space and recreation is as follows:

- a. To ensure that the citizens of Fort Erie have access to a diversity of active and passive open space recreation opportunities.*

The provision of passive recreational space and pedestrian linkages within the proposed development implements the following objectives:

- c. To facilitate the development of an open space corridor, particularly through the use of the abandoned railways between Old Fort Erie, Douglstown and Ridgeway to facilitate active modes of transportation for recreation and everyday use; and*
- d. To preserve scenic views, important natural heritage features and functions, scenic routes and unique historic features in the Town.*

### **2.3.9 – Environment**

The goals of the Official Plan related to the environment are as follows:

- a. To provide present and future residents of the Town with a high quality living environment that protects and enhances natural heritage features, minimizes pollution of water, air and land resources and ensures good community planning and design;*
- b. To protect and conserve significant natural heritage features and areas for the long term; and*
- c. To maintain, and where possible restore or improve, diversity and connectivity of natural heritage features.*

The proposed development is supported by an Environmental Impact Study which implements the following objectives under this goal:

- a. To encourage the efficient use of land resources in the Town and to encourage the continuation of viable agricultural operations and conservation of the rural landscape;*
- c. To ensure urban development is attractive and appropriately considers the protection of natural heritage features and functions from the site specific to watershed levels;*

### **2.3.10 – Cultural Heritage**

The goal of the of the Official Plan as it relates to cultural heritage is as follows:

- c. To preserve and/or rehabilitate, research, interpret and promote, where feasible, those resources of built historic and architectural merit, archaeological significance, and movable and intangible heritage importance for the enhancement of community life and contribution to economic health.*

The proposed development including the redevelopment of the former Ridgeway Crystal Beach High School building, as supported by the Heritage Impact Assessment, implements the following objectives under this goal:

- c. To encourage new development to be sympathetic to existing heritage, particularly on lands adjacent to property of heritage value;*
- d. To encourage the retention or inclusion of heritage property in new development.*

## **Part 4 – Land Use Plan and Policies**

The submitted Official Plan Amendment seeks to establish the appropriate land use designations to implement to proposed redevelopment of the former Ridgeway-Crystal Beach High School

site. The proposed land use designations include a mix of Low and Medium Density Residential, and Open Space Designations as described previously.

The following is an evaluation of the proposed land use designations against the applicable Official Plan policies and criteria.

#### **4.7.1 – GENERAL RESIDENTIAL POLICIES**

Section 4.7.1. I. of the Official Plan provides general policy guidance for all residential areas in the Town, including those within Secondary Plan Areas. These policies are applicable to the residential components of the proposed subdivision.

- I. New residential development within the urban area should proceed in an orderly phased manner to allow land and infrastructure to be used in an efficient manner. Infrastructure should not be extended through unplanned areas and residential development should be able to integrate with existing planned or developed areas.*
  - (a) To minimize land consumption higher residential densities are encouraged. Neighbourhood Plans may contain an overall gross density and a minimum net residential density for development; and*
  - (b) In urban areas the overall neighbourhood housing mix in established residential areas shall contain at least: Low Density 80%, Medium Density 10%, and High Density 10%. Alternatively, within greenfield and significant redevelopment areas the housing mix shall contain at least Low Density 70%, Medium Density 15%, and High Density 15%.*

The subject lands are fully serviced and the proposed development is infilling in nature as the lands are surrounded by existing urban development.

The Ridgeway-Thunder Bay Secondary Plan contains more specific direction on intended Low, Medium Density mix within the neighbourhood. In accordance with the policies of the Secondary Plan, the single detached dwellings are Low Density Residential and the block townhouses and apartments are Medium Density Residential, representing a mix of 26% Low Density and 74% medium density by unit count. The proposed subdivision supports the accommodation of an appropriate mix of densities throughout the municipality, as anticipated in this policy, and also conforms with the intended mix of densities in the Secondary Plan area as evaluated subsequently.

The proposed housing mix achieves the efficient use of land, thereby minimizing land consumption, and provides an appropriate range of housing densities while maintaining compatibility with surrounding lands. The subdivision provides a transition in density from the

Low-Density Residential Area (the single detached lots) to the Medium Density Residential Area (the Vacant Land Condominium and apartment building). The proposed apartment building, which has the highest density of all of the proposed dwelling types, has located on a large block to maintain appropriate separation from surrounding lands, as well as to maintain the prominence and open space feel of the former high school.

- II. *To meet the future needs for housing the Town will attempt to maintain a suitable supply of lands for new residential development and intensification. Future growth requirements will be determined through discussions and consultation with the Region and included by Amendment to the Official Plan.*

The proposed residential development will proceed by way of an Official Plan Amendment.

#### **4.13 – OPEN SPACE**

Section 4.13 of the Official Plan provides general policy guidance for all open space areas in the Town, including those within Secondary Plan Areas. These policies are applicable to the stormwater management facility and pedestrian trail components of the proposed subdivision.

- I. *Lands intended for Open Space use are identified on Schedule “A” of this Plan. The predominant use of land in this category shall be conservation, open space and recreation. Other secondary uses that may be permitted include golf courses, education buildings, docks, arenas, recreational buildings, overnight campgrounds, cemetery and agricultural purposes, excepting intensive animal operations and accessory dwellings.*

The proposed Open Space areas of the subdivision are comprised of a stormwater management facility with passive open space, and a pedestrian trail. These uses align with the intended function of the Open Space Designation.

#### **4.18 – RIDGEWAY-THUNDER BAY SECONDARY PLAN**

The Ridgeway-Thunder Bay Secondary Plan provides the framework to guide the growth and development of the Ridgeway-Thunder Bay community over a 20 year planning horizon. The intent of the Secondary Plan as provided in Sections 4.18.2 and 4.18.3 is to guide the growth of the community while respecting the village character.

Section 4.18.4 sets out the objectives of the Secondary Plan as they relate to the vision and intent. The proposed development implements, or otherwise has regard for the following objectives:

- a) *Encourage new development and re-development that respects the unique history of the neighbourhood and is compatible with the existing built environment. Compatibility does not mean the same as.*
- b) *Encourage development that supports long term sustainability and provides livable, renewable environments for its residents and businesses.*
- d) *Provide for a variety of housing alternatives at key locations throughout the neighbourhood with particular focus on intensification and provision for a full range of housing types in and around the downtown core area, along our primary transportation corridors and in locations that are well suited and served by our natural and open spaces areas, connected with pedestrian/trail networks and in proximity of recreational opportunities.*
- e) *New housing development and re-development will be integrated with existing built up areas, open spaces and natural heritage features. Previously approved subdivision plans will be acknowledged within the neighbourhood planning context and developers of these plans shall be encouraged to work with the municipality in achieving the objectives of this Plan.*
- g) *Provide opportunities to embrace and enhance “active transportation” infrastructure through maintaining, creating and extending recreational trail and pedestrian networks that connect the community and give residents a healthy alternative in their transportation choices.*
- h) *Make the neighbourhood a friendly, walkable community that promotes pedestrian movement and active transportation. Place emphasis on community safety for all ages by providing sidewalks, bike lanes, speed and stop control on our shared roadways.*
- l) *Provide a full range of housing choices that are coordinated with land use designations and densities that provide for suitable transition and gradation.*
- m) *Encourage development forms which are compact, to utilize urban land and services efficiently.*
- s) *Promote meaningful conservation of the neighbourhood built heritage features while ensuring standards for health and safety are not compromised and that in doing so, potential for renewal and redevelopment are not precluded.*
- t) *Ensure that municipal infrastructure, such as water, sewers, storm water management facilities and public / private utilities are provided to adequately service the residents, businesses and institutions of this area. Promote housing development that will provide opportunities to meet with demographic and socioeconomic needs of the Town. A full spectrum of built form and tenure is encouraged if “age-in-place” practice is to be realized.*

#### **4.18.5 – Residential - General**

The policies under Section 4.18.5 apply to all residential designations within the Secondary Plan.

- a) *Section 4.7 of the Town’s Official Plan contains policies for residential development within the Town and must be read in conjunction with the policies of this Secondary Plan and subsequent sections herein.*

Conformity to the policies under Section 4.7 has previously been evaluated.

- b) *Schedule “RTB-2” designates areas of residential land use within the Secondary Plan Area and the policies of the respective residential sections shall apply accordingly.*

The Official Plan Amendment will establish new Low Density Residential and Medium Density Residential Areas. Conformity to the applicable policies for each residential designation is provided under the applicable heading in this Report.

- c) *The Plan provides for initial areas of Low and Medium density residential that promotes age-in-place opportunities, meets provincial intensification targets, supports the Downtown village environment and walkable communities. Other locations for increased densities will only be considered by demonstration of land use compatibility and compliance with the criteria provided for under Sections 13.10.2 and 4.18.7d).*

Section 13.10.2 deals with Bonus Zoning which is not proposed for this development. Conformity to Section 4.18.7d) is evaluated under the applicable heading in this report.

- d) *The Secondary Plan anticipates an additional 975 dwelling units with the projected increase in new residential population of approximately 2400 persons in the neighbourhood over the long term. Current population at the end of 2012 is estimated to be 4500 persons.*

The proposed development contains 189 dwelling units and contributes to the accommodation of anticipated growth in the Secondary Plan Area.

- e) *An appropriate level of affordable housing and senior citizen’s housing shall be considered by the Town when reviewing development applications proposed within the Plan Area, in keeping with Provincial Policy. Such developments shall be integrated with other forms of housing rather than segregated and isolated in order to provide a more cohesive and inclusive neighbourhood. In doing so, the opportunities for age-in-place are also supported and extended to a broader socio-economic base.*

At this stage, no affordable housing as defined by the Province or senior citizen's housing is proposed. Notwithstanding, the proposed development accommodates housing that is attainable at a range of affordability levels and which caters to individuals at various stages in the life cycle.

- f) The Town will consult developers regarding intensifying their existing draft approved plans of subdivision, provided the locations are suitable for increase and consistent with locational criteria defined under Section 4.18.7d).*

The subject lands do not have existing draft approval.

- g) Only through development activity where an EIS has been required will actual development potential be confirmed. Recognition that impacts may affect ultimate unit yield shall be afforded to this Plan and the stated projections may change accordingly.*

The subject lands do not contain any natural heritage features identified under the Town's Official Plan.

#### **4.18.6. Low Density Residential**

- a) The lands designated on Schedule "RTB-2" as "Low Density Residential" shall be reserved for single detached, semi-detached and duplex dwellings and uses accessory thereto, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.*

The Official Plan Amendment seeks to designate the proposed 49 single detached dwellings as Low-Density Residential which is the most appropriate land use designation.

- b) An overall target of not more than 80% Low Density residential yield shall be anticipated within the Plan Area. In effort to achieve this target, lower density dwellings should comprise not more than 60% of all new development. A Low Density range of up to 25 units per hectare will assist in this effort while also making efficient use of existing and proposed infrastructure and providing opportunities to diversify lower density housing stock.*

In conformity to this policy, the single detached lots make up 26% of the total unit count and represent a density of 24.7 units per hectare.

- c) Schedule "RTB-2" provides for approximately 565 additional low density units, bringing the projected total for Low Density units to approximately 2430 over the long term. The yield reflects the existing lot fabric and anticipates retention of some larger existing residential lots. New or redeveloping lower density development can be expected to*

*comprise smaller lot area and dimension. This will also make efficient use of infrastructure while broadening choice and affordability in the low density form over the course of the planning period.*

The subject lands did not previously contain residential uses. The proposed singled detached lots are more compact than established residential lots as contemplated in this policy.

- d) Areas of Low Density designation may be impacted by the Environmental Conservation overlay defined and described under policy 4.18.12.3 of this Plan. Development, redevelopment or expansion to existing use may require further environmental study prior to any approval being considered or granted in accordance with Section 8 of the Official Plan.*

The subject lands are not impacted by the Environmental Conservation overlay.

#### **4.18.7. Medium Density Residential**

- a) The lands designated on the Schedule "RTB-2" as "Medium Density Residential" shall be reserved for multiple-unit structures (townhomes and apartment dwellings), their accessory uses and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section.*

The Official Plan Amendment seeks to designate the apartment and multiple-unit (block townhouse) blocks as Medium Density Residential.

- b) An overall minimum target of 20% Medium Density residential unit yield shall be anticipated within the Neighbourhood. In effort to achieve this target, medium density dwellings should comprise a minimum of 40% of all new development. Medium Density range of 25 to 75 units per hectare will assist in this effort while also making efficient use of existing and proposed infrastructure and providing opportunities to diversify medium density housing stock and form.*

The proposed subdivision contains 74% Medium Density Residential yield by unit count. The proposed apartment block is planned to contain 76 units to a density of 68.04 units per hectare while the block townhouse block is planned to contain 70 dwelling units to a density of 33.74 units per hectare.

- c) Schedule "RTB-2" provides for approximately 410 new Medium Density units, bringing the total for projected Medium Density units to approximately 610 over the long term.*

The proposed development will contribute 146 new Medium Density Residential dwelling units.



*d) Medium Density development is identified on Schedule RTB-2. Additional areas will also be considered by zoning by-law amendment for areas meeting one or more criteria as outlined below:*

- 1. within walking distance to the Downtown Core Mixed Use;*
- 2. within walking distance to the Gorham Commercial Gateway;*
- 3. preferably along arterial and collector roads within the Plan Area;*
- 4. in close proximity to amenity spaces such as Parks, Open Space/Trails or Natural Feature Areas.*

The proposed Medium Density blocks are in an appropriate location in accordance with this policy as they are located on a collector road (Ridge Road North) and are directly adjacent to the proposed pedestrian trail connection and stormwater management pond block.

*e) The Town shall encourage and may request medium density be included in proposals where, in the opinion of the Town, medium density is appropriate and meets with the identified locations defined in paragraph d) herein.*

Medium Density development is incorporated into the proposed subdivision.

*f) Developers with existing draft approved plans of subdivision within the Plan Area will be encouraged to consider modifying their plans to incorporate medium density that is in keeping with the locational criteria described in paragraph d) herein.*

The subject lands do not have existing draft approval.

*g) It is anticipated that the majority of the Medium Density unit yield will be in the form of ground-based dwellings such as street or block townhouse development. Low-rise apartment dwellings will generally be restricted to 4 storeys in height. Medium Density apartment building height beyond 4 storeys will only be allowed by Zoning By-law Amendment with required supporting studies such as a visual impact assessment or shadow study, where in the opinion of the Town such impacts may be realized, demonstration of compatibility and consideration of built heritage for areas adjacent to the downtown Core Mixed Use area.*

The proposed multi-unit residential block (Block 50) will be comprised of ground-based block townhouse dwellings.

Block 51 will contain a 4-storey apartment building that integrates the façade of the former school. The proposed apartment is significantly separated from the nearest residential property (24.14 meters to Lot 15) and no shadowing impacts are anticipated.

- h) Areas of Medium Density designation may be impacted by the Environmental Conservation overlay defined and described under policy 4.18.12.3 of this Plan. Development, redevelopment or expansion to existing use may require further environmental study prior to any approval being considered or granted in accordance with Section 8 of the Official Plan.*

The subject lands are not impacted by the Environmental Conservation overlay.

- i) All Medium Density designated lands within the Plan Area shall be subject to Site Plan Control.*

The Medium Density Residential blocks will be subject to Site Plan Approval as dictated by this policy.

#### **4.8.10 – INSTITUTIONAL**

As provided under Section 4.8.10, the subject lands were designated as ‘Institutional’ to recognize their use as a school. With the closure of the Ridgeway Crystal Beach High school, this designation is no longer appropriate.

#### **4.18.11 – OPEN SPACE**

- a) The lands designated as “Open Space” on Schedule “RTB-2” shall be reserved for a variety of active and passive recreational use and other open space uses including storm water management. The policies of Section 4.13 shall generally apply to lands designated as Open Space. Lands identified under an “Open Space” designation within the RidgewayThunder Bay Secondary Plan Area are further defined as provided below.*

In accordance with this policy, the Official Plan Amendment seeks to designate the proposed stormwater management facility and pedestrian linkages as Open Space.

##### **4.18.11.2 – Open Space – Linkage**

- a) The Town supports linkage opportunities that assist in providing improved pedestrian access to points of interest such as the downtown core area & village square, neighbourhood and community parks, schools and public waterfront spaces.*

The proposed subdivision includes a pedestrian trail between proposed Street ‘A’ and Ridge Road North. This trail is located between the SWM facility and apartment block which both contribute a significant amount of open space adjacent to the trail.

- b) The Town shall make every effort to ensure publicly accessible linkage opportunities are protected and accessible when new development or redevelopment is proposed within the Plan Area.*

Blocks 53 and 54 will be dedicated to the municipality through the registration of the proposed Subdivision which affords the Town the ability to ensure the linkages are protected and accessible.

- g) Linkage opportunities are represented on Schedules RTB-3, 3a and 4 of this Plan and illustrate a preferred series or network of connection. Pedestrian linkage for the purposes of this Secondary Plan can be comprised of sidewalks, multi-class paved, unpaved and naturalized trails systems.*

The subject lands do not contain any conceptual pedestrian linkages identified on the Secondary Plan Schedules, although a pedestrian/cycling route is shown along Ridge Road North in front of the property and two pedestrian/cycling routes terminate at the property boundaries.

A pedestrian connection to Prospect Point Road North currently exists on the property but is not enshrined on the Secondary Plan schedules. The proposed linkage will formalize this connection and aligns with the pedestrian and cycling goals of the Secondary Plan.

#### **4.18.11.3 – Open Space – Storm Water Management**

- a) Lands identified as “Open Space - Storm Water Management” (SWM) within the Plan Area serve to provide quality control and volume storage as a result of development. These SWM facilities are functional components of the overall catchment areas they receive surface drainage from and are not considered suitable as active park space for structured recreational purposes. There is an inherent hazard or flood risk associated with their function and as a result, design of these facilities may require they be fenced for public safety and protection. If options are made available to design in a manner acceptable to approval authorities, efforts to reduce or eliminate fencing requirements should be explored.*

The future detailed design of the Stormwater Management Facility will be finalized at a later time in consultation with the Town and other applicable approval authorities.

- b) Opportunities for SWM facilities to be designed in a manner that provides for a naturalized setting should be considered, provided access and maintenance requirements are not impacted.*

The stormwater management facility is proposed to be designed as naturalized recreational space to utilize the passive open space around the pond. Access to the SWM facility is provided from proposed Street 'A' by way of Block 54.

- c) New subdivision development will require appropriate studies to assess and demonstrate management of stormwater flows so as to not impact on downstream capacity as a result of increased hard surface run-off.*

The Functional Servicing Report submitted with the applications outlines the stormwater conditions that result from the proposed development. The proposed wet pond is utilized to ensure that post-development flows do not exceed pre-development flows.

- d) New development not required to provide SWM ponds shall demonstrate acceptable levels of on-site containment and regulated run-off achieves pre and post run-off conditions for the respective drainage area.*

The proposed development utilizes a SWM pond for quality and quantity control.

- e) SWM Management reports and detailed engineering shall require approval of relevant authorities including the Town and Niagara Peninsula Conservation Authority. New Stormwater Management Facilities (ponds) will require an Environmental Compliance Approval from the Ministry of Environment.*

The Functional Servicing Report, which includes a Stormwater Management component has been submitted with the applications and is subject to review and approval.

- f) Existing and proposed SWM facilities are shown on Schedules "RTB-3, 3a and 4". Proposed SWM ponds shall be considered approximate until detailed engineering at the development stage can more precisely define limits and location of the designation.*

The size and location of the SWM Block (Block 52) has been determined through engineering review.

#### **4.18.15 – CULTURAL HERITAGE**

- a) All matters of Cultural Heritage shall be consistent with Section 11 of this Plan.*

Consistency with Section 11 is evaluated under the applicable heading in this Report.

- d) The Secondary Plan Area contains a number of properties that are either presently designated under the Ontario Heritage Act, or have been identified by the Town to be of interest and subsequently added to the Municipal Registry for consideration on designation. The majority of these properties are located in or within close proximity of*

*the downtown Ridgeway core, generally being the area that best reflects the heritage character of the community. The Town has relied on voluntary designation of heritage properties and shall continue to act in this manner. The Town encourages designation of such properties and will work cooperatively with ownership in effort to facilitate designation.*

The subject property is designated under the *Ontario Heritage Act*, and in particular, the front façade of the former Ridgeway-Crystal Beach High School. The existing façade is to be retained through the proposed redevelopment of the school. A Heritage Impact Assessment has been prepared which concludes that the proposed redevelopment does not negatively impact the identified heritage characteristics.

#### **4.18.16 – MUNICIPAL SERVICES**

*a) Municipal servicing shall be consistent with the policies of Section 12 of this Plan.*

Conformity to the policies under Section 12 is evaluated under the applicable heading in this Report.

*b) Municipal services such as sanitary and storm sewers, stormwater management facilities and municipal drainage will be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in the Ridgeway-Thunder Bay Secondary Plan Area.*

New municipal and private services will be installed to service the proposed development.

*c) Based on findings of the 2010 Waste Water / Stormwater Master Plan study (XCG Consultants Ltd.), no immediate servicing concerns respecting sanitary capacity of the sewer network for the Plan Area were identified. The Region is in the process of upgrading the Shirley Road Pumping Station, however, the planned work does not preclude, nor impact available capacity for future development within the Plan Area.*

The Functional Servicing Report confirms that sufficient servicing capacity exists for the proposed development.

*e) All new development shall require approval of storm water management plans and/or drainage plans from the relevant approval authority to ensure storm water is effectively and properly managed to mitigate or alleviate flooding of adjacent and downstream properties during storm events. Additionally, engineering solutions for storm water management that improve infiltration and assist in improving groundwater quality and recharge will be considered relative to the feasibility and practicality of their implementation.*

The proposed stormwater management strategy as detailed in the Functional Servicing Report is subject to review and approval by the relevant authorities.

*f) Existing municipal water supply is currently available to service the Plan Area. All new development may be required to loop watermains wherever opportunity exists to do so.*

New service connections will be installed to service the proposed development. The Functional Servicing Report confirms that sufficient capacity exists to service the proposed development.

*g) All new development within the Secondary Plan Area shall be developed with full municipal services with exception of minor in-filling through consent on roads serviced by open ditch and rural cross section.*

The proposed development will be serviced with full municipal services as detailed in the Functional Servicing Report.

## **Part 5 – Urban Form and Housing**

As noted in Section 5.1 of the Official Plan, the policies under Section 5 work in conjunction with the other policy sections to provide for safe and healthy communities through a specific policy stream that promotes community health and wellness. The policies under this Section promote a fulsome approach to the planning process.

Section 5.3 encourages the provision of a mix of housing types on a variety of lot sizes to serve the needs of various sectors and income levels in the community. The Draft Plan proposes a variety of housing forms including single detached, block townhouses and apartment dwellings. The proposed housing mix caters to a wide range of housing needs and affordability levels within the community.

Section 5.5 states that a Neighbourhood Plan is to be a general guide for the development or redevelopment of a neighbourhood.

Policy 5.6 encourages that a distinct character for each neighbourhood be established through the road pattern and building height and elements. Schedule A-1 to the Official Plan identifies that the subject lands are located within the Ridgeway-Thunder Bay Neighbourhood. The Ridgeway-Thunder Bay Secondary Plan is the land use document that guides growth and development within the Ridgeway-Thunder Bay Neighbourhood. The proposed development maintains the vista of the front façade of the original Ridgeway Crystal Beach High School building which is a defining characteristic and landmark within the neighbourhood, and maintains a sense of place. The proposed land use and development patterns are integrated and compatible with existing development within the neighbourhood.

Overall, the proposed development conforms to Section 5 of the Official Plan in providing development that is integrated within the existing community, and that accommodates a range of housing options.

## **Part 11 – Cultural Heritage**

Section 11.3 of the Official Plan provides policy direction for Built Heritage Resources in the Town. The front façade of the original Ridgeway Crystal Beach High School has been identified as a significant built heritage resource for the Town and has accordingly been designated as being of architectural and historical value or significance.

The proposed development incorporates the original façade of the high school building into a new apartment building. A Heritage Impact Assessment for the proposed redevelopment was completed by Parslow Heritage Consultancy Inc. which confirms that the proposed development including the redevelopment of the former school building do not negatively impact the identified cultural heritage resources. A Conservation Plan to address the technical requirements as they relate to the redevelopment of the school building is currently underway. A Heritage permit will also be required.

## **Part 12 – Servicing and Utilities**

Section 12 of the Official Plan outlines the Town’s goals and priorities with respect to public services and utilities. The subject property has access to the public utilities that service the surrounding residential area.

The Official Plan encourages the efficient use of infrastructure where feasible, to minimize undue costs to the municipality in providing and maintaining infrastructure. In order to ensure the appropriate provision and use of utilities, development applications are required to be evaluated to determine the capability of available infrastructure to support the proposed development.

In conformity to the Official Plan, the proposed development will help to optimize the efficient use of existing municipal infrastructure and a Functional Servicing report has been prepared by Upper Canada Consultants and submitted with the application which outlines the servicing strategy for the proposed development. The Functional Servicing Report confirms that the existing municipal infrastructure has sufficient capacity to accommodate the proposed development.

## **Part 13 – Implementation**

### **13.5 – Subdivision Control**

Policy 13.5.II states that Council will only recommend approval for those Plans of Subdivision where specific criteria are satisfied. The following is an evaluation of how the proposed Subdivision satisfies these criteria:

*a. The Plan of Subdivision conforms with the policies of this Plan;*

The proposed development conforms with the overarching goals and principles of the Official Plan outlined in Part 2. An Official Plan Amendment has been submitted to implement the specific land use designations to facilitate the proposed development. The Plan of Subdivision conforms with the policies of the proposed designations.

*b. Adequate servicing such as water supply, sewage disposal facilities, storm water drainage, solid waste collection and disposal, roads, pedestrian facilities and fire and police protection can be provided;*

A Functional Servicing Report has been prepared by Upper Canada Consultants and submitted with the applications which confirms that the existing municipal services have capacity to service the proposed development.

*c. The Town is able to provide necessary services without imposing undue increases in taxation on all residents; and*

The proposed development is contiguous to existing residential development which enables to logical progression of development without the inefficient extension of infrastructure.

*d. The Plan of Subdivision is not deemed to be premature, and is considered necessary in the public interest*

The proposed subdivision is not premature as the lands are in the Town's Urban Boundary and have access to existing services and infrastructure. The proposed subdivision is in the public interest as it will provide additional housing accommodation and incorporates a range and mix of housing options which reflects the variety of need that currently exists within the market.

Policy 13.7.III of the Official Plan contains criteria that Council must consider when making amendments to the Town's Official Plan or Zoning By-law. As a Zoning By-law Amendment has been submitted to facilitate the proposed development, an evaluation of conformity to these criteria is provided below:

*a. The need for the proposed use;*



The subject no longer support institutional uses due to the construction of the Greater Fort Erie Secondary School which replaced the former Ridgeway Crystal Beach High School.

The proposed subdivision includes a mix of housing types that meet a diverse range of housing need in the community.

- b. The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;*

A majority of the residential areas in the Ridgeway-Thunder Bay Secondary Plan area have been developed. The subject property is among the largest parcels of land in the Secondary Plan area available for development.

- 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 property has no physical impediments to development and is serviceable through the logical extension of existing infrastructure. An Environmental Impact Study has been prepared which confirms that the subject property does not support any environmentally significant features or areas.

- 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 have frontage on Prospect Point Road North and Ridge Road North. The proposed development includes a single, looped municipal road to provide road frontage for some of the proposed single detached lots. A Traffic Impact Study for the development was completed which confirms that the proposed development will not negatively impact the existing transportation network.

- II. the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto, and*

All proposed parcels will have frontage on a municipal road. Block 50 will be developed by way of a private road network. The subdivision also includes a mid-block pedestrian connection between Prospect Point Road North and Ridge Road North.

- 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 Public Health Department and any other appropriate authority deemed advisable.*

The proposed development will be serviced with municipal sewer, water and stormwater management services. The servicing strategy for the proposed development is outlined in the Functional Servicing Report submitted with the applications.

*e. The compatibility of the proposed use with uses in adjoining areas;*

The surrounding areas are predominately developed with single detached dwellings. The subdivision proposes the creation of single detached dwellings, block townhouse dwellings and apartment dwellings as well as a stormwater management pond and pedestrian trail. There are no land use compatibility issues between existing uses and the proposed residential and supporting uses.

*f. The effects of such proposed use on the surrounding area in respect of the minimizing of any possible deprecating or deteriorating effect upon adjoining properties;*

The proposed development includes elements that serve the broader community including the provision of recreational space in conjunction with the SWM pond and the provision of a pedestrian trail.

*g. The potential effect of the proposed use on the financial position of the municipality; and*

The proposed development has an overall positive effect on the Town's financial position as it increases the tax base and also increases the efficient use of existing municipal infrastructure and services.

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

Environmental Compliance Approval is to be obtained prior to the installation of site services.



## PROPOSED ZONING

A Zoning By-law Amendment application has been submitted to establish the necessary land use and built-form permissions to facilitate the proposed subdivision and development.

The proposed zoning categories are shown in **Figure 11** and are described and evaluated further below.

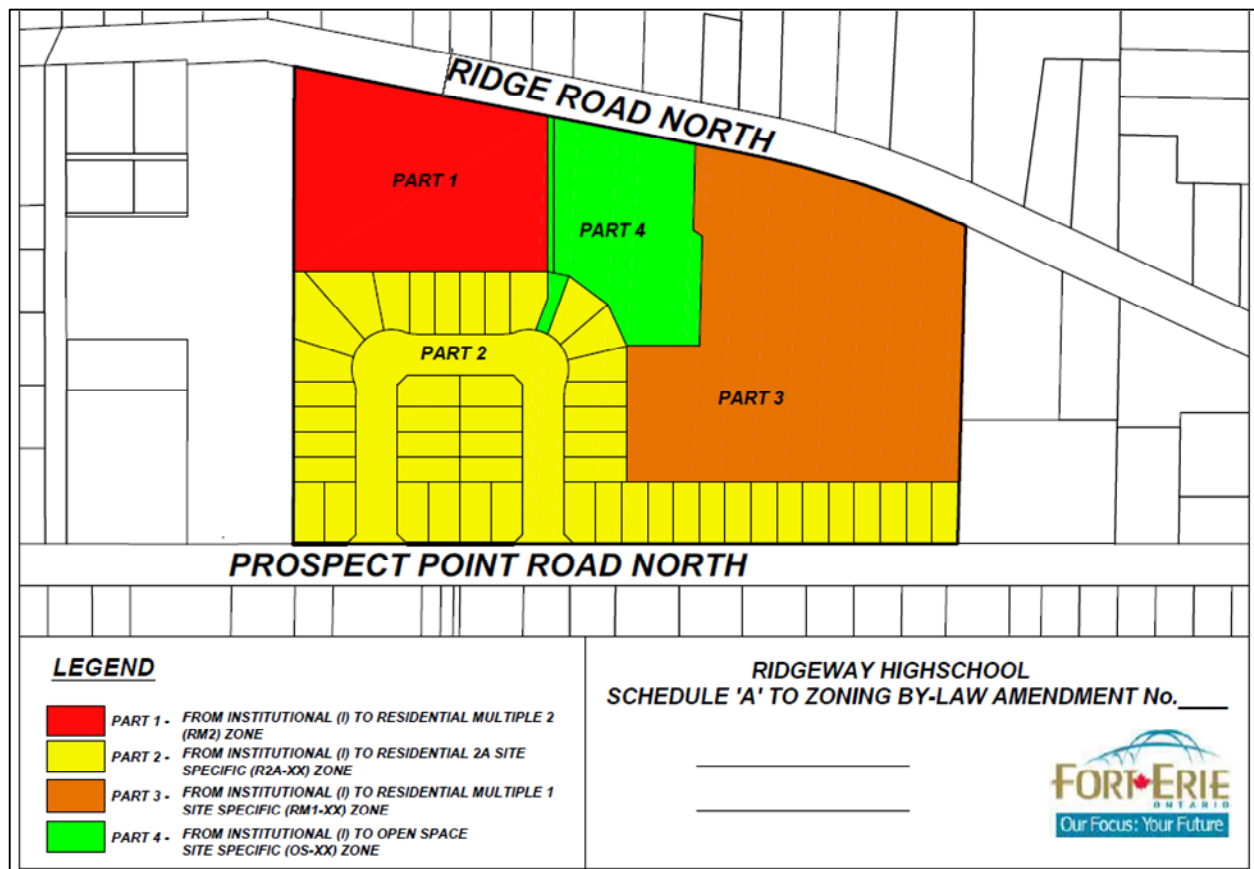


Figure 11 - Proposed Zoning Schedule

### Single Detached Lots (Lots 1-49)

The single detached lots are proposed to be zoned as R2A. The provisions for the R2A Zone are contained in Section 12.3 of the Zoning By-law.

**Table 1** compares the proposed single detached lots against the applicable zoning regulations. As outlined, a site-specific lot provision is required to permit a reduction in minimum lot area. All of the proposed lots meet the minimum frontage requirements for interior and exterior lots, and the future dwellings will be subject to the applicable performance standards under the General Provisions and Residential 2A Density Zone.

An evaluation of the requested site-specific relief is provided below.

<b>Table 1 – Zoning Conformity - Single Detached Dwellings</b>		
<b>By-law 129-90 – Section 12 – Residential 2A (R2A) Zone</b>		
<b>Section 12.3 – Regulations for Dwellings</b>	<b>Requirement</b>	<b>Proposed Regulation</b>
<b>Minimum Lot Frontage</b>	12m 15m on a corner lot	No Change
<b>Minimum Lot Area</b>	375 sq.m.	357 sq. m.
<b>Maximum Lot Coverage</b>	50%	No Change
<b>Minimum Front Yard</b>	6m to the garage 3m to other parts of the dwelling	No Change
<b>Minimum Interior Side Yard</b>	1.2m however, on an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3 metres	No Change
<b>Minimum Exterior Side Yard</b>	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.	No Change
<b>Minimum Rear Yard</b>	6m	No Change
<b>Maximum Height</b>	i) 2.5 storeys ii) 10.5m	No Change

### Site Specific Relief

#### Minimum Lot Area

A reduction in lot area from 375 square meters to 357 square meters (-18 square meters) is requested for the single detached lots.

A range of single detached lot sizes are provided, with a majority of lots falling within the 360-370 square meter range. A total of four lots are slightly smaller than 360 square meters as a result of road geometry.

The requested reduction in lot area is a negligible deviation from the standard minimum lot area requirement that does not impact the ability of the lots to accommodate single detached development per the intent of the R2A zoning category. The future dwellings will remain subject to all other applicable zone requirements including setbacks, height and lot coverage which controls the bulk and massing of the dwellings and ensures that the development on the smaller lots does not overwhelm or otherwise negatively impact surrounding properties.

The only tangible impact of the reduced lot area is that the maximum building footprint that can be accommodated on the lots is slightly reduced.

## Block Townhouse Dwellings (Block 50)

Block 50, which is proposed to contain a block townhouse condominium development is proposed to be zoned as Residential Multiple 1. Block townhouse dwellings are subject to the zone provisions under Section 14.3 of the Zoning By-law.

Table 2 compares the proposed block townhouse development against the applicable zone regulations. As outlined, site-specific relief is required for minimum lot area per dwelling unit, minimum landscaped area, and the minimum parking requirement.

An overview and evaluation of the requested site-specific relief is provided below.

<b>By-law 129-90 – Section 14: Residential Multiple 1 (RM1) Zone</b>			
<b>Section 14.3 – Zone Regulations</b>	<b>Requirement</b>	<b>Provided</b>	<b>Proposed Regulation</b>
<b>Minimum Lot Frontage</b>	50m	136.28m	No Change
<b>Minimum Lot Area</b>	300 sq.m. per dwelling unit	295.31 sq.m. per dwelling unit	295 sq.m. per dwelling unit
<b>Minimum Front Yard</b>	6m to garage 4m to other parts of dwelling	8.3m to the dwelling	No Change
<b>Minimum Side Yard</b>	1.5m	3.0m	No Change
<b>Minimum Exterior Side Yard</b>	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.	N/A	No Change
<b>Minimum Rear Yard</b>	6m	6.05m	No Change
<b>Maximum Building Height</b>	i) 3 storeys ii) 12m	N/A	No Change
<b>Minimum Landscaped Area</b>	50% including privacy areas	39.37%	39%
<b>Maximum Number of Units in a Row</b>	8	6	No Change
<b>Minimum Distance between Buildings on the Same Lot</b>	15m between two rear walls	14.11m	12m
	3m between two end walls	3.04m	No Change
	9m between an end wall and a rear wall	10.05m	No Change
	6m between two front walls	15.6m	No Change
	6m between a front wall and an end wall	19.01m	No Change
<b>Maximum Density</b>	35 units/ha	33.73 units/ha	No Change

<b>Maximum Lot Coverage</b>	40%	38.98	No Change
<b>Privacy Area</b>	Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 4.5m	6.01m	No Change
<b>Distance from Building to internal driveways and parking areas</b>	Any front or rear face of any townhouse shall be no closer than 3m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 1.5m to an internal driveway or parking area.	4.6m to face of dwelling 2m to side of dwelling	No Change
<b>Planting Strips</b>	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress	8.3m	No Change
<b>6.20 – Parking Area Regulations</b>			
<b>Minimum Parking Requirement</b>	1.5 spaces per unit (70x1.5= 105 spaces required)	95 parking spaces	1.3 spaces per unit (70x1.3 = 91 spaces required)

## **Site Specific Relief**

### **Minimum Lot Area per Dwelling Unit**

The RM1 Zone requires a minimum lot area of 300 square meters per block townhouse dwelling unit. The proposed zoning seeks to permit a slight reduction in minimum lot area per dwelling unit to 295 square meters.

The proposed site-specific reduction in minimum lot area per dwelling unit does not negatively impact the functionality of the site and does not create negative impacts with adjacent properties. The proposed development remains subject to other zone provisions which regulate the location, bulk and massing of the proposed development including maximum lot coverage, maximum density, privacy area requirements and minimum setbacks.

### **Minimum Landscaped Area**

A site-specific provision is requested to permit a reduction in landscaped area from 50% to 39%. The proposed development achieves an ample amount of on-site landscaped space including the required 6 meter privacy area for each dwelling unit and a +8 meter wide landscape strip along Ridge Road North. Future residents will also have direct access to the proposed pedestrian trail and the recreational space proposed around the stormwater management facility. The requested reduction in landscaped area is therefore appropriate for the proposed development.

### Minimum Distance Between Buildings on the Same Lot

A site-specific provision is requested to permit the rear walls of two dwellings on the same lot to be a minimum of 12 meters apart, whereas the standard RM1 Zone provisions require that the end wall of two dwellings on the same lot be a minimum of 15 meters apart. This provision impacts units 46-70, which are located 14.11 meters apart.

The Zoning By-law permits rear yard setbacks of 6 meters in several residential zones including the R2A, RM1 and RM2 Zones and the requested 12-meter setback between the rear walls of buildings reflects the rear-lotting condition that would be permitted as-of-right in these zones. The proposed 12 meters setback provides adequate separation between units, and accommodates a practical amount of private amenity space for each dwelling and is therefore appropriate.

### Minimum Parking Requirement

A reduction in parking from 1.5 spaces per dwelling unit to 1.3 spaces per dwelling unit is proposed. An ample amount of parking is accommodated on site, with each dwelling having an attached garage and driveway in addition to 25 dedicated visitor parking spaces. However, since the Zoning By-law does not permit tandem parking, the garages cannot be counted as legal parking spaces, whereas tandem parking is permitted in other municipalities (ie. St. Catharines, Lincoln).

The amount of parking accommodated on site exceeds the parking requirement for the same number of single-detached dwellings (1 space per dwelling) and is sufficient for the proposed development, particularly when accounting for the attached garages.

### **Apartment Block (Block 51)**

Block 51 is proposed to be zoned as Residential Multiple 2 which is the Town's Zoning category that permits and regulates apartment buildings. The Residential Multiple 2 Zone provisions for apartment buildings are found in Section 15.3 of the Zoning By-law.

As outlined in **Table 3** the proposed apartment building conforms with all of the applicable zoning provisions and no site-specific relief from the General or Residential Multiple 2 provisions is required or requested.



**Table 3 – Zoning Conformity – Block 51**

<b>By-law 129-90 – Section 15: Residential Multiple 2 (RM2) Zone</b>			
<b>Section 15.3 – Regulations for Apartment Dwellings</b>	<b>Requirement</b>	<b>Provided</b>	<b>Proposed Regulation</b>
<b>Minimum Lot Frontage</b>	30m	132.47m	No Change
<b>Minimum Lot Area</b>	115 sq.m. per unit	146.97 sq.m. per unit	No Change
<b>Maximum Lot Coverage</b>	40%	20%	No Change
<b>Minimum Front Yard</b>	7.5m	29.12m	No Change
<b>Minimum Side Yard</b>	½ the building height (7.2m) or 4m, whichever is greater	9.91m	No Change
<b>Minimum Exterior Side Yard</b>	½ the building height (7.2m) or 6m, whichever is greater	N/A	No Change
<b>Minimum Rear Yard</b>	½ the building height (7.2m) or 7.5m, whichever is greater	25.47m	No Change
<b>Minimum Floor Area per Dwelling Unit</b>	Bachelor Unit: 40 sq.m.	N/A	No Change
	One-Bedroom Unit: 50 sq.m.	50 sq.m.	
	Two Bedroom Unit: 60 sq.m.	85.56 sq.m.	
	Unit comprising three or more bedrooms: 79 sq.m plus 7 sq.m. for each bedroom in excess of three	N/A	
<b>Maximum Height</b>	9 storeys or 26 meters, whichever is greater	4 storeys and 14.4m	No Change
<b>Landscaped Area</b>	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground	49.96%	No Change
<b>Section 6.20 – Parking Area Regulations</b>			
<b>Minimum Parking Requirement</b>	1.5 spaces per dwelling unit (76x1.5 = 114 spaces required)	114 spaces	No Change

## Stormwater Management Pond and Pedestrian Trail (Blocks 52-54)

It is proposed that the SWM Pond and pedestrian walkways (Blocks 52-54) be zoned as Open Space. The provisions for the Open Space Zone are found in Section 33 of the Zoning By-law. Zoning conformity for the proposed Open Space Blocks is detailed in **Table 4**.

The Site-specific Zoning will include stormwater management facilities as a permitted use in the Open Space Zone. No other Zoning category explicitly permits stormwater management facilities and the Open Space zone is appropriate given the stormwater management block is intended to be function as recreational space in conjunction with the pedestrian walkway. The pedestrian walkways (Blocks 53 and 54) are recreational uses which are permitted as of right.

As shown in **Table 4**, site specific lot frontage and lot area requirements are requested for the Open Space Blocks. The lot frontage provision reflects the width of Block 53 and the lot area provision reflects the area of Block 54.

<b>Table 4 – Zoning Conformity – Blocks 53 &amp; 54</b>		
<b>By-law 129-90 – Section 33: Open Space Zone</b>		
<b>Section 33.3 – Zone Regulations</b>	<b>Requirement</b>	<b>Proposed Regulation</b>
<b>Minimum Lot Area</b>	8,000 sq.m	200 sq.m.
<b>Minimum Lot Frontage</b>	15m	3m
<b>Maximum Lot Coverage</b>	10%	No Change
<b>Minimum Front Yard</b>	7.5m	No Change
<b>Minimum Interior Side Yard</b>	7.5m	No Change
<b>Minimum Exterior Side Yard</b>	7.5m	No Change
<b>Minimum Rear Yard</b>	7.5m	No Change
<b>Maximum Building Height</b>	i) 3 storeys ii) 12m	No Change

## PLANNING POSITION

Draft Plans of Subdivision and Vacant Land Condominium, and combined Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the conversion of the former Ridgeway Crystal Beach High School building and grounds to a mix of single detached, block townhouse and apartment dwellings. The proposed development will also include a stormwater management facility and pedestrian trail as well as a municipal roadway.

The applications and proposed development are appropriate and desirable from a Provincial and Regional growth management perspective as they will facilitate growth in the Built-up Area by way of intensification, contribute to the provision of a full range of housing options, and provide for the efficient use of land and infrastructure.

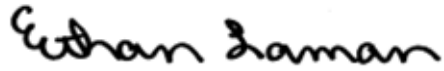
In the local context, the applications and proposed development align with the goals and objectives of the Town of Fort Erie Official Plan and the Ridgeway-Thunder Bay Secondary Plan. The development accommodates a diverse range and mix of housing options that serve a wide variety of housing need within the community. The proposed development includes recreational space and a pedestrian trail which are located to serve the broader neighbourhood and supports active transportation goals. The redevelopment of the former school building incorporates the heritage-designated front façade of the former Ridgeway-Crystal Beach High School which is a character-defining element of the community. A substantial amount of open space is maintained around the original building footprint to further maintain the importance of the structure. Overall, the proposed development is a positive contribution to the Ridgeway area and to the Town as a whole.

The appropriate technical reports and studies have been completed which support the proposed development. A Heritage Impact Study was completed which concludes that the proposed redevelopment adheres to the objectives of the Designation By-law as the front façade and all identified heritage attributes are preserved in a way that retains the prominence of the former school building. An Environmental Impact Study was completed which confirms that the subject lands do not support and significant environmental features. A Traffic Impact Study was completed which concludes that the proposed development will not negatively impact existing traffic patterns. A Functional Servicing Report has been completed which confirms that adequate capacity exists to service the proposed development.

The applications satisfy the requirements under the *Planning Act*, are consistent with the Provincial Policy Statement and conform to the Growth Plan and the Niagara Official Plan and


align with the overarching goals and objectives of the Town of Fort Erie Official Plan. The applications represent good planning, and should therefore be supported.

Prepared by,



Ethan Laman, BURPI  
Junior Planner  
Upper Canada Consultants

Reviewed by,

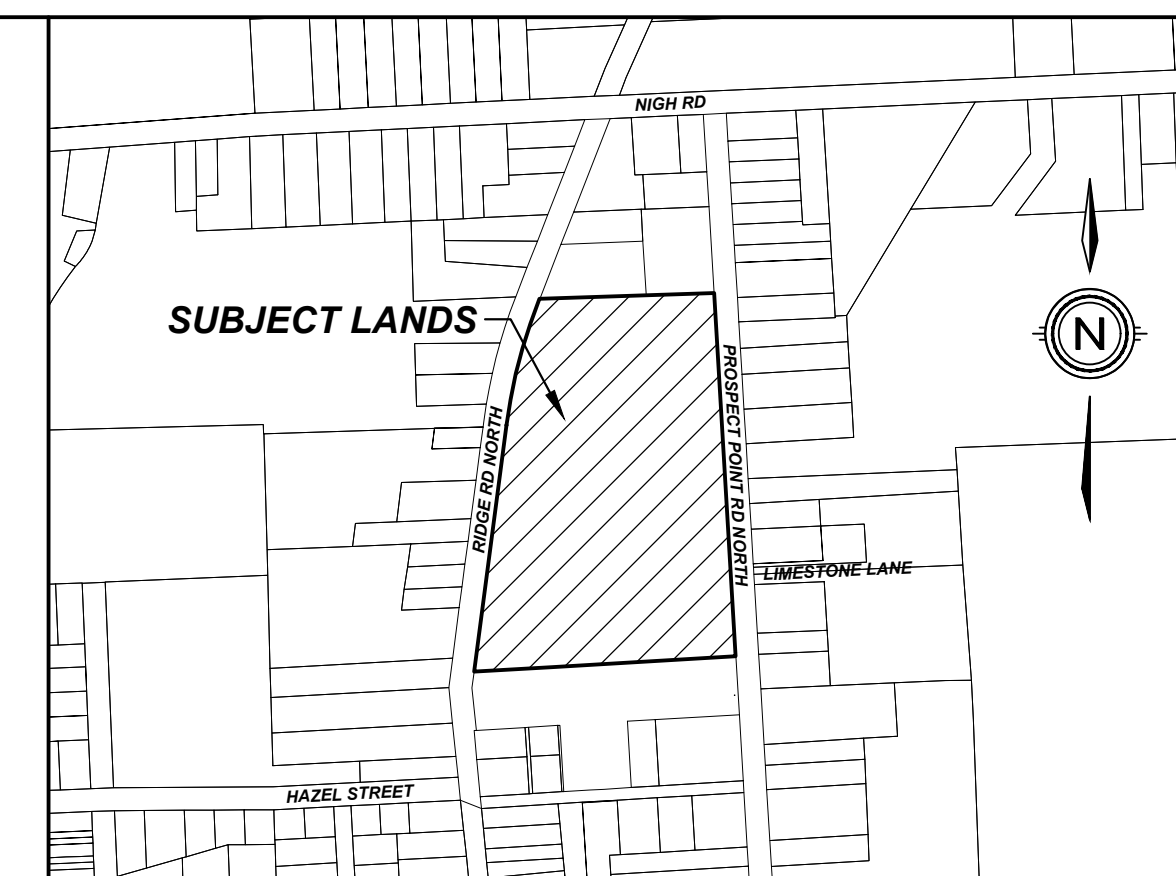
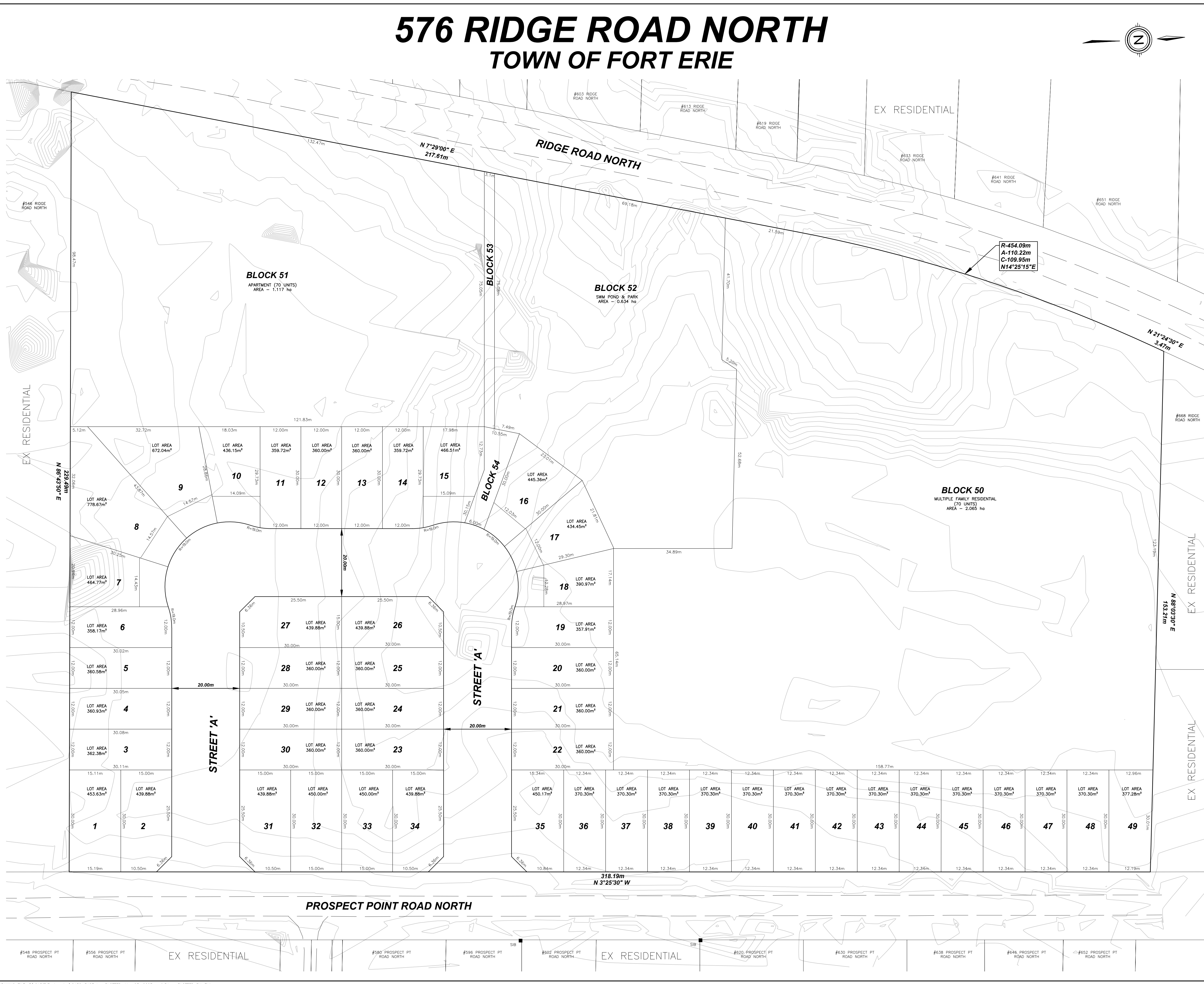
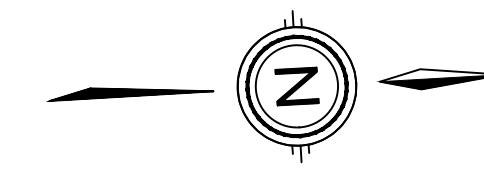


William Heikoop, BURPI, MCIP, RPP  
Planner  
Upper Canada Consultants

**Appendix I**  
**Draft Plan of Subdivision**



# 576 RIDGE ROAD NORTH TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION**

PART OF LOT 23, CONCESSION 2 LAKE ERIE,  
GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN  
THE TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**

BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION

*[Signature]* MARCH 20, 2023  
DATE  
2846300 ONTARIO INC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

*[Signature]* March 23/23  
DATE  
J.D. BARNES LIMITED DATA PAGE, a/s

**REQUIREMENTS OF SECTION 51(17)  
OF THE PLANNING ACT**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

**LAND USE SCHEDULE**

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-49	49	1.976	31.32
MULTIPLE FAMILY RESIDENTIAL	BLOCK 50	70	2.065	32.73
APARTMENT BLOCK (35uph)	BLOCK 51	70	1.117	17.70
SWM POND / PARK	BLOCK 52		0.634	10.05
3.0m WIDE TRAIL	BLOCK 53		0.022	0.35
6.0m WIDE ACCESSWAY	BLOCK 54		0.020	0.32
ROADWAY			0.475	7.53
<b>TOTAL</b>		<b>189</b>	<b>6.309</b>	<b>100.00</b>

DEVELOPABLE AREA = 6.309 ha  
DEVELOPABLE DENSITY = 29.96 units/ha

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2023-03-22	TA
#	REVISION		



<b>DRAFT PLAN OF SUBDIVISION</b>	DRAWING TITLE	DRAFTING	TA
		DATE	MARCH 23, 2023
		PRINTED	MARCH 23, 2023
		SCALE	1:500
	DWG. No.	2152-DP	REV
			0

**Appendix II**  
**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:**

- Town Planning Town       Regional Planning       Niagara Parks Commission  
 Infrastructure       Regional Public Works       NPCA

Other \_\_\_\_\_

**Application type:**

- Official Plan Amendment       Site Plan  
 Zoning By-law Amendment       Consent Application  
 Draft Plan of Subdivision       Other \_\_\_\_\_  
 Draft Plan of Condominium

Pre-Consultation Submission Date: \_\_\_\_\_

Pre-Consultation Meeting Date: \_\_\_\_\_

Site Location/Address: \_\_\_\_\_

Site Legal Description: \_\_\_\_\_

Approximate Land Area (metric): \_\_\_\_\_

**Owner Contact Information:**

Name of Owner: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

Principal Contact: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

**Local Municipal Contact:**

Name of Contact: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

**Brief description of proposed development:**



**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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Justification Report			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Site Plan, Subdivision Plan			
<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 type="checkbox"/>	<input type="checkbox"/>	Urban Design/Landscape Plans			
<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 type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment			
<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Municipal Servicing Study			
<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: 576 Ridge Road North - Combined Official Plan and Zoning By-law Amendment, Consent**

**Development Planning:** Anamika Dilwaria ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca) or 905-871-1600 ext. 2509)

- The subject lands are currently designated and Zoned Institutional, in the Ridgeway ThunderBay Seconadt Plan and Zoning By-law No.129-90.
- The Subject property is also designated under the Ontario Heritage Act.
- The applicant is proposing to redevelop the subject property for an apartment building, single-detached dwelling and townhouse dwelling unit.
- The current application is only for a combined Official Plan and Zoning By-law Amendment.
- The applicant is not proposing to create three blocks for the development of 70 townhouse condominium units, 49 single detached dwellings, and the reuse of the existing school building to provide 70 dwelling units through the consent process.
- The applicant to confirm the future designation and zoning for the proposed uses. The information regarding the future designation and zoning was not provided at the pre-consultation meeting by the applicant. Staff has provided a detailed zoning review based on the assumption that the apartment block will be rezoned to a site-specific RM2 Zone, the Townhouse block to a site-specific RM1 Zone and the block for single-detached dwellings to R21
- It would be the Town's preference to designate and rezone the stormwater management pond as Open Space.
- A planning Justification Report prepared by a Registered Professional Planner will be required.
- A Heritage Impact Study to assess the impact of the proposed development on the existing designated building will also be required.

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

- Provide a Functional Servicing and Preliminary Stormwater Management Report – The FSR will be reviewed by the Town's Sewer Consultant to confirm that there is adequate capacity in the sanitary sewer to accommodate the development. If upgrades are required, these will need to be undertaken at the developer's expense. A holding provision on the zoning may be utilized with respect to any required servicing upgrades.

### **Community & Neighbourhood Planning:**

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

- The site is located in the Ridgeway-Thunder Bay Secondary Plan area and is designated as Institutional as per Schedule "RTB-2" of the Secondary Plan. Therefore, Section 4.18.10 Institutional policies will apply. The site is currently zoned as Institutional Zone (I).

#### Urban Design:

- The reuse of the school building for apartments is supported as the building is a designated heritage building and is a significant landmark within the community. The

## PRE-CONSULTATION AGREEMENT – COMMENTS

new architecture should be sympathetic and sensitive to the existing architectural significance of designated features.

- Please ensure that the last townhouse units abutting Ridge Road present a positive interface to the street. This interface should include openings such as windows and entrances as well as wrap around porches or balconies. This will provide passive surveillance onto the street thereby improving safety in the area.
- Please provide plans of the townhouse units as well as the apartment block at Site Plan control stage for further urban design comment.

### Submission Requirements:

1. A Tree Preservation Plan is required, pursuant to the Site Plan Control Guidelines.
2. A Payment of 5% of the appraised value of the development to "The Town of Fort Erie", in lieu of dedication of land for park purposes. This is as per By-Law No. 69-08 Parkland Dedication or Payment of Cash-In-Lieu as a Condition of Development or Redevelopment, Part 4 – Parkland Dedication, 4.1, b.
3. A detailed Site Plan showing sidewalk, porches, access points, curbs, footprints and townhouse driveways for the entire site.
4. A Landscape Plan is required, pursuant to the requirements of the Site Plan Control Guidelines. Ensure the plan addresses pedestrian circulation, buffering of adjacent residential, public amenity space and streetscape treatment, planting, in addition to other stated requirements. The plan should be prepared by a Landscape Architect.
5. A Streetscape Plan showing the treatment of the street facing façade along Ridgeway Road North. If trees are located on Town property, the species shall be consistent with the Towns Street Tree list and meet the Towns installation requirements, and consider the unique growing conditions of this site.
6. Urban Design Brief/Section as part of the Planning Justification Report showing how the development will fit into this context.
7. A shadow study showing what the impact on the development will be on the context as well as possible mitigation measures.
8. Any renders or imagery that may provide a vision for the development.
9. All plans (including roof plan), elevations and sections as well as a 3D image of the building envelope and massing need to be provided.

### Community Planning: Chris Miller ([cmiller@forterie.ca](mailto:cmiller@forterie.ca) or 905-871-1600 ext 2503)

- The town staff would like to inquire if the proponent has given consideration or has a willingness to provide any portion of the units proposed as affordable housing? Has the proponent contacted Regional staff to inquire about incentive programs that can assist in establishing affordable housing, or is there a willingness to work with Town and Regional staff to further explore the potential for offering affordable units under available (or pending) incentives?

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

- No comments

### **Committee of Adjustment:** Breanna Antonio ([bantonio@forterie.ca](mailto:bantonio@forterie.ca) or 905-871-1600 ext. 2508)

- The consent application process will follow the approval of a Zoning By-law Amendment and Official Plan Amendment

## PRE-CONSULTATION AGREEMENT – COMMENTS

- The Final Consent Certificate (required to sell or build on lots) will be issued once the provisional conditions of the consent are approved and cleared by staff/agencies and must be fulfilled within two years of the Decision of the Committee of Adjustment.
- Common conditions of final consent certificate approval are noted in this agreement (5% cash-in-lieu of parkland, tree contribution fee, final consent certificate fee, reference plan, etc.) and will be noted on the report provided to the Committee of Adjustment and to the applicant one week prior to the hearing.

### PLEASE NOTE:

- The applicant is required to submit a consent sketch prepared by an OLS and is to include lot size, lot coverage, front, rear, and side setbacks, ALL existing and proposed building and structure dimensions in metric (dwelling, accessory buildings, a/c units, etc.) to meet required zoning requirements and as noted on Page 2 of the Consent application along with the proposed location of any driveways and the location of municipal trees.
- It is recommended that the applicant review the following link for information on the consent process and to discuss any further questions with the Secretary-Treasurer directly, <https://www.forterie.ca/pages/PreConsultationandConsents>

It is noted that the hearing/application submission schedule and process information can be found at <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

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

- No comments

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

- The FEFD has no comments on this proposal.

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

- No comments

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

- CNP has no concerns with this development, however we need see plans and purchase lead time equipment at early stage.

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

- No comments

**Niagara Region:** Alexander Morrison ([alexander.morrison@niagararegion.ca](mailto:alexander.morrison@niagararegion.ca))

### Provincial and Regional Land Use Designations

- Provincial Policy Statement (PPS): "Settlement Area."
- Growth Plan: "Delineated 'Built-Up' Area".
- Regional Official Plan (ROP): "Urban (Built-Up) Area."

### Planning Comments

## PRE-CONSULTATION AGREEMENT – COMMENTS

- Regional staff do not object to the proposed concept, in principle, as the proposed use is permitted within Provincial and Regional urban area policies.
- The proposed development will contribute to the diversification of Niagara's housing supply (townhouse and apartment) and will make better use of underutilized urban lands with available municipal servicing. It will also support the Town in achieving its intensification target (15%) as set out in the ROP.
- Staff note that the amendment, as proposed, appears to be technical in nature and will likely meet the Region's approval exemption criteria with respect to local official plan amendment approvals (Chapter 14 of the ROP). As such, this amendment could possibly be exempt from Regional Council approval, which will be determined at the time of Regional staff's review of the application.

### Archaeological Resources

- Based on a review of the Province's Criteria for Evaluating Archaeological Potential, the site exhibits the potential for the discovery of archaeological resources, as it's within 300m of a natural watercourse features; however, is not within 300m of any registered archaeological sites.
- The subject property is located outside of the Town's identified "Archaeological Potential" mapping as set out in Schedule D of the Town's Official Plan.
- Staff acknowledge that the property has experienced previous site alteration and disturbance through the primary school structure and its associated facilities. As such, Regional staff does not have any archaeological requirements for the proposed applications. Town staff should be satisfied that any local archaeological resource requirements for the applications is met.

### Environmental Comments

- The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of Significant Woodland. Consistent with ROP Policy 7.B.1.11, an Environmental Impact Study (EIS) is generally required in support of site alteration and/or development proposed within 50 m of Significant Woodland. The EIS must demonstrate that there will be no significant negative impact on the features or their ecological function.
- The proposed development is within the above-noted setback. As such, an EIS (with a scoped Terms of Reference) is required.
  - Note: Regional staff had approved a Terms of Reference for 546 Ridge Road North in 2020.
- Alternatively, the applicant could retain an environmental consultant to prepare a technical memo that assesses / characterizes the adjacent natural heritage feature and identifies an appropriate buffer width. Provided the full extent of the buffer is placed into an appropriately restrictive environmental zone, the requirement for a fulsome EIS could be waived.
- Staff is available to visit the subject lands to confirm requirements. Please contact **Adam Boudens** ([adam.boudens@niagararegion.ca](mailto:adam.boudens@niagararegion.ca)) to coordinate a site visit.

### Transportation / Roads

- Ridge Road North (Local).

### Servicing

- Water: 300 D CI (Local).
- Sanitary: 200 D AC (Local).

## PRE-CONSULTATION AGREEMENT – COMMENTS

- Regional staff requires a Function Servicing Report (FSR) in order to review the capacity at the Region's Nigh Road Sewage Pumping Station (SPS). The FSR must include a comparison of the existing (previous) high school flows and the anticipated new development flows.

- Storm: 300 D Conc (Local).

### Stormwater Management

- A FSR is required outlining where the development storm outlet is and the strategy of how the development will be accommodated.
- At the time of future *Planning Act* application (i.e. Draft Plan and/or Site Plan), the Region requires a Detailed Stormwater Management Plan which demonstrates that the development will not impose negative water quality/quantity impacts. Regional staff will offer comments upon review of the FSR.

### Waste Collection

- The intent of waste collection for the site should be clarified / included in the application.
- Multi-Residential – School Building
- Recycling blue/grey bins or containers – no limit (weekly collection).
- Organic green bins or containers – no limit (weekly collection).
- Garbage/waste containers – 2 containers per unit to a maximum of 24 (bi-weekly collection).
- Curbside collection only.
- Low-Density Residential
- Recycling blue / grey bins or containers – no limit (weekly collection).
- Organic green bins or containers – no limit (weekly collection).
- Garbage/waste containers – 2 containers per unit to a maximum of 24 (bi-weekly collection).
- Curbside collection only.
- Townhouse units at the end will require waste collection pads – in order to be more efficient the truck will only do the loop, they will not back up at each of the “T”. Therefore, the 11 units on the south will need pads, and 3 units on the north will need pads.
- New requirements to be shown on the plan with the truck turning plates are as follows:
  - Increase minimum required space for each unit to set out their waste from 2m<sup>2</sup> to 2.5m<sup>2</sup>, to allow for the additional garbage container that properties will set out as part of bi-weekly collection. This change is applicable to both the required space in front of each unit and the required space on an individual collection pad, if in use.
  - All residents must have easy access to their dedicated waste collection locations. Residents should not have a distance greater than 100m round trip to dispose of their waste.
- Questions regarding waste collection can be directed to Susan Dunsmore ([susan.dunsmore@niagararegion.ca](mailto:susan.dunsmore@niagararegion.ca)).

### Required Studies and Materials

- Environmental Impact Study (with Scoped Terms of Reference).
  - Alternatively, a Technical Memo (prepared by an environmental consultant). See “Environmental Comments” above for details.
- Functional Servicing Report.

### Regional Review Fees

The Region's 2022 Fee Schedule is available at:

[https://www.niagararegion.ca/business/fpr/forms\\_fees.aspx](https://www.niagararegion.ca/business/fpr/forms_fees.aspx).

## PRE-CONSULTATION AGREEMENT – COMMENTS

- Minor Environmental Impact Study Review (\$1,165).
  - A Terms of Reference Review amount of \$415 will be deducted from the EIS Review amount once the EIS or Technical Memo is complete.
- Minor Official Plan Amendment Review (\$5,340).
- Zoning By-law Amendment Review (\$1,345).
- Consent (Severance – Urban Area) Review (\$645).
- Note: additional fees will be required through the future *Planning Act* applications (Draft Plan/Site Plan).

### Application Fees:

Note: please contact the Town for submission details and current fee's when ready to proceed

Application	Town of Fort Erie	Niagara Region	NPCA	Other
	Consent-\$1436 x 3=\$4308 OPA & ZBA=\$9258.00	Please see Region's comments		
Pre- Consultation Fee Deduction	Consent- \$238.00 OPA& ZBA- 1371 Draft Plan of Subdivision - \$1360			
Other				
Total	Consent-\$4070  OPA& ZBA= \$7887			

- 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

## PRE-CONSULTATION AGREEMENT – COMMENTS

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.



## **576 Ridge Road North - Combined Official Plan and Zoning By-law Amendment and Consent**

Proposal for a Combined Official Plan and Zoning By-law Amendment and Consent. The subject property is currently designated and zoned Institutional in the Town's Official Plan and Zoning By-law. The Applicant is proposing to redesignate and rezone the land to permit residential uses. The proposal involves the development of 70 townhouse condominium units, 49 single detached dwellings, and the reuse of the existing school building to provide 70 dwelling units.

Proposed – Apartment with 70 units and 105 parking spaces (1.5 per dwelling) – RM2 – 15.3 Regulations will apply

### Zoning Departures-

- 6.1 (l) parking area location- 3.0 m to any street line and any lot line (Parking spaces need to be reviewed)
- 6.21(a) - 3.0 m landscaping and planting strip required. ( dimension needs to be shown)
- Parking spaces along the westerly property line need to be redesigned with landscaping)

Proposed –70 Blocked Townhouses (43 2 storey and 27 bungalow) and 91 parking spaces (1.3 per dwelling) – RM1 – 14.3 Regulations will apply

### Zoning Departures-

- Need to know the actual area to determine the density – permitted 35 unit/ha – proposed 60 units/ha
- 14.3 Landscaping Strip - 4.5m where it abuts a street, except for points of ingress/egress( Not Shown)
- The front yard setback is shown from the porch, not from the building (provide more information )
- Dimensions of the entrances need to be shown.
- Exterior side yard setback showed 2.85 in the plan (2.75), required 3.0 m
- Parking 1.3 (91 spaces provided) required 105 spaces

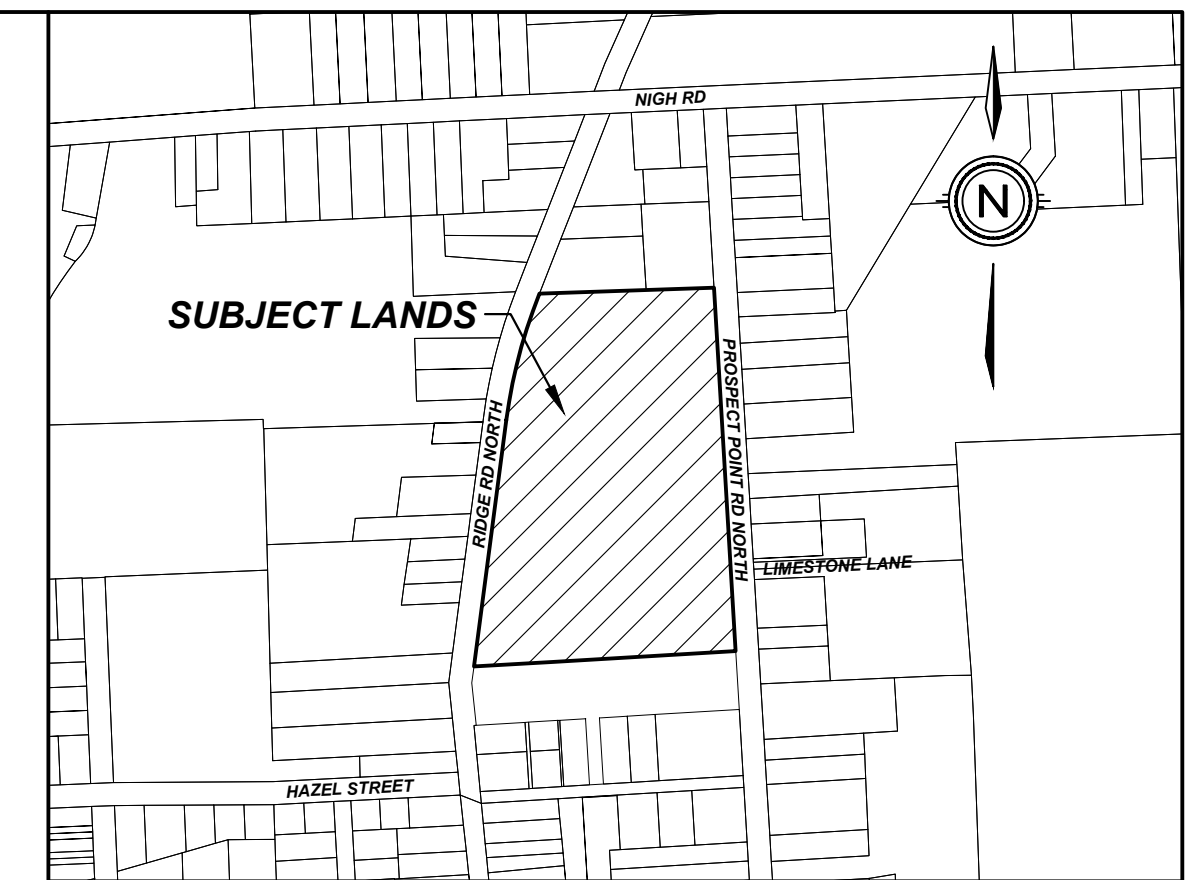
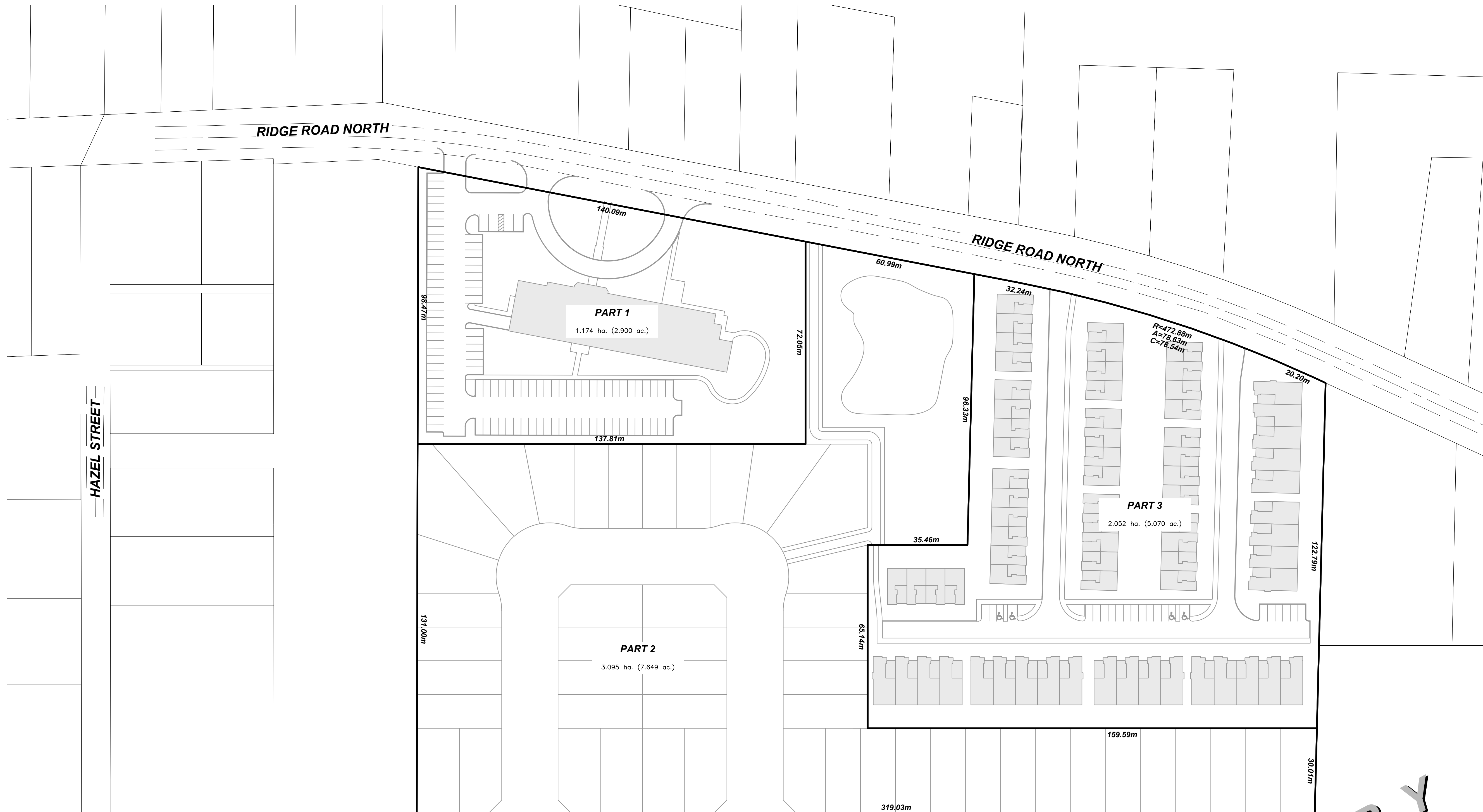
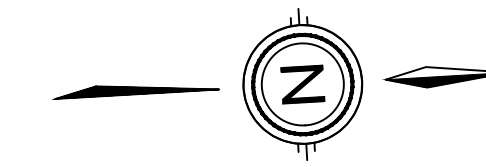
Proposed – 49 Single-detached dwelling – R2A – 12.3 Regulations will apply

Zoning Departure- Lot Area – 357 sq m ( 350 sq m)

Storm Water Management pond and park – Open Space Zone (OS) is suggested. 33.3 Regulation will apply.

# 576 RIDGE ROAD NORTH

## TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

### SEVERANCE PLAN

### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
PART 1	-	-	1.174	18.57
PART 2	-	-	3.095	48.96
PART 3	-	-	2.052	32.47
TOTAL	-	-	6.321	100.00

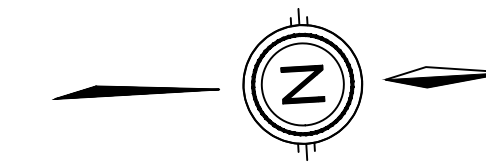
#	REVISION	DATE	INIT
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<b>SEVERANCE PLAN</b>	DRAFTING	MK
	DATE	MARCH 14, 2022
	PRINTED	MARCH 14, 2022
	SCALE	1:750
DWG. No.	2152-SEV	REV
		0

PRELIMINARY

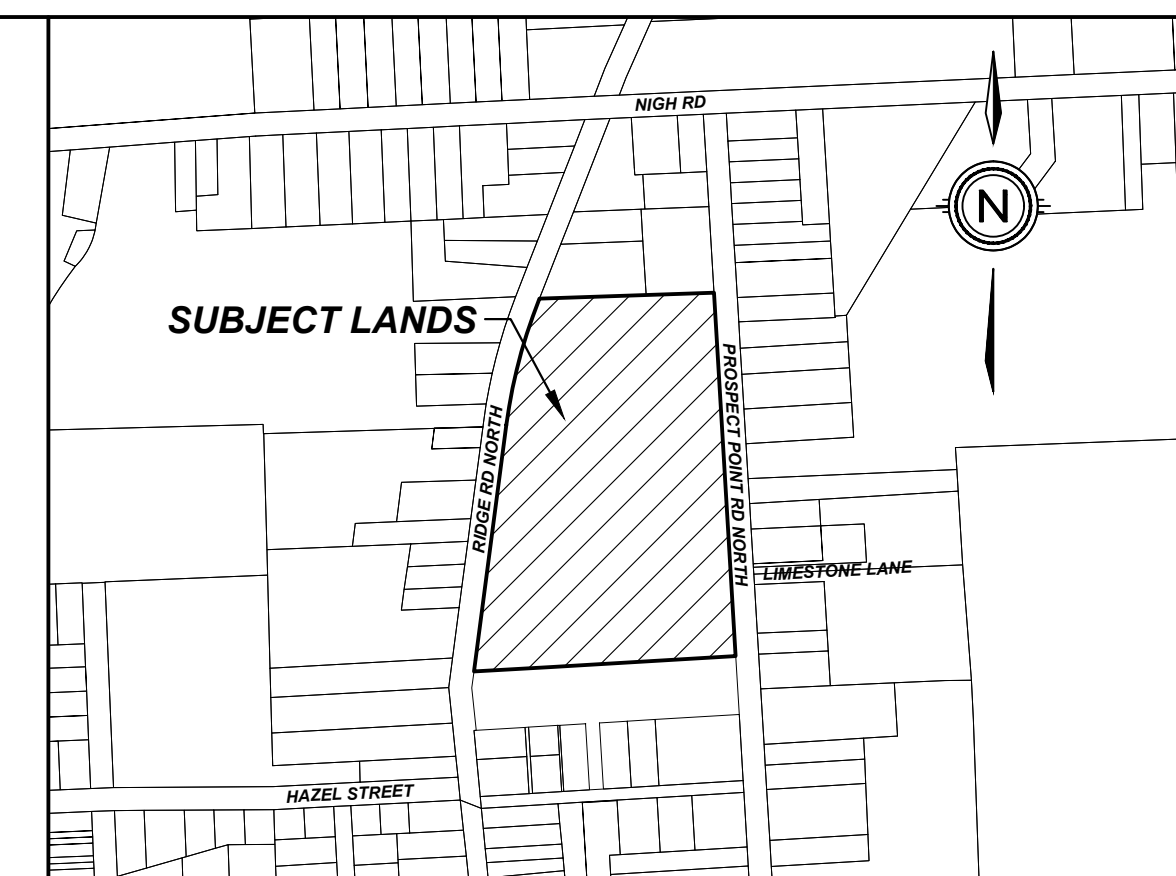
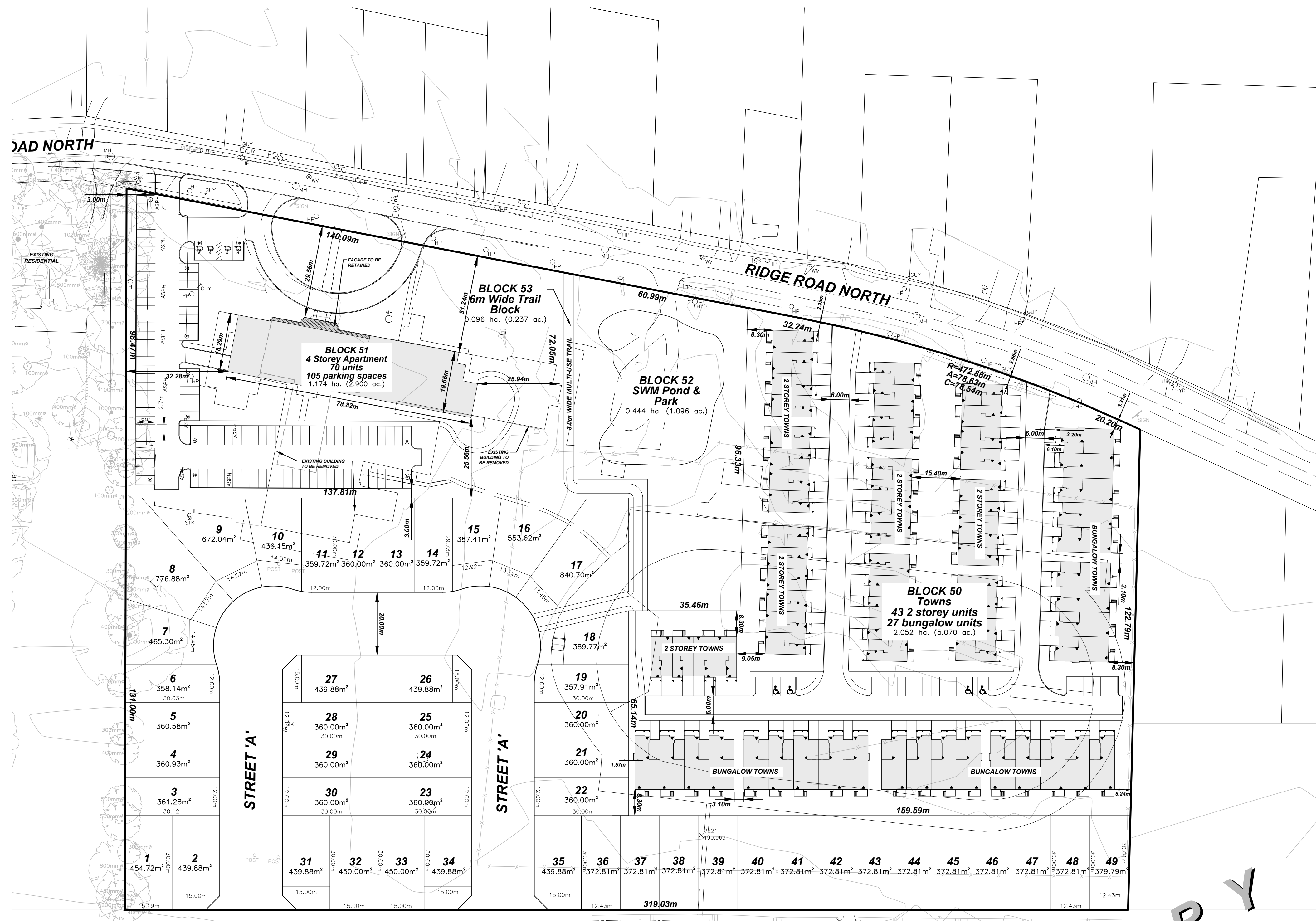
# 576 RIDGE ROAD NORTH TOWN OF FORT ERIE



ZONING MATRIX		
PROVISION	EXISTING ZONING (RESIDENTIAL 2A)	PROPOSED (R2A-X)
PERMITTED USES (a) One single detached dwelling and uses, buildings and structures accessory thereto (b) Home Occupations (c) Accessory Apartment Dwelling		
MIN. LOT FRONTAGE	12m Corner Lot 15m	12m 15m
MIN. LOT AREA	375m <sup>2</sup>	350m <sup>2</sup>
MAXIMUM LOT COVERAGE	50%	50%
MIN. FRONT YARD	6m to garage 3m to other parts of dwelling	6m 3m
MIN. INTERIOR SIDE YARD	1.2m however on an interior lot where no attached garage or attached carport provided, the minimum side yard on one side shall be 3m	1.2m
MIN. EXTERIOR SIDE YARD	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line	3m 6m
MIN. REAR YARD	6m	6m
MAXIMUM HEIGHT	i) 2.5 storeys ii) 10.5m	i) 2.5 storeys ii) 10.5m

ZONING MATRIX		
PROVISION	EXISTING ZONING (RESIDENTIAL MULTIPLE RM1)	PROPOSED (RM1-X)
PERMITTED USES (a) Single detached dwellings (b) Semi-detached dwellings (c) Duplexes (d) Triplexes (e) Fourplexes (f) Street townhouse dwellings (g) Block townhouse dwellings (h) Residential uses existing at the date of passing of this by-law (i) Uses, buildings and structures accessory to the foregoing permitted uses		
MIN. LOT FRONTAGE	50m, except 6m for street townhouse lots and 9m for street townhouse corner lots	50m
MIN. LOT AREA	4000m <sup>2</sup> , except 200m <sup>2</sup> for a street townhouse lot and 270m <sup>2</sup> for a street townhouse corner lot	NO CHANGE
MIN. FRONT YARD	6m to garage 4m to other parts of dwelling	6m 3m
MIN. SIDE YARD	1.5m	1.5m
MIN. EXTERIOR SIDE YARD	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line	2.75m 6m
MIN. REAR YARD	6m	6m
MAXIMUM HEIGHT	i) 3 storeys ii) 12m	i) 3 storeys ii) 12m
MINIMUM LANDSCAPED AREA	50% including Privacy Areas, except 25% for street townhouse lots	NO CHANGE
MAXIMUM NUMBER OF UNITS IN A ROW	8	8
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	15m, except 3m between end walls and 3m between an end wall and a rear wall	NO CHANGE
MAXIMUM DENSITY	35 units/ha	60 units/ha
MAXIMUM LOT COVERAGE	Block townhouse or exterior street townhouse - 40% Interior street townhouse - 60%	NO CHANGE
PARKING REQUIREMENTS	1.5 parking space per dwelling unit	1.25 spaces per unit

ZONING MATRIX		
PROVISION	EXISTING ZONING (RESIDENTIAL MULTIPLE RM2)	PROPOSED (RM2-X)
PERMITTED USES (a) Fourplexes (b) Apartment dwellings (c) Home for the Aged (d) Residential uses existing at the date of passing of this by-law (e) Assisted Living House (f) Nursing Home (i) Uses, buildings and structures accessory to the foregoing permitted uses		
MIN. LOT FRONTAGE	30m	NO CHANGE
MIN. LOT AREA	115m <sup>2</sup> per unit	NO CHANGE
MAX. LOT COVERAGE	40%	NO CHANGE
MIN. FRONT YARD	7.5m	NO CHANGE
MIN. SIDE YARD	One-half of the building height or 4m, whichever is greater	NO CHANGE
MIN. EXTERIOR SIDE YARD	One-half of the building height or 6m, whichever is greater	NO CHANGE
MIN. REAR YARD	One-half of the building height or 7.5m, whichever is greater	NO CHANGE
MIN. FLOOR AREA PER DWELLING UNIT	Bachelor Unit: 40m <sup>2</sup> One-Bedroom Unit: 50m <sup>2</sup> Two-Bedroom Unit: 60m <sup>2</sup> Unit comprising three or more bedrooms: 79m <sup>2</sup> plus 7m <sup>2</sup> for each bedroom in excess of three	NO CHANGE
MAXIMUM HEIGHT	9 storeys or 26m whichever is the greater	NO CHANGE
LANDSCAPED AREA	25% exclusive of access or maneuvering space or parking space or any other purpose other than landscape area and playground	NO CHANGE
MINIMUM DISTANCE BETWEEN ANY ADJUTING RESIDENTIAL ZONE AND DRIVING LANES OR PARKING AREAS	3m to lot line	3m to lot line
PARKING REQUIREMENTS	1.5 parking space per dwelling unit	1.5 spaces per unit



**KEY PLAN**  
N.T.S.

## CONCEPT PLAN OF SUBDIVISION

### SITE STATISTICS - BLOCK 50 (TOWNS)

AREA	Hq.	% COVERAGE
BUILDING	0.770	37.52
ROAD/DRIVEWAY/PARKING	0.417	20.32
LANDSCAPING	0.865	42.15
<b>TOTAL</b>	<b>2.052</b>	<b>100.00</b>
UNITS		70
DEVELOPABLE AREA		2.052Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		34.11u/Ha.

MIN. PARKING REQUIRED 1.5 PER UNIT = 105  
PARKING PROVIDED - DRIVEWAY = 70  
PARKING PROVIDED - GUESTS = 23

PARKING SPACES PROVIDED TOTAL **93**

### SITE STATISTICS - BLOCK 51 (APTS)

AREA	Hq.	% COVERAGE
BUILDING	0.150	12.78
ROAD/DRIVEWAY/PARKING	0.386	32.88
LANDSCAPING	0.638	54.34
<b>TOTAL</b>	<b>1.174</b>	<b>100.00</b>
UNITS		70
DEVELOPABLE AREA		1.174Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		<b>59.63u/Ha</b>

MIN. RESIDENTIAL PARKING REQUIRED 1.5 PER UNIT = 105  
MIN. ACCESSIBLE PARKING REQUIRED:  
TYPE A (2% of total) = 2.1  
TYPE B (1% of total) = 1.1

PARKING SPACES PROVIDED: 105 (includes 4 accessible)

## LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-49	49	2.556	40.44
BLOCK TOWNHOUSE	BLOCK 50	70	2.052	32.46
APARTMENT BLOCK (35uph)	BLOCK 51	70	1.174	18.57
SWM POND / PARK	BLOCK 52		0.444	7.02
MULTI-USE TRAIL BLOCK	BLOCK 53		0.096	1.52
<b>TOTAL</b>		<b>189</b>	<b>6.321</b>	<b>100.00</b>

DEVELOPABLE AREA = 6.321 ha  
DEVELOPABLE DENSITY = 29.90 units/ha

#	ISSUED FOR REVIEW	DATE	INIT
0	ISSUED FOR REVIEW	2022-04-13	MK
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
<b>CONCEPT PLAN 18</b>	DATE	JULY 13, 2021
	PRINTED	APRIL 13, 2022
	SCALE	1:750
	DWG. No.	2152-CP18
	REV	0

PRELIMINARY



## TOWN OF FORT ERIE DEVELOPMENT CHARGES

**By-law No. 43-2014** establishes development charges for new development and redevelopment within the Town. The revenue generated by the development charge ensures that growth related infrastructure can be funded without affecting the Town's existing tax base while meeting growth needs.

### Town charges effective January 1, 2022 to December 31, 2022

CATEGORY OF SERVICE	RESIDENTIAL				NON-RESIDENTIAL				
	Singles And Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Municipal-Wide Service Area				
						Commercial	Industrial		
<b>Municipal-Wide</b>	\$ 9,695	\$ 6,771	\$ 6,369	\$4,119		\$24.07/m <sup>2</sup>	\$0.00		
<b>Urban Serviced Area</b>	\$ 8,354	\$ 5,836	\$ 5,489	\$3,552		\$46.60/m <sup>2</sup>	\$0.00		
<b>TOTALS</b>	<b>\$18,049</b>	<b>\$12,607</b>	<b>\$11,858</b>	<b>\$7,671</b>		<b>\$70.67/m<sup>2</sup></b>	<b>\$0.00</b>		

### Regional Development Charges effective January 1, 2022 to December 31, 2022

CATEGORY OF SERVICE	Single/Semi Detached	Apartment 2+ bedrooms	Apartment 1 Bedroom	Other Multiple/ Duplex	Special Care/Special Dwelling	Commercial per sq. ft.	Industrial per sq. ft.	Institutional per sq. ft.	Wind Turbines per unit
Roads & General Government Services	\$ 12,804	\$ 8,888	\$5,281	\$9,329	\$4,840	\$7.27	\$3.01	\$5.19	9,012
Wastewater (if available)	\$ 5,647	\$ 3,921	\$2,330	\$4,114	\$2,135	\$4.05	\$1.69	\$2.90	\$0
Water (if available)	\$ 3,998	\$ 2,776	\$1,649	\$2,913	\$1,511	\$2.88	\$1.19	\$2.05	\$0
<b>TOTALS</b>	<b>\$22,449</b>	<b>\$15,585</b>	<b>\$9,260</b>	<b>\$16,356</b>	<b>\$8,486</b>	<b>\$14.20</b>	<b>\$5.89</b>	<b>\$10.14</b>	<b>\$9,012</b>

Effective December 20, 2020	<i>Residential</i> \$/new dwelling unit	<i>Non-residential</i> \$/new (sq. ft.) of gross floor area
<b>Niagara Catholic District School Board</b>	<b>\$391</b>	No Charge

**The development charge is collected at the time of issuance of a building permit as described above. Charges are not applicable if they have been previously paid on the lot which the development is**

**occurring. The Town and Region Development Charge By-laws provide exceptions in certain cases.  
Please contact us for more details.**

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For further information on Town of Fort Erie  
Development Charges By-law please contact:  
Planning & Development Services  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, Ontario L2A 2S6 (905) 871-1600

For further information on Regional Niagara's  
Development Charges  
By-law No. 2017-98  
please contact:  
The Corporate Services Department  
Regional Municipality of Niagara  
2201 St. David's Road, Thorold, ON L2V 4T7 Telephone: (905) 685-1571

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





# The Municipal Corporation of the Town of Fort Erie

## By-law No. XX-2023

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**Being a By-law to Amend Zoning By-law No. 129-90  
576 Ridge Road North  
2846300 Ontario Inc. – Owner  
Upper Canada Consultants - Agent**

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XXXX-XXXX

**Whereas** an application was received from William Heikoop of Upper Canada Consultants, (Agent) on behalf of 2846300 Ontario Inc. (Applicant) to amend the Town's Comprehensive Zoning By-law No. 129-90 as amended, for the lands municipally addressed as 576 Ridge Road North, and

**Whereas** a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on MM-DD-YYYY, and

**Whereas** it is deemed desirable to amend the Comprehensive Zoning By-law No. 129-90 as amended, pursuant to the recommendations of Report No. PDS-XX-2023 considered and approved at the Regular Council meeting held on MM-DD-YYYY;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Appendix "1" from "Institutional (I) Zone", to "Residential 2A (R2A-XXX) Zone", "Residential Multiple 1 (RM-1-XXX) Zone", "Residential Multiple 2 (RM2) Zone", and Open Space (OS-XXX) Zone.
- 2. That** By-law No.129-90 as amended, is further amended by adding to "Section 12– "Residential 2A (R2A) Zone" Subsection – "Exceptions to the Residential 2A (R2A) Zone" the following exception:

**"R2A-XXX (XX-2023) 576 Ridge Road North**

These lands are zoned "Residential 2A (R2A-XXX) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential 2A (R2A) Zone" by this by-law shall apply to those lands zoned "Residential 2A (R2A-XXY) Zone" subject to the following special regulations:

- a) Notwithstanding Section 12.3, the following regulations shall apply to the permitted uses:

Minimum Lot Area

357 square meters

- 3. **That** By-law No.129-90 as amended, is further amended by adding to “Section 14– “Residential Multiple 1 (RM1) Zone” Subsection – “Exceptions to the Residential Multiple 1 (RM1) Zone” the following exception:

**“RM1-XXX (XX-2023) 576 Ridge Road North**

These lands are zoned “Residential Multiple 1 (RM1-XXX) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-XXY) Zone” subject to the following special regulations:

- b) Notwithstanding Section 14.3, the following regulations shall apply to block townhouse dwellings:

Minimum Lot Area	295 sq m per dwelling unit
Maximum Landscaped Area	39%
Minimum Distance Between Buildings on the Same Lot	12 meters between end walls
Minimum Parking Requirement	1.3 spaces per dwelling unit

- 4. **That** By-law No.129-90 as amended, is further amended by adding to “Section 33– “Open Space (OS) Zone” Subsection – “Exceptions to the Open Space (OS) Zone” the following exception:

**“OS-XXX (XX-2023) 576 Ridge Road North**

These lands are zoned “Open Space (OS-XXX) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Open Space (OS) Zone” by this by-law shall apply to those lands zoned “Open Space (OS-XXY) Zone” subject to the following special regulations:

- a) In addition to the permitted uses set out in Subsection 33.2 (Permitted Uses), these lands may be used for a stormwater management facility.
- b) Notwithstanding Sections 14.4 and 12.3, the following regulations shall apply to the lands:

Minimum Lot Frontage	3 meters
Minimum Lot Area	200 sq m

- 5. **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 X day of X, 2023.**



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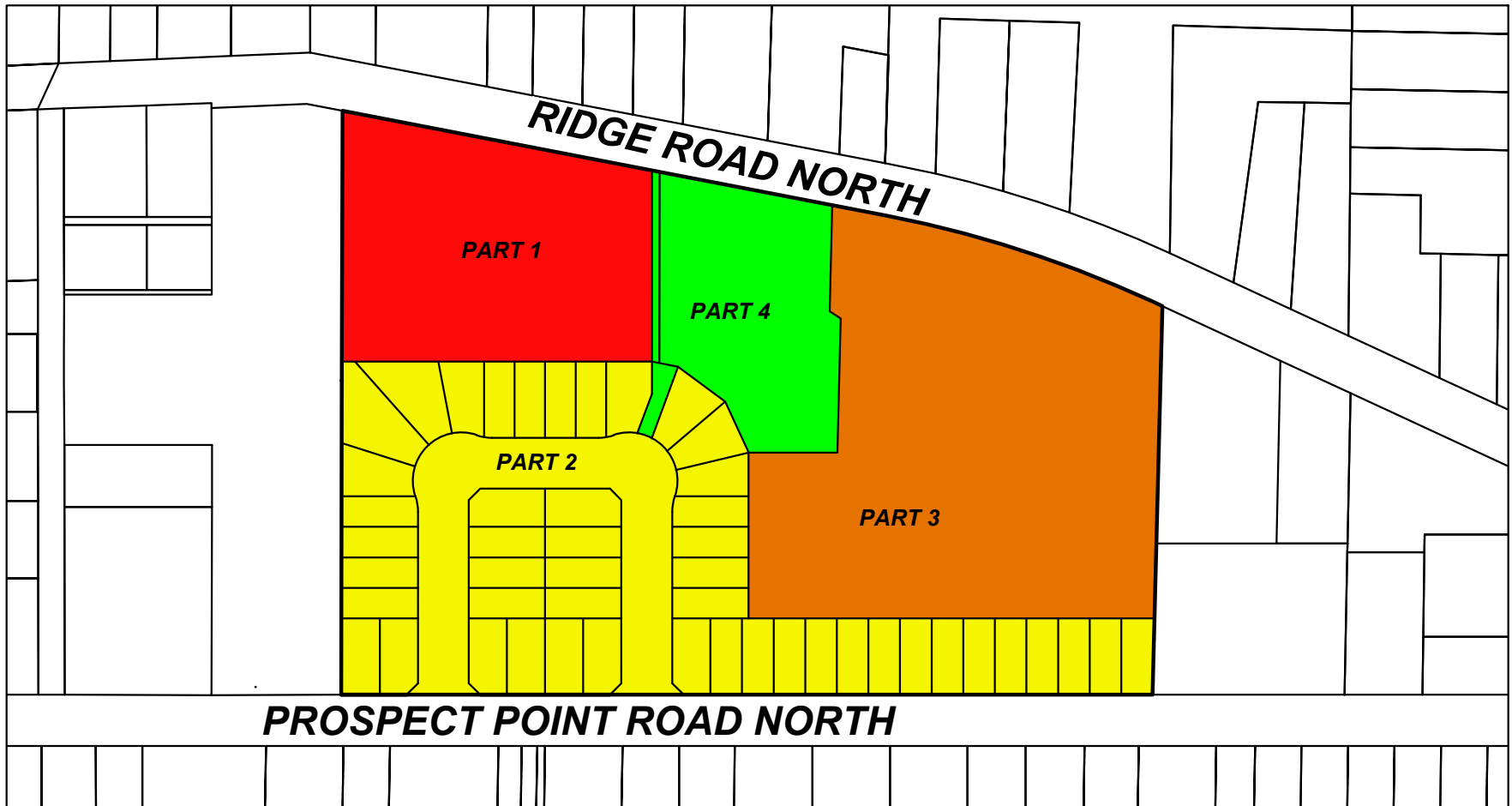
Mayor

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Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No.XX -2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 20\_\_\_\_\_





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**PROSPECT POINT ROAD NORTH**

**RIDGE ROAD NORTH**

**LEGEND**

-  **PART 1 - FROM INSTITUTIONAL (I) TO RESIDENTIAL MULTIPLE 2 (RM2) ZONE**
-  **PART 2 - FROM INSTITUTIONAL (I) TO RESIDENTIAL 2A SITE SPECIFIC (R2A-XX) ZONE**
-  **PART 3 - FROM INSTITUTIONAL (I) TO RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-XX) ZONE**
-  **PART 4 - FROM INSTITUTIONAL (I) TO OPEN SPACE SITE SPECIFIC (OS-XX) ZONE**

**RIDGEWAY HIGHSCHOOL  
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_\_\_**

\_\_\_\_\_

\_\_\_\_\_



**Appendix IV**  
**Draft Official Plan Amendment**





# The Municipal Corporation of the Town of Fort Erie

By-law No. XX-2022

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**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. XX  
546 Ridge Road North,  
Town of Fort Erie**

XXXXXX-XXXX

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. XX 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 DD day of MM, 2023.**

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Mayor

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Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. XX-XXXX of the said Town. Given under my hand and the seal of the said Corporation, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**AMENDMENT NO. XX**

**TO THE**

**OFFICIAL PLAN**

**FOR THE**

**CORPORATION OF THE TOWN OF FORT ERIE**

**DRAFT**

## **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 Processes
- 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 Sections 17 and 21 of The *Planning Act*, 1990, shall be known as Amendment No. XX to the Official Plan adopted by By-law No. 150-06 for 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. XX 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 "576 Ridge Road North" with the following designations: "Medium Density Residential" "Low Density Residential" and "Open Space". The proposed amendment allows for the residential re-development of the former Ridgeway Crystal Beach High School lands.

### **SECTION 3**

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

The lands that are the subject of this amendment are located on the east side of Ridge Road North, west of Prospect Point Road and are municipally known as 546 Ridge Road North, 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 Official Plan amendment will allow for the re-development of the former Ridgeway Crystal Beach High School Lands. The lands are currently vacant as the school was replaced by the Greater Fort Erie Secondary School in 2017. The proposed residential uses provide housing opportunities for a diverse range of persons and households in the municipality.

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

The Ridgeway-Thunder Bay Secondary Plan Area is predominately comprised of single detached dwellings. The Amendment will add additional Low and Medium Density lands which will support a broader variety of housing forms.

**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 site is generally flat with no geomorphological impediments to development.

An Environmental Impact Study was completed in support of the amendment and concludes that there are no impacts to any Natural Heritage Features.

**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,**
- (ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto, and**
- (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 subject site has frontage on a collector Road (Ridge Road North) and a local road (Prospect Point North). A new looped local road will be constructed in the southern portion of the site with connections to Prospect Point North. The proposed Medium Density Areas are located along the collector road and the Low-Density Area is located along the existing and proposed local roads. The existing road network is adequate for the proposed land uses.

A pedestrian trail is proposed which will provide a mid-block connection between Ridge Road North and Prospect Point Road North and improve pedestrian movement through the neighbourhood.

A Functional Servicing Study completed by Upper Canada Consultants confirms that there is an adequate water supply and sanitary sewer capacity to service the development. New watermains, sanitary and storm sewers will be constructed to



service portions of the development. A stormwater management pond will be constructed to control stormwater flows from the development to pre-development levels and treat stormwater quality.

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

The subject lands are generally surrounded by single-detached dwellings. The Amendment will create new Low and Medium Residential Areas as well as Open Space which are integrated well into the existing stable neighbourhood and which are compatible with existing uses.

**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:**

This proposal represents the redevelopment of a vacant school site. The amendment will allow for the efficient use of urban lands as it will intensify the use of an underdeveloped area of Fort Erie. No depreciating or deteriorating impacts on adjoining properties are anticipated.

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

This proposal will improve the financial position of the Town through development charges and the long term benefit of collection of property taxes from the dwellings in the development.

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

None.

## **SECTION 5**

### **IMPLEMENTATION AND INTERPRETATION**

The policies detailed in Part B and any 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.

DRAFT

## **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. XX 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:

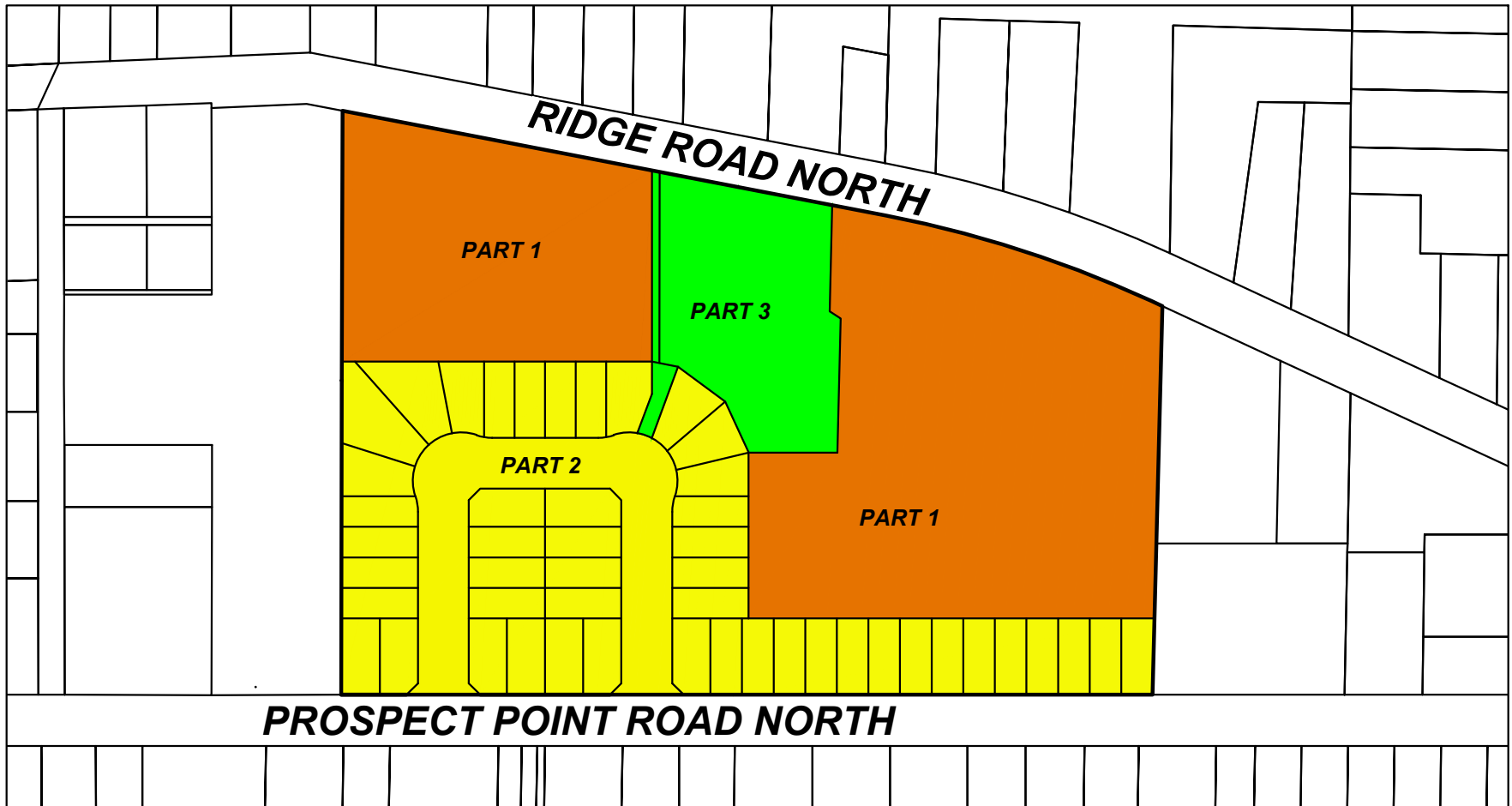
The subject lands described as Policy Area XX 576 Ridge Road North on the attached Schedule A are hereby redesignated as follows:

1. The subject lands described as Part 1 on the attached Schedule A are hereby designated from "Institutional" to "Residential - Medium Density".
2. The subject lands described as Part 2 on the attached Schedule A are hereby designated from "Institutional" to "Residential - Low Density".
3. The subject lands described as Part 3 on the attached Schedule A are hereby designated from "Institutional" to "Open Space".




## **PART "C" - THE APPENDICES**

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

**OFFICIAL PLAN AMENDMENT  
SCHEDULE 'A'**



**LEGEND**

-  PART 1 - MEDIUM DENSITY RESIDENTIAL
-  PART 2 - LOW DENSITY RESIDENTIAL
-  PART 3 - OPEN SPACE (OS)

**RIDGEWAY HIGHSCHOOL  
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_**

MAYOR: \_\_\_\_\_  
CLERK: \_\_\_\_\_

