



Town of Fort Erie

Schedule B: Bridgeburg Secondary Plan

4.15. BRIDGEBURG SECONDARY PLAN

Note: The Bridgeburg Secondary Plan was approved by Regional Council but is under appeal to the Ontario Municipal Board (OMB). The lands shall be used in accordance with the land use designations on Schedule A and corresponding policies in this Plan, unless the Ontario Municipal Board (OMB) approves Regional Council's decision to expand the urban area boundary in Bridgeburg north as reflected in Part 1 of Regional Policy Plan Amendment #4-2006, and Official Plan Amendments # 5 and 65 to the Town of Fort Erie Official Plan. Should local Official Plan Amendment (OPA) #5 be approved by the OMB, all of the policy text and Schedules associated with Section 4.15 of this Plan, which reflect OPA #5, shall be referred to for interpretation and implementation of this Plan.

4.15.1. PURPOSE OF THE BRIDGEBURG SECONDARY PLAN

The purpose of the Bridgeburg Secondary Plan is to provide a framework for renewal within this community. The Secondary Plan consists of a land use plan and related policies to guide development and redevelopment. The plan will provide a guide for planning this neighbourhood for the next approximately 20 years, and will be subject to amendments and review as may be required during this time frame. Other non-land matters are addressed in the Bridgeburg Neighbourhood Plan, which was approved by the Municipal Council on December 8, 2008 through Resolution No. 11. The Bridgeburg Neighbourhood Plan is a guideline for recommended actions by the Town and other stakeholders, on a wide range of matters including land use, housing, core area revitalization, adaptive reuse of historical structures, brownfield redevelopment, natural and cultural heritage, by-law enforcement, parking and social condition improvement. The Bridgeburg Neighbourhood Plan should be referred to for more detailed information on the goals, objectives and policies surrounding this Amendment.

4.15.2. VISION

The desired future state of the Bridgeburg Neighbourhood, within the approximate 20-year time frame of this Plan, is a balanced, stable community in which the diverse needs of all stakeholders are met. The Plan is guided by the following vision statement, which was produced by the Community Focus Group and formed part of the Neighbourhood Plan:

Bridgeburg is a vibrant neighbourhood with a strong sense of community and a rich history linked to the Canadian railroad industry. The most unique aspects of Bridgeburg include our beautiful riverfront location together with a defined, historic core area

encompassing a number of heritage buildings and places. We promote business and tourism related to our riverfront and our railway heritage, while we remain connected to and mindful of our neighbouring residential community.

Those elements that make Bridgeburg special for us and reflect our values and aspirations for the future are embodied in our commitments.

- a) Well thought-out neighbourhood planning that sustains the value of our community*
- b) Respectful use and care for the environment including our parks, trails and especially our riverfront lands*
- c) Communication and Involvement of Citizens*
- d) Vibrant business growth, consistent with a defined historical core*
- e) Safety and Education in our Community*

4.15.3. **GOALS**

The Bridgeburg Secondary Plan will provide for a variety of residential densities, commercial, mixed use, open space and other areas to meet the diverse needs of its many citizens that include homeowners, businesspersons, shoppers, visitors, and tourists. The area is intended to become the Town's primary location for intensification and infilling, with higher densities directed towards appropriate locations such as the Central Business District, the Niagara River Waterfront, Brownfield Areas, and along major transportation corridors.

4.15.4. **OBJECTIVES**

The main objectives of the Bridgeburg Secondary Plan are to:

- a) Provide a diversity of suitable housing choices.
- b) Ensure new infill housing and renovations are compatible with existing development.

- c) Encourage development forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major transportation corridors.
- d) Provide employment choices within the area that are compatible with residential uses, allowing residents the option to live and work in close proximity.
- e) Conserve all existing open space areas and natural areas, including significant features such as Frenchman's Creek and the Niagara River waterfront.
- f) Provide a strong single central business district in the Jarvis Street area.
- g) Eliminate industrial uses in the core area over the long term and redevelop these Brownfield sites for residential purposes to create urban renewal, make better use of existing infrastructure and create opportunities for compact walkable communities that are more compatible with the surrounding residential community. Industrial uses are better suited to areas with more direct access and/or visibility to major transportation corridors such as the Queen Elizabeth Highway.
- h) Conserve built heritage features, including buildings and areas of historical and architectural significance, especially features associated with the Neighbourhoods rich railway heritage.
- i) Enhance the design and identity of the Bridgeburg Neighbourhood by the addition of design features to accentuate streetscapes and gateways.
- j) Ensure that the transportation system provides for the needs of all citizens, encourages a compact urban form and enables the use of alternative travel modes.
- k) 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.
- l) In order to provide a catalyst for urban renewal and downtown revitalization, revisions to existing residential approvals together with some limited

opportunities for new growth and development will be provided through a minor rounding out of the urban boundary in the North Bridgeburg area.

- m) The North Bridgeburg area shall be promoted for new housing development catering to the needs of empty nesters and retirees in an adult lifestyle community living environment and resource based recreation development owing to the proximity of these lands to the Niagara River Parkway and related amenities.
- n) New housing development will be integrated with existing built up areas, open spaces and natural heritage features. Previously approved subdivision plans featuring large one acre lots on municipal water and private services will be revised to reflect urban development requirements on full municipal services.

4.15.5. **RESIDENTIAL - GENERAL POLICIES**

- a) Schedule “Bridgeburg-2” designates areas for residential redevelopment, intensification and infilling in the Bridgeburg Neighbourhood, in an effort to promote a compact urban form, reduce urban sprawl and encourage population growth, which in turn can assist in revitalizing the Central Business District.
- b) The Bridgeburg Secondary Plan provides for an additional 1000 dwelling units and 2400 persons in the Bridgeburg Neighbourhood over the next approximately 20 years.
- c) An appropriate level of affordable housing and senior citizen’s housing shall be considered by the Town when reviewing development applications in the Bridgeburg Neighbourhood, 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 and environment.

4.15.6. **LOW DENSITY RESIDENTIAL POLICIES**

- a) The lands designated on Schedule “Bridgeburg-2” as “Low Density Residential” shall be reserved for single detached, semi-detached and duplex dwellings, and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7.

- b) An overall target of 70% low density residential use shall be expected in the Neighbourhood.
- c) Schedule “Bridgeburg-2” provides for an additional approximately 560 low density units, bringing the total to 1750 units over the next approximately 20 years.
- d) The residential density associated with lands designated as Low density Residential shall be 10 to 25 units per gross hectare.

4.15.6.1. POLICY AREA 1 – CROOKS/BOWEN DEVELOPMENT SITE

Due to the unique natural constraints located upon and adjacent to lands shown as Policy Area 1, an Environmental Impact Study (EIS) shall be required prior to development of this site, as per the policies of Section 7.B.1.11 of the Regional Niagara Policy Plan as amended from time to time.

4.15.7. MEDIUM TO HIGH DENSITY RESIDENTIAL POLICIES

- a) The lands designated on the Schedule “Bridgeburg-2” as “Medium to High Density Residential” shall be reserved for multiple-unit structures (townhomes and apartment homes), and their accessory uses, and the Residential policies of Section 4.7 shall apply.
- b) An overall target of 30% Medium to High Density Residential use is expected in the Neighbourhood, due to the opportunities that exist for higher density residential development on brownfield sites and infill sites.
- c) Schedule “Bridgeburg-2” provides for an additional approximately 440 Medium to High Density units, bringing the total to 750 units over the next approximately 20 years.
- d) The residential density associated with lands designated as Medium to High Density Residential shall be 25 to 50 units per gross hectare.
- e) Lands designated Medium to High Density Residential, including site specific Policy Areas, shall not be downzoned for lesser density than permitted by the implementing zoning by-law.

- f) Building heights shall be no greater than five (5) stories, except as otherwise noted through Site-Specific Policy Areas in this Plan and in the implementing zoning by-law. Additional building height may be considered if it is demonstrated through the zoning approval process that additional height is compatible.

4.15.7.1. POLICY AREA 2 – WEST JARVIS BROWNFIELD SITE

- a) The land designated as Policy Area 2 on Schedule “Bridgeburg-2” shall be reserved for “Medium to High Density Residential” use in order to provide additional housing opportunities in the core area of Bridgeburg.
- b) The Town shall encourage rehabilitation and redevelopment of this site through policies contained in its Brownfields Community Improvement Plan, including possible financial assistance for an environmental assessment of the site and site clean-up prior to it being utilized for residential purposes.
- c) The maximum height of any building on this site shall be four (4) storeys.

4.15.7.2. POLICY AREA 3 – HORTON RESIDENTIAL REVITALIZATION AREA

- a) The Subject lands shall be redesignated from Industrial and Commercial to Residential, in accordance with the Bridgeburg Neighbourhood Plan and Council’s stated intention that the subject brownfield areas be redeveloped for a Residential use more compatible with the surrounding neighbourhood.
- b) Lands designated as Policy Area 3 are intended for a mix of low, medium and high density residential uses as well as ancillary uses required to serve the residential area. Commercial uses shall be limited in light of the site’s proximity to the Central Business District. With respect to built form, the subject area shall be developed for a mix of small-lot singles, townhomes and low-to-mid rise apartment houses. The maximum height of any building in this area shall be six (6) storeys.
- c) The Town may promote the subject area as the prime candidate for Brownfield Redevelopment, and shall liaise with other government agencies and the landowner to promote the site and obtain any financial assistance available for the remediation and redevelopment of the site for residential purposes.

- d) The Town and the Economic Development and Tourism Commission may encourage existing Industrial and Commercial uses within the area to relocate to more suitable areas elsewhere in the municipality, including the Fort Erie Business and Industrial Park located along the Queen Elizabeth Way.
- e) Any development plan for this area shall reserve the former Erie-Niagara Railway lands for linear open space/trail use in accordance with Schedules “Bridgeburg-2”, “Bridgeburg-3” and “Bridgeburg-4”.
- f) Notwithstanding the provisions of Section 4.15 d)7 of this Plan, the permitted use of lands located at 40 Jennet Street, being the former Horton CBI Steel property described as ARN 2703-010-047-02300-0000 shall also include storage, warehousing, offices, accessory indoor assembly operations, forging operations excluding drop forges, and expansions thereof within buildings existing on the site as of the date of approval of the Secondary Plan by Town Council. These uses may be more specifically recognized in a by-law passed under Section 34 of the Planning Act. In conjunction with the intensification and/or expansion of any existing industrial use, a Site Plan Agreement pursuant to Section 41 of the Planning Act shall be submitted and approved by Council within one year of adoption of the Secondary Plan by Town Council. In considering a Site Plan, Council shall be satisfied if matters pursuant to Section 4.2.A of the Official Plan relative to landscaping and stormwater management are addressed.
- g) Notwithstanding the provisions of Section 4.15.7 of this Plan, the permitted use of lands located at 465 Central Avenue, described as ARN 2703-010-047- 02805-0000 and 469 Central Avenue, described as ARN 2703-010-047- 02800-0000 shall also include limited commercial uses which may be more specifically recognized in a by-law passed under Section 34 of the Planning Act.

4.15.8. CORE MIXED-USE POLICIES

The lands designated as “Core Mixed-Use” on Schedule “Bridgeburg-2” shall be reserved for a variety of retail and office uses, as well as residential uses, and the policies of Section 4.8 and Section 4.15.15.1 shall apply.

4.15.8.1. POLICY AREA 4 – BRIDGEBURG CORE MIXED-USE AREA

- a) The lands designated as Policy Area 4 on Schedule “Bridgeburg-2” shall be reserved for “Core Mixed-Use” as per Section 4.8, including higher density

residential use and limited commercial use located on the ground floor only, in order to provide additional housing opportunities in the core area of Bridgeburg.

- b) The Town shall encourage rehabilitation and redevelopment of this area through policies contained in its Brownfields Community Improvement Plan, including possible financial assistance for an environmental assessment of specific sites within the area and site clean-up prior to use for residential purposes.
- c) The maximum height of any building in this area shall be five (5) storeys, and the residential density shall be 25 to 50 units per gross hectare.

4.15.9. **COMMERCIAL POLICIES**

The lands designated as “Commercial” on Schedule “Bridgeburg-2” shall be reserved for a variety of retail and office uses, and the policies of Section 4.9 shall apply.

4.15.9.1. POLICY AREA 5 – BRIDGEBURG CENTRAL BUSINESS DISTRICT

- a) The Town shall initiate an updated Community Improvement Plan and Streetscape Plan for Jarvis Street and those portions of Central Avenue and Niagara River Parkway lying between Jarvis Street and the CNR lands.
- b) The Community Improvement Plan and Streetscape Plan shall refine the key aesthetic and functional integration issues outlined in the Bridgeburg Neighbourhood Plan, in order to create a clean, healthy, livable environment that offers visual and cultural richness.
- c) The Town shall encourage rehabilitation and redevelopment of this area through policies contained in the updated Community Improvement Plan, including financial assistance/tax abatement programs for sites within the designated area.
- d) The Town shall encourage retention of the character of Jarvis Street by restricting the height of buildings to a maximum of three (3) storeys, except those lands east of Klauck Street and west of the Niagara River Parkway where the height of buildings shall be restricted to a maximum of ten (10) storeys.
- e) Financial incentive programs as approved under Section 28 of the Planning Act, as may be revised, will continue to be provided for the Central Business District,

within the Town's financial ability to do so. The addition of any new financial incentive programs will be undertaken only with the proper approval of such programs under the Planning Act or other applicable legislation. Funding programs will be investigated to enhance and upgrade the appearance of the commercial areas and also for residential intensification projects. These may include programs similar to the façade restoration program, or other programs, to encourage property owners to upgrade and / or restore storefronts.

- f) Municipal investment in the infrastructure of the Central Business District, such as improvements to lighting and other amenities, may be proposed through various studies. These will be used to help promote additional private investment and upkeep in these areas. Such improvements and associated costs will require approval by Council, through the budget processes, once specific studies are prepared.

4.15.10. INSTITUTIONAL GOVERNMENT POLICIES

The lands designated as “Institutional/Government” on Schedule “Bridgeburg-2” shall be reserved for a variety of public and institutional uses, and the policies of Section 4.12 shall apply.

4.15.10.1.POLICY AREA 6 – MENTHOLATUM ADAPTIVE REUSE SITE

- a) The Town shall encourage the acquisition of the subject site by a non-profit or governmental agency, and shall liaise with community partners in order to identify an appropriate purchaser and/or tenant for the building.
- b) The Museum and Cultural Heritage Committee shall investigate this site for possible designation as a Heritage Property, in recognition of its historic place in the early development of the Bridgeburg community.
- c) The main use of the building shall be for a variety of community purposes and events, as well as operations space for community organizations.
- d) The use of the site for youth services shall be strongly encouraged.

4.15.11. INDUSTRIAL/BUSINESS EMPLOYMENT

- a) Lands designated as “Industrial/Business Employment” on Schedule “Bridgeburg-2” shall be reserved for an integrated mix of industrial and

manufacturing operations as well as business activities, and the Industrial/Business Employment policies of Section 4.10 shall apply.

- b) All future industrial/manufacturing uses in the Bridgeburg Neighbourhood shall be located within the areas designated for such use on Schedule “Bridgeburg-2”. Other lands currently designated for Industrial use in the Town of Fort Erie Official Plan, particularly within close proximity to residential areas and the Central Business District, shall be redesignated to a more appropriate and compatible use as described on Schedule “Bridgeburg-2”.
- c) Prior to development of the Industrial/Business Employment Area, the Town shall initiate a Master Servicing and Development Study in accordance with Section 4.15.16 c).
- d) This Plan encourages the connectivity between the Industrial/Business Employment Area and the Residential Areas to the north and east through the proposed Transportation Network as shown on Schedule “Bridgeburg-4”, including pedestrian, bicycle, and transit linkages.

4.15.11.1.POLICY AREA 7 – SPECIAL POLICY AREA: INDUSTRIAL DRIVE FLOODPLAIN AREA

The lands designated as Policy Area 7 shall be governed by the policies contained in Section 4.14.3, in recognition of the unique character of the area and its location in proximity to the 1-in-100 year floodplain.

4.15.12. OPEN SPACE

- a) The lands designated as “Open Space” on Schedule “Bridgeburg-2” shall be reserved for a variety of active and passive recreational and open space uses, and the Open Space policies of Section 4.13 shall apply.
- b) A minimum additional 2.2 ha of land for Neighbourhood Parks shall be reserved in the Neighbourhood in a location as generally shown on Schedule “Bridgeburg-2”.
- c) Improvements to, and additional facilities for, parks within the Bridgeburg Neighbourhood shall generally be implemented as per the Parks and Open Space Master Plan, and any amendments thereto as approved by Council.

- d) An aquatic facility shall continue to be a feature of Sugarbowl Park, in recognition of the importance of such a facility to the revitalization of the Neighbourhood, and its importance to the Town as a whole. Staff shall investigate any outside funding sources for the implementation of this project.
- e) Any development of these lands shall only be permitted above the 1-in- 100-year flood elevation pursuant to the approval of the Niagara Peninsula Conservation Authority.

4.15.12.1.POLICY AREA 8 – RIVERFRONT PUBLIC PLAZA SITE

- a) The Town recognizes the subject site as a key public focal point in the neighbourhood, due to its prime waterfront location, with potential to act as a catalyst for future residential and commercial growth in the area.
- b) The Town shall investigate development of the subject site as a Riverfront Public Plaza, in cooperation with other public bodies and agencies.
- c) A feasibility study and refined concept plan shall be initiated for the subject property, in order to identify those uses that are best suited to the site and would provide positive economic benefits for the Central Business District, the Neighbourhood, and Fort Erie as a whole.
- d) The Town shall liaise with community partners in order to identify funding sources for the development of the Riverfront Public Plaza Site.
- e) Any development of this site shall incorporate the Trans-Canada Trail/Greater Niagara Circle Route into the development, and allow for its unimpeded continuation through the development site.
- f) Any development of these lands shall only be permitted above the 1-in-100-year flood elevation pursuant to the approval of the Niagara Peninsula Conservation Authority.

4.15.13. NATURAL HERITAGE POLICIES

All of the policies of Section 8 shall apply to natural heritage resources within the Bridgeburg Secondary Plan Area. The following additional policies also apply:

4.15.13.1.GENERAL

An Environmental Planning Study shall be undertaken in conjunction with the Master Servicing and Development Study described in Section 4.15.12c, for any development within and/or adjacent to Environmental Conservation Areas and Environmental Protection Areas. Such study shall also consider recommendations stemming from the Fort Erie Creeks Watershed Plan.

4.15.13.2.ENVIRONMENTAL PROTECTION AREA

- a) Lands designated as “Environmental Protection” on Schedule “Bridgeburg-2” and Schedule “Bridgeburg-3” shall be protected from incompatible development in accordance with the policies of Section 8. No development or site alteration shall occur within an Environmental Protection Area.
- b) The Town shall adopt a zoning by-law amendment to reflect the Environmental Protection Area.
- c) No development will be considered on lands adjacent to an Environmental Protection Area without benefit of an Environmental Impact Study (EIS) as may be required by the policies of Section 7.B.1.11 of the Regional Niagara Policy Plan, as amended from time to time.
- d) The Niagara Peninsula Conservation Authority and the Regional Municipality of Niagara shall be consulted with respect to any development proposals adjacent to or within 120m of an Environmental Protection Area.

4.15.13.3.ENVIRONMENTAL CONSERVATION AREA

- a) The policies of Section 8, and the regulations of the Niagara Peninsula Conservation Authority shall apply to lands identified on Schedule “Bridgeburg-2” and “Bridgeburg- 3” as “Environmental Conservation (Overlay)”.
- b) The Niagara Peninsula Conservation Authority shall be consulted with respect to any development proposals located within, adjacent to or within 50m of an Environmental Conservation Area.
- c) No development will be considered without benefit of an Environmental Impact Study (EIS) as per the policies of Section 7.B.1.11 of the Regional Niagara Policy Plan, as amended from time to time.

4.15.13.4. NATURAL HERITAGE CORRIDORS (REGIONAL)

The policies of Section 7B of the Regional Niagara Policy Plan (Core Natural Areas including Potential Natural Heritage Corridors) shall apply to those areas identified on Schedule “Bridgeburg-3” as “Natural Heritage Corridors (Regional)”.

4.15.14. SENSITIVE USES IN PROXIMITY TO RAILWAYS AND RAILYARDS POLICIES

Any proposed residential or other sensitive use development shall be in conformity with Section 10.6.

4.15.15. TRANSPORTATION POLICIES

- a) Improvements to the road system and road reconstruction shall be carried out in accordance with the standards adopted by Council pertaining to municipal roads, and Council will strongly consider the existing character of the neighbourhood when making road improvement decisions.
- b) It is not intended that all road improvement proposals will be undertaken in the immediate future, but the Town shall, in conjunction with the Region, prepare a detailed staging plan for road improvements and establish an order of priorities for such improvements.
- c) The Town shall initiate a Master Servicing and Development Study which includes an Environmental Planning Study for the Bridgeburg Neighbourhood, in order to determine the parameters, costs, impacts and alternatives associated with development of transportation improvements. New roads shown within or adjacent to Environmental Conservation areas are conceptual and their final location shall be determined through the above-noted studies.
- d) Niagara River Parkway - Residential development outside the Urban Area is generally not permitted direct access to the Niagara River Parkway, but rather obtains access through a service road system which is also controlled by the Niagara Parks Commission. Approval of the Niagara Parks Commission shall be required for any Commercial developments fronting along the Parkway. The comments of the Niagara Parks Commission relating to traffic concerns and/or requirements shall be obtained pertaining to large-scale development applications up to 800 metres from Niagara Parks Commission lands.

- e) The development of the road network in Bridgeburg shall be in accordance with Section 12.7 of the Town Official Plan.
- f) The Bridgeburg Neighbourhood Plan identifies several important transportation initiatives essential to the successful comprehensive redevelopment of the Neighbourhood. These initiatives are subject to financing and budgeting considerations of the Town and the Region and may require additional financial assistance from other levels of government and other agencies/partners. In certain cases, the private sector may be required to contribute towards transportation improvements in order to facilitate redevelopment.

4.15.16. **PUBLIC TRANSIT POLICIES**

- a) The Town shall continue to provide convenient, local transit service to the Bridgeburg Neighbourhood within its financial capability to do so.
- b) Any study undertaken by the Town respecting the provision of municipal transit services shall examine the Bridgeburg Neighbourhood, in order to determine possible system improvements to increase convenience to riders, increase access to key neighbourhood focal points, and to ensure that transit vehicles can accommodate the physically challenged.
- c) The Town shall explore the feasibility of establishing a multi-modal transit terminal, and shall consider Bridgeburg as a possible location for such a terminal in light of the opportunity for future passenger rail service being established along the CNR/CPR lines into Fort Erie and Buffalo.
- d) The Town shall encourage the provision of expanded Niagara Falls People Mover service to the Old Fort Erie Historic Site and the Central Business District, in order to provide opportunities for visitors to transfer to Regional and Inter-Regional transit systems, and to promote Jarvis Street as a shopping and dining area.

4.15.17. **BRIDGEBURG GREENWAYS – OPEN SPACE NETWORK POLICIES**

- a) The Town shall promote the Bridgeburg Greenways, a railway system throughout the Bridgeburg Neighbourhood as shown on Schedule “Bridgeburg-3”, in order to link key focal points of the neighbourhood including the Central

Business District, Sugarbowl Park, Library, Rail Heritage Interpretive Area, Frenchman's Creek Natural Area, and also to link the Neighbourhood with the Niagara River Recreational Trail and the Friendship Trail and thereby the Greater Niagara Circle Route and the Trans-Canada Trail System.

- b) Any future transportation and/or leisure studies and ensuing public works in Bridgeburg shall incorporate the Bridgeburg Greenways into its design where appropriate.
- c) The Bridgeburg Greenways shall generally follow the route outlined on Schedule "Bridgeburg-3", including the routes previously identified by the Regional Niagara Bikeways Master Plan.
- d) The portion of the Bridgeburg Greenways abutting the former CN Rail Yard and remaining buildings, lying west of Lewis Street and north of Warren Street, shall be designated as a "Rail Heritage Interpretive Area", incorporating historical items and themes showcasing the history of Bridgeburg and its historic importance as a major rail centre in Canada.
- e) The various components of the Greenways system will be prioritized and developed in phases, based on the financial ability of the Town to fund such development, and the involvement of funding partners such as the Region, the Province and the Niagara Parks Commission.
- f) The Town shall strongly encourage the Niagara Parks Commission to complete its Niagara River Recreational Trail through Bridgeburg, from its current terminus in North Bridgeburg southerly to Riverwalk, to provide a complete connection through the Town of Fort Erie and an offroad component of the Greater Niagara Circle Route.
- g) An Environmental Impact Study may be required to address the specific location of trails such that the natural environment is not negatively impacted.

4.15.18. **PARKING POLICIES**

- a) The Town shall undertake a parking study in order to arrive at long term solutions for the provision of municipal parking facilities in the Bridgeburg Neighbourhood, paying particular attention to the Central Business District.

- b) The existing municipal parking lots in the Central Business District shall be retained in the interim, and their ultimate disposition shall be determined based upon the results of the parking study referred to above.
- c) All new municipal or private parking areas shall be designed and constructed in a way that provides adequate screening and landscape buffering where abutting residential properties.
- d) When roads of sufficient allowance width are slated for reconstruction, consideration will be given to the provision of a parking lane on at least one side of the street.
- e) The existing “angle” parking on the north side of Jarvis Street may be reconfigured to “parallel” parking if required to accommodate a new streetscape plan developed for the Central Business District.
- f) The Bridgeburg Station Downtown Business Improvement Area shall be consulted regarding any changes to the provision of parking within the Central Business District.

4.15.19. **CULTURAL HERITAGE POLICIES**

- a) The Policies of Section 2.3.10 shall apply to Cultural Heritage matters within the Bridgeburg Secondary Plan Area.
- b) The Town will seek to protect and conserve the character of Bridgeburg, particularly with respect to those buildings and areas representative of formative settlement from the late-eighteenth, nineteenth and twentieth centuries. Buildings, structures, open spaces and streetscapes from this period contribute to the special historical character of the Town and Council may designate properties either individually or collectively as heritage conservation districts under the Ontario Heritage Act.

4.15.20. **MUNICIPAL SERVICE POLICIES**

- a) Municipal services such as sewers, water stormwater and public/private utilities will be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in the Bridgeburg Neighbourhood.

- b) Stormwater management approaches will be utilized in the Bridgeburg Neighbourhood to address existing problems, future land use changes and road reconstruction works and opportunities for major storm sewer / storm water management facility works. These will include a combination of methods suitable for each type of situation. Examples of such approaches may include new storm water management facilities and the diversion of existing flows to improve the system, on-site controls for new development, enhancement of storm sewer outfalls, review of current policies (e.g. roof-leader disconnection), and / or collection of cash-in-lieu funds.
- c) The Town shall initiate a Master Development and Servicing Study for the Bridgeburg Neighbourhood, in order to determine the parameters, costs, impacts and alternatives associated with development of servicing improvements. Such a strategy shall also include an Environmental Planning Study for any development within and/or adjacent to Environmental Conservation and Environmental Protection Areas. Such Strategy shall also consider recommendations stemming from the Fort Erie Creeks Watershed Plan.
- d) Lands abutting and in proximity to the Anger Avenue sewage treatment facility may only be developed in accordance with Policy 8.A.7 of the Regional Niagara Policy Plan, in order to minimize the impact of odour problems that may be generated at said facility.

4.15.21. **GATEWAY AREAS**

- a) Bridgeburg Neighbourhood takes its name from the historic settlement name for this area of Fort Erie, which was a separate, incorporated municipality until amalgamation with the Town of Fort Erie in 1931. The name of this neighbourhood reflects its location and importance as the international railway gateway to not only the Town but also the country. As well, travelers along the Niagara River Parkway tourist route from Niagara Falls encounter the Bridgeburg Neighbourhood as the first urban area of Fort Erie. It is therefore of utmost importance that travelers and visitors gain a positive “first impression” when entering the neighbourhood from the Parkway and from other parts of the municipality. In this regard, the Bridgeburg Secondary Plan identifies neighbourhood gateway feature areas, intended to enhance the visual quality of the neighbourhood at key entry points into the area.

- b) Lands designated on Schedule “Bridgeburg-2” as “Neighbourhood Gateway Feature” areas shall be developed for unique gateway features welcoming visitors to the neighbourhood. An opportunity exists to provide distinctive signage for these gateway areas. Landscaping would be enhanced providing hedges with year-round foliage and colour, strategically located to define edges and provide focus, as well as planting beds on the existing grade.
- c) The Town shall promote the development of gateway feature areas in conjunction with implementation of the Wayfinding Signage Program.

4.15.22. **POLICY AREA 9 – NORTH BRIDGEBURG/FRENCHMAN’S CREEK AREA**

- a) The North Bridgeburg/Frenchman’s Creek Site Specific Policy Area 9 applies to those lands identified as such on Schedule “Bridgeburg-2”. These lands north of Arcadia Street Road Allowance are designated in part as Urban Residential, Open Space, Commercial, Institutional, Environmental Conservation overlay and Environmental Protection. Development shall be in accordance with the policies associated with these designations. Development may proceed upon inclusion of these lands in the Urban Area Boundary of the Regional Niagara Policy Plan.
- b) Given the significant natural heritage features on site, an Environmental Planning Study (EPS), completed by a qualified consultant on behalf of the developer(s) or property owner(s), will be required in accordance with the Natural Heritage Section of the Official Plan. The EPS should be completed in association with a Neighbourhood Plan outlining how the lands will be developed and serviced in accordance with the policies of this plan. A Comprehensive Servicing Study and overall Storm Water Management Plan will form important components of the Neighbourhood Plan.
- c) The North Bridgeburg area offers outstanding opportunities for recreation and green space activity, stunning views of the Niagara River, close proximity to downtown Fort Erie and access to amenities including the Niagara Parkway, Frenchman’s Creek, golf courses, parks and a host of other local and regional attractions. These features and locational attributes provide an ideal setting for the development of an active, adult lifestyle community, to attract new residents to the Bridgeburg area. The creation of an attractive, healthy, compact and environmentally progressive community, designed for active adults, will be guided by the following policies:

- i. All new development will be sensitive to surrounding land uses.
- ii. The design of new subdivisions will be integrated with existing built up areas with appropriate linkages to the Niagara River Parkway, natural heritage areas, golf courses, parks and other local amenities.
- iii. New subdivision development will provide a wide variety of housing choices for incoming residents. A mix of single detached, semi-detached, town homes and condominium apartments will be provided in a compact urban form.
- iv. New housing construction will cater to the needs of the 55 + age group. A variety of housing styles and designs will be provided which are energy efficient, easy to maintain, secure and grade level accessible.
- v. All development in the North Bridgeburg area will contribute to a healthy community living environment with compact and integrated built forms and access to public open spaces, recreation and outdoor activities to encourage walking and bicycling.
- vi. Existing servicing infrastructure including sewage treatment facilities at the Anger Avenue plant, storm water outlets and municipal water supply are readily available to accommodate development in the North Bridgeburg area and should be so utilized.
- vii. Land use intensification and increased densities will be promoted to maximize the use of existing infrastructure and provide cost efficient development.

4.15.23. **INTERPRETATION OF THE PLAN**

- a) The Bridgeburg Secondary Plan consists of Sections 4.15.1 through 4.15.23, and Schedules "Bridgeburg- 1", "Bridgeburg-2", "Bridgeburg-3" and "Bridgeburg- 4". The text and Schedules of the Official Plan for the Town of Fort Erie continue to apply except where they are in conflict with, or are less restrictive than this Secondary Plan, in which case the text and maps of this Secondary Plan shall prevail.

4.15.24. **FORT ERIE HILLS (Policy Area 35)**

CORE MIXED –USE POLICIES

- a) The lands designated as “Core Mixed-Use” on Schedule “A” shall be reserved for a variety of local neighbourhood commercial uses, as well as residential uses.
- b) Commercial uses shall be limited to 50% of the ground floor area.
- c) Residential uses will be permitted on the ground floor up to 50% and residential uses will only be permitted on all floors above the ground floor in order to provide additional housing opportunities in the Bridgeburg neighbourhood.
- d) Building height will be detailed in the Town’s Zoning By-law 129-90.

ENVIRONMENTAL PROTECTION POLICIES

- a) All of the policies of Section 8 shall apply to natural heritage resources within the Policy Area Fort Erie Hills.
- b) Notwithstanding the policies in Section 8 these lands may also be used for pedestrian paths.

URBAN RESIDENTIAL POLICIES

- a) The lands designated on Schedule “A” as “Urban Residential” shall be reserved for single-detached, semi-detached, duplexes, townhouses and apartment dwellings, and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7. 4.1.
- b) A minimum density of 50 units per hectare and a maximum density of 85 units per hectare shall be expected in Fort Erie Hills.
- c) This designation shall also permit stormwater management facilities and any necessary pumping stations.

OPEN SPACE POLICIES

- a) The lands designated as “Open Space” on Schedule “A” shall be reserved for a variety of active and passive recreational and open space uses.

(Amended by By-law 2017-123, OPA #38)

4.15.25. MILLER LANDS (Policy Area 38)

URBAN RESIDENTIAL POLICIES

- a) The lands designated on Schedule “A” as “Urban Residential” shall be reserved for single detached, semi-detached, duplexes, townhouses and apartment dwellings, and their accessory uses, and shall generally be governed by the Residential policies of Section 4.7. Notwithstanding the policies of Section 4.7 the site shall:
 - a. Have a minimum density of 50 people and jobs per hectare, subject to any adjustments resulting from the Municipal Comprehensive Review being undertaken by the Niagara Region, and a maximum density of 85 people and jobs per hectare.
 - b. Permit required storm, sanitary, water and road infrastructure to allow for development once comprehensive servicing studies (including consideration of phasing) have been reviewed for the site and approved by all approval agencies.
 - c. Permit municipal parkland.
 - d. Include a Neighbourhood Plan concept to be approved by the Town of Fort Erie showing how the site will integrate with the entire Bridgeburg North Neighbourhood.
 - e. The full extent of the developable area will be determined following the approval of the final Environmental Impact Assessment (EIS).

ENVIRONMENTAL CONSERVATION POLICIES

- b) The lands designated on Schedule “A” as “Environmental Conservation” shall and shall generally be governed by the Environmental Conservation policies of Section 8.3. Notwithstanding Section 8.3 the site shall be subject to the approval of the final Environmental Impact Study (EIS), that will include the following:
 - a. Terms of Reference to be developed in consultation with and approved by the Niagara Peninsula Conservation Authority (NPCA).

- b. Environmental surveys to address the Endangered Species Act, including but not limited to Bat Habitat surveys, etc.
- c. Further refinement to the Environmental Conservation Areas to demonstrate “No negative impact”.
- d. Upon final approval of the EIS or alternatively approval of an Overall Benefit Permit by the required agencies, those areas identified for Protection will be appropriately zoned through a Zoning By-law Amendment to Environmental Protection and those areas for development will be appropriately zoned for Urban Residential use that demonstrates densities outlined in Section A.

ENVIRONMENTAL PROTECTION POLICIES

- c) The lands designated on Schedule “A” as “Environmental Protection” shall be governed by the Environmental Protection policies of Section 8.2.
Notwithstanding Section 8.2 the site may also be used:
 - a. For pedestrian paths subject to the approved Environmental Impact Study (EIS).

(Amended by By-law 2017-123, OPA #38)

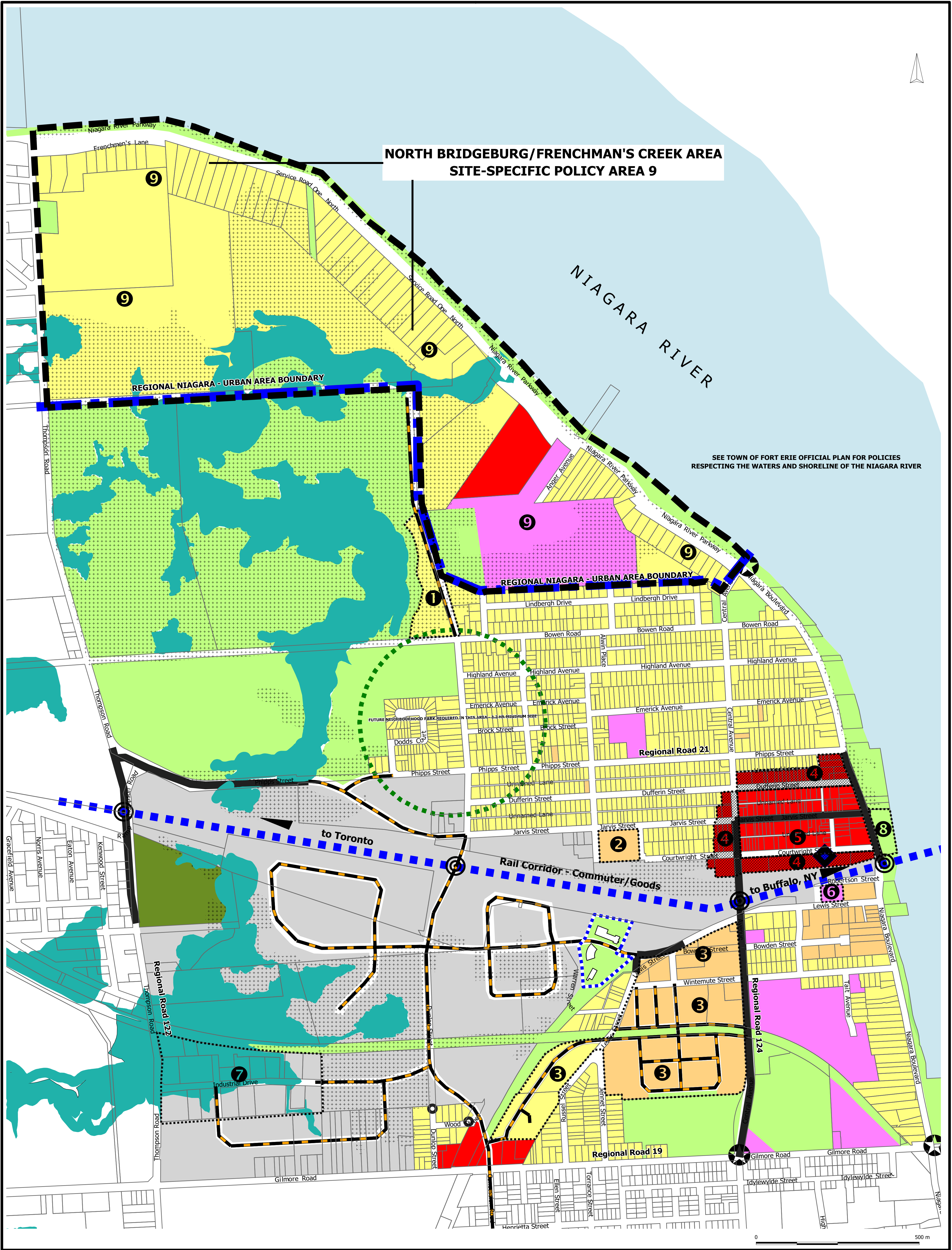
SCHEDULE "BRIDGEBURG-1"



BY-LAW 101-10

**THIS SKETCH AMENDS SCHEDULE "A" TO THE OFFICIAL PLAN
BY DELINEATING THE BRIDGEBURG SECONDARY PLAN AREA
SUBJECT TO AMENDMENT NO. 65**

 BRIDGEBURG SECONDARY PLAN AREA



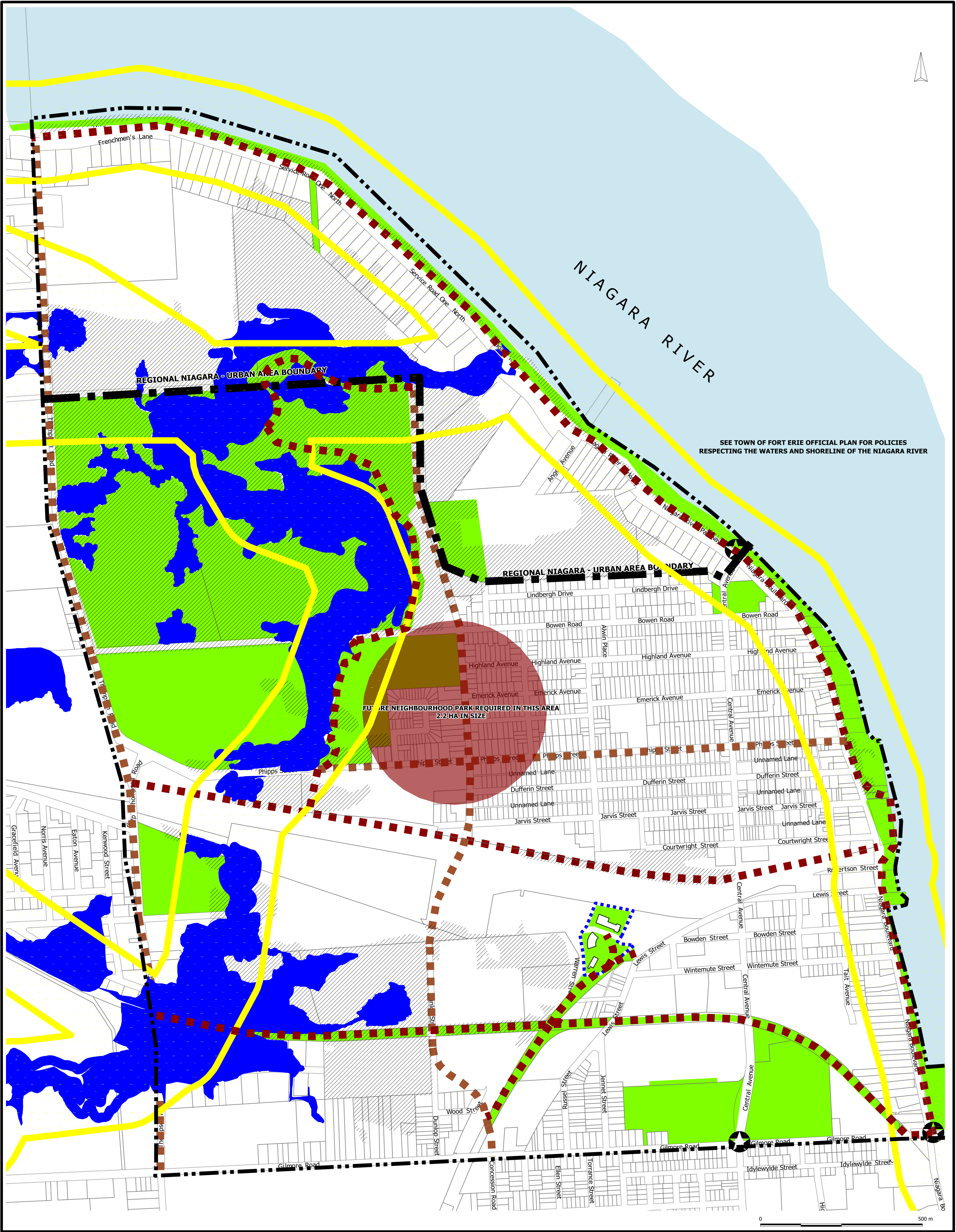
BRIDGEBURG SECONDARY PLAN

Schedule "Bridgeburg-2" - Land Use Plan

- ① Policy Area 1 - Crooks/Bowen Potential Development Site
- ② Policy Area 2 - West Jarvis Brownfield Site
- ③ Policy Area 3 - Horton Residential Revitalization Area
- ④ Policy Area 4 - Bridgeburg Core Mixed-Use Area
- ⑤ Policy Area 5 - Bridgeburg Central Business District
- ⑥ Policy Area 6 - Mentholatum Adaptive Reuse Site
- ⑦ Policy Area 7 - Industrial Drive Floodplain Area
- ⑧ Policy Area 8 - Potential Riverfront Public Plaza Site
- ⑨ Policy Area 9 - North Bridgeburg/Frenchman's Creek Area
- Secondary Plan Boundary

- Low Density Residential
- Medium to High Density Residential
- Commercial
- Core Mixed-Use Area
- Industrial/Business Employment Area
- Institutional & Government
- Open Space - Public Parks Etc
- Cemeteries
- Environmental Conservation Areas
- Environmental Protection & Wetland Areas

- Niagara River
- Parcel Fabric
- Rail Corridor - Commuter/Goods
- Priority Road Upgrades
- Potential Future Road Network
- Potential Rail Crossing Improvements
- Neighbourhood Gateways
- Commuter Rail/Transfer Station
- Future Neighbourhood Park Required
- Railway Heritage Site
- Reg. Niagara Urban Area Boundary



BRIDGEBURG SECONDARY PLAN Schedule "Bridgeburg-3" - Open Space/ Natural Heritage Plan

- | | |
|--------------------------------------|--|
| Open Space - Public Parks Etc | Bridgeburg Greenways - Possible Off-Road Trails (NPCA Approval Required) |
| Environmental Conservation (Overlay) | Bridgeburg Greenways - Possible On-Road Trails |
| Environmental Protection | Parcel Fabric |
| Railway Heritage Site | Neighbourhood Gateways |
| Niagara River | Secondary Plan Boundary |
| Future Neighbourhood Park Required | Natural Heritage Corridors (Regional) |
| | Regional Niagara Urban Area Boundary |



BRIDGEBURG NEIGHBOURHOOD PLAN

Schedule "Bridgeburg-4" - Transportation Plan

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ●●● Potential Road Network ■ Conceptual Arterial Road Network ■ Niagara River Parkway ■ Priority Road Upgrades ■ Commuter & Freight Rail Corridor ■ Potential Extension of Niagara Falls People Mover | <ul style="list-style-type: none"> ■ Bridgeburg Greenways - Possible Off-Road Trails (NPCA Approval Required) ■ Bridgeburg Greenways - Possible On-Road Trails ■ Open Space - Public Parks Etc ■ Environmental Protection & Wetland Areas ● Neighbourhood Gateways | <ul style="list-style-type: none"> ◆ Commuter Rail/Transfer Station ● Railway Heritage Site ◎ Potential Rail Crossing Improvements ■ Regional Niagara Urban Area Boundary ■ Secondary Plan Boundary |
|--|---|--|