



Town of Fort Erie

Schedule C: Gateway Secondary Plan

4.16. GATEWAY SECONDARY PLAN

4.16.1. PURPOSE

The purpose of the Gateway Secondary Plan is to provide a framework for revitalization and renewal within the 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 matters are addressed in the Fort Erie International Gateway Urban Design Strategy, which was approved by the Municipal Council in principle on June 14, 2004 through Recommendation No. 22. The Fort Erie International Gateway Urban Design Strategy is a guideline for recommended actions by the Town and other stakeholders, on a wide range of matters including land use, housing, Garrison Road corridor revitalization, natural and cultural heritage, by-law enforcement, parking and social condition improvement. The Fort Erie International Gateway Urban Design Strategy should be referenced for more detailed information on the goals, objectives and policies surrounding this Amendment.

- i. Land designated for Open Space on the property municipally known as 240 Garrison Road is under private ownership. It is not the intention of this Plan that this land will necessarily remain as Open Space indefinitely, nor is it the intention that this Open Space area is free and open to the general public or that it will be purchased by the Municipality. If a proposal is made to develop this land and the Municipality declines to purchase this land in order to maintain it as Open Space area, then an application for the redesignation of this land for other purposes will be given due consideration by the Council.

4.16.2. VISION

The desired future state of the Gateway Secondary Plan Area, 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 formed part of the Fort Erie International Gateway Urban Design Strategy:

The Vision for the International Gateway Area is primarily built upon the five key objectives outlined in the Community Improvement Plan, which are seen as fundamental components of the planning and design approach. Three of these objectives in particular provide a context from which to rationalize decisions relating to

an urban design strategy and policy framework for implementation of this Urban Design Strategy. The designs, guidelines and policies will support and reinforce these three fundamental objectives:

- *Creating a Destination Community*
- *Supporting a Strategy for Connectivity*
- *Creating A Spectacular International Gateway and World Heritage Site*

4.16.3. **GOALS**

The Gateway 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 gateway from the USA, a prime location for intensification and infilling, with higher densities directed towards appropriate locations.

4.16.4. **OBJECTIVES**

The main objectives of the Gateway Secondary Plan are to:

- a) Provide a unique, spectacular gateway from the USA for the Town of Fort Erie, the Region of Niagara, the Province of Ontario and Canada.
- b) Diversity of suitable housing choices.
- c) Ensure new infill housing and renovations are compatible with existing development.
- d) 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.
- e) Provide employment choices within the area that are compatible with residential uses, allowing residents the option to live and work in close proximity.
- f) Conserve existing open space areas and natural areas, including significant features such as Niagara River and Lake Erie waterfront.
- g) Provide a strong single mixed-use district in the Garrison Road Corridor.

- h) Eliminate larger scale commercial uses outside of the Core Mixed-Use Area over the long term and redevelop these lands 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.
- i) Conserve built heritage features, including buildings and areas of historical and architectural significance.
- j) Enhance the design and identity of the Gateway Neighbourhood by the addition of design features to accentuate streetscapes and gateways.
- k) 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.
- l) 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.

4.16.5. **COMMUNITY IMPROVEMENT PLAN**

The Town shall initiate a Gateway Community Improvement Plan for the Gateway Secondary Plan Area or a portion thereof, which shall support the recommendations of the Urban Design Strategy. This support may include financial incentives and other redevelopment assistance tools. The objective is to create a clean, healthy, livable and sustainable environment that offers visual and cultural richness.

4.16.6. **RESIDENTIAL AREAS—GENERAL POLICIES**

- a) Schedule “Gateway-2” designates areas for residential redevelopment, intensification and infilling in the Gateway Secondary Plan Area, in an effort to promote a compact urban form, reduce urban sprawl and encourage population growth, which in turn can assist in revitalizing the Garrison Road Corridor.
- b) The Gateway Secondary Plan provide for an additional approximately 765 dwelling units and 1650 persons in the Gateway Neighbourhood over the next approximately 20 years.

- c) The ultimate approximate residential density mix provided by this Plan, expected to be achieved by 2031, is as follows:
- 26% Low Density (up to 25 units/gross hectare)
 - 48% Medium Density (25-50 units/gross hectare)
 - 26% High Density (over 50 units/gross hectare)
- d) An appropriate level of affordable housing and senior citizen's housing shall be considered by the Town when reviewing development applications in the Gateway 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.

4.16.7. LOW DENSITY RESIDENTIAL AREA POLICIES

- a) The lands designated on Schedule "Gateway-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 of this Plan.
- b) Schedule "Gateway-2" provides for an additional approximately 50 Low Density units, provided mainly through infilling of existing low-density residential areas, bringing the total to 340 units by 2031.
- c) The residential density associated with lands designated as "Low Density Residential" shall be up to 25 units per gross hectare.

4.16.8. MEDIUM DENSITY RESIDENTIAL AREA POLICIES

- a) The lands designated on the Schedule "Gateway-2" as "Medium Density Residential" shall be reserved for multiple-unit structures (triplexes, fourplexes, townhomes and small apartment buildings), and their accessory uses, and the Residential policies of Section 4.7 of this Plan shall apply.
- b) Schedule "Gateway-2" provides for an additional approximately 620 Medium Density units by 2031.

- c) The residential density associated with lands designated as “Medium Density Residential” shall be 25 to 50 units per gross hectare.
- d) Lands designated “Medium Density Residential”, including specific Policy Areas, shall not be downzoned for lesser density than permitted by the applicable zoning by-law.
- e) Building heights shall be no greater than three (3) stories, except as otherwise noted in the applicable zoning by-law. Additional building height may be considered without an amendment to this Plan, if it is demonstrated through a Planning Act approval process that additional height is compatible with surrounding land uses. Approval for additional height above three (3) stories may be subject to an agreement pursuant to Section 37 of the Planning Act.

4.16.9. **HIGH DENSITY RESIDENTIAL AREA POLICIES**

- a) The lands designated on the Schedule “Gateway-2” as “High Density Residential” shall be reserved for apartment buildings and their accessory uses, and the Residential policies of Section 4.7 of this Plan shall apply.
- b) Schedule “Gateway-2” provides for an additional approximately 95 High Density units, bringing the total to 340 units by 2031.
- c) The residential density associated with lands designated as High Density Residential shall be over 50 units per gross hectare.
- d) Lands designated as “High Density Residential” shall not be downzoned for lesser density than permitted by the applicable zoning by-law.
- e) Building heights shall be no greater than nine (9) stories, except as otherwise noted in the applicable zoning by-law. Additional building height may be considered without an amendment to this Plan, if it is demonstrated through a Planning Act approval process that additional height is compatible with surrounding land uses. Approval for additional height above nine (9) stories may be subject to an agreement pursuant to Section 37 of the Planning Act.

4.16.10. CORE MIXED-USE AREA POLICIES

- a) The lands designated as “Core Mixed-Use” on Schedule “Gateway-2” shall be reserved for a mix of commercial uses and residential uses, and the policies of Section 4.8 of the Official Plan shall apply. The Garrison Road Corridor is designated as the Core Mixed-Use Area in this Plan.
- b) Development of the Core Mixed-Use Area shall occur comprehensively and should incorporate the consolidation of smaller properties where required to implement an integrated, holistic development plan. Internal and external linkages, both pedestrian and vehicular, shall be an important consideration in the development of this area.
- c) For buildings fronting upon Garrison Road, the use of the ground floor shall be restricted to commercial uses permitted in the applicable zoning by-law. Floors above the ground floor may be used for either commercial use or residential use as permitted in the applicable zoning by-law.
- d) Buildings shall be generally situated at or close to the front street line, but setbacks may undulate in order to provide interesting façade variations on a block-wide basis.
- e) Building heights shall be no greater than four (4) stories, except as otherwise permitted in the applicable zoning by-law. Additional building height may be considered without an amendment to this Plan, if it is demonstrated through a Planning Act approval process that additional height is compatible with surrounding land uses. Approval for additional height above four (4) stories may be subject to an agreement pursuant to Section 37 of the Planning Act.
- f) The residential density associated with lands designated as “Core Mixed-Use Area” shall be 25 to 75 residential units per gross hectare.
- g) The Town shall encourage rehabilitation and redevelopment of this area through policies contained in the Gateway Community Improvement Plan, including financial assistance/tax abatement programs for sites within the designated area.
- h) Additional investment in the public realm infrastructure in the Garrison Road Corridor, such as improvements to lighting and other amenities, are required.

Priority shall be given to the continued implementation of the Garrison Road Streetscape Plan, which was initiated in 2009. These streetscape improvements are useful in promoting additional private investment and upkeep in these areas. Council will require contributions from abutting property owners for the purpose of continued implementation of the public realm improvements including such items as road widening, sidewalks, planting beds, lighting and signage; as a condition of development and/or redevelopment including Site Plan Approval.

- i) It is recognized that some sites within this area may require environmental assessment prior to redevelopment for a more sensitive use. 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 redevelopment for more sensitive uses.
- j) The implementing Zoning By-law shall permit lands at 240 Garrison Road to be developed for a gasoline bar and convenience store as an accessory use to the existing use on the property at the date of passing of this By-law, provided that the development is designed in accordance with the Town's vision for the Gateway Neighbourhood, as espoused in the Gateway Urban Design Strategy. In addition, any building or structure associated with the development of a gasoline bar/convenience store on this site shall incorporate architectural design elements and safety features reflective of and conducive to a pedestrian-friendly, urban environment.

4.16.11. COMMERCIAL AREA POLICIES

The lands designated as "Commercial" on Schedule "Gateway-2" shall be reserved for a variety of retail and office uses, and the policies of Section 4.9 of this Plan shall apply.

4.16.12. INSTITUTIONAL/GOVERNMENT AREA POLICIES

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

4.16.13. OPEN SPACE AREA POLICIES

- a) The lands designated as "Open Space" on Schedule "Gateway-2" shall be reserved for a variety of active and passive recreational, open space and natural

buffer area uses, and the Open Space policies of Section 4.13 of this Plan shall apply.

- b) Additional land for Neighbourhood Parks shall be reserved in the Gateway Secondary Plan Area in a location as generally shown on Schedule “Gateway-2”.
- c) The municipality’s Parkland Dedication By-law 69-08 as amended or superceded shall apply as a condition of development and/or redevelopment pursuant to Site Plan Approval.

4.16.14. NATURAL HERITAGE AREA POLICIES

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

4.16.14.1. ENVIRONMENTAL PROTECTION AREAS

- a) Lands designated as “Environmental Protection” on Schedule “Gateway-2” shall be protected from incompatible development in accordance with the policies of Section 8 of this Plan.
- b) The Town shall adopt a zoning by-law amendment to reflect the Environmental Protection Areas.
- c) An Environmental Impact Study (EIS) may be required for lands adjacent to an Environmental Protection Area, pursuant to Section 7.B.1.11 of the Regional Niagara Policy Plan as amended from time to time, as part of the submission of an application for development approval.

4.16.14.2. ENVIRONMENTAL CONSERVATION AREAS (OVERLAY)

- a) The policies of Section 8 of the Official Plan, and the regulations of the Niagara Peninsula Conservation Authority and the Regional Municipality of Niagara shall apply to lands identified on Schedule “Gateway-2” as “Environmental Conservation (Overlay)”.
- b) An Environmental Impact Study (EIS) may be required for lands within, adjacent to, or within 50m of an Environmental Conservation Area, pursuant to Section 7.B.1.11 of the Regional Niagara Policy Plan as amended from time to time, as part of the submission of an application for development approval.

- c) The Niagara Peninsula Conservation Authority and the Regional Municipality of Niagara shall be consulted with respect to any development proposals adjacent to or within 50m of an Environmental Conservation Area.

4.16.15. **PEACE BRIDGE (BORDER SERVICES AREA) POLICIES**

Lands designated on Schedule “Gateway-2” as “Peace Bridge (Border Services Area)” shall be reserved for the operations of the Buffalo and Fort Erie Public Bridge Authority, and all of the policies of Section 4.14.2 of this Plan shall apply.

4.16.16. **TRANSPORTATION POLICIES**

- a) The Town and/or Region shall strongly consider the character of the neighbourhood and the objectives of the Gateway Urban Design Strategy when making road improvement decisions.
- b) The comments of the Niagara Parks Commission shall be considered pertaining to large- scale development applications up to 800 metres from Niagara Parks Commission lands, particularly relating to potential land-use planning and/or traffic impacts.
- c) The comments of the Buffalo and Fort Erie Public Bridge Authority (“The Peace Bridge”) shall be considered pertaining to large-scale development applications up to 800 metres from their lands, particularly relating to potential land-use planning and/or traffic impacts.
- d) The Gateway Secondary Plan depicts conceptual future vehicular and pedestrian linkages. The location of such linkages as shown on the Plan is not intended to be prescriptive. The exact location of any future linkages shall be determined through a Master Plan to be prepared in advance of any redevelopment proposal. The development of any new roads in the Gateway Secondary Plan Area shall be in accordance with Section 12.7 of this Plan.
- e) Lands identified by the Town and/or Region as being required for road widening purposes shall be transferred to the respective Municipality for nominal consideration, as a condition of any development or redevelopment requiring approvals under The Planning Act or the Building Code Act as amended from time to time.

4.16.17. **PUBLIC TRANSIT POLICIES**

- a) The Town shall continue to promote convenient local transit service to the Gateway Secondary Plan Area within its financial capability to do so.
- b) Any study undertaken by the Town or Region respecting the provision of municipal and inter/intra-municipal transit services shall examine the Gateway Secondary Plan Area, in order to determine possible system improvements to increase convenience to riders, increase access to key neighbourhood focal points and important points outside the Neighbourhood and Town, and to ensure that transit vehicles can accommodate the physically challenged.

4.16.18. **GATEWAY TRAILS NETWORK POLICIES**

- a) The Town shall promote an on-road and off-road trail system throughout the Gateway Secondary Plan Area as shown on Schedule “Gateway-2” in order to link key focal points of the neighbourhood including the Niagara River and Lake Erie waterfronts, the Garrison Road Mixed-Use Corridor, Energy Park and other new neighbourhood parks as they are developed, 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 the Gateway Secondary Plan Area shall incorporate the policies of this section into its design where appropriate.
- c) The Gateway Secondary Plan depicts conceptual future on-road and off-road trails. The location of such trails as shown on the Plan is not intended to be prescriptive. The exact location of any future on-road and off-road trails shall be determined through a Master Plan to be prepared in advance of any redevelopment proposal.
- d) An open space connection between Energy Field Neighbourhood Park and Garrison Road shall be considered as part of any redevelopment plan for the area, in order to allow ease of access from the Garrison Road Mixed-Use Corridor to the amenities and open space provided by the Neighbourhood Park.

- e) The various components of the Gateway Trails Network 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.

4.16.19. **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 Gateway Secondary Plan Area, paying particular attention to the Garrison Road Mixed-Use Corridor.
- b) When roads of sufficient allowance width are planned for reconstruction, consideration will be given to the provision of a parking lane on at least one side of the street.
- c) The Town shall ensure, where feasible, that adjacent commercial parking areas are shared and inter-accessible, as a condition of site plan approval.
- d) Local businesses and residents shall be consulted regarding any changes to the provision of municipal parking within the Gateway Secondary Plan Area.

4.16.20. **CULTURAL HERITAGE POLICIES**

- a) The Policies of Section 2.3.10 and Section 11 of this Plan shall apply to Cultural Heritage matters within the Gateway Secondary Plan Area.
- b) The Town will seek to protect and conserve the character of the Gateway Secondary Plan Area, 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.

4.16.20.1. ARCHAEOLOGICALLY SENSITIVE AREAS

The Policies of Section 11.4 of this Plan shall apply to Archeologically Sensitive Areas within the Gateway Secondary Plan Area. These areas are depicted on Schedule “Gateway-2”.

4.16.21. GATEWAY AREAS

4.16.21.1.GENERAL

The name of this neighbourhood reflects its location and importance as the gateway to not only the Town but the Region of Niagara, the Province of Ontario and Canada. It is of utmost importance that travelers and visitors gain a positive “first impression” when crossing into the country from the USA. In this regard, the Gateway Secondary Plan identifies both an international gateway feature area and additional neighbourhood gateway feature areas, intended to enhance the visual quality of the neighbourhood and entry point into Canada.

4.16.21.2.INTERNATIONAL GATEWAY FEATURE AREA

- a) Lands designated on Schedule “Gateway-2” as “International Gateway Feature” shall be considered for the development of a signature gateway feature welcoming visitors to Canada, the Province, The Region and the Town of Fort Erie.

The Peace Bridge offers a strong visual focal point for this area, providing a direct link between Fort Erie and Buffalo. From the bridge and adjacent to Central Avenue, this site offers an ideal view terminus and focal point. The key concepts for this area include:

- Providing a landmark tower and a look-out area with architectural elements and details;
- Providing a focal point for passing motorists; and
- An opportunity to provide excellent panoramic views of significant features within Fort Erie and across to Buffalo, USA.

An opportunity also exists to provide an identifiably distinctive “welcome” sign for Fort Erie. Landscaping may be enhanced with hedges with year-round foliage and colour, strategically located to define edges and provide focus, as well as terraced planting beds on the existing grade with attractive stone terrace walls.

- b) In recognition of its locational importance, the public realm along Central Avenue shall be strongly considered for improvement in the vicinity of the International Gateway Feature Area. An on-road trail and distinctive street lighting shall be considered as part of any public realm improvement in this area consistent with the streetscaping design for Garrison Road. Distinctive lighting and bollards will

ensure safety and security, while at the same time providing an important urbane elegance to this focus area.

4.16.21.3. NEIGHBOURHOOD GATEWAY FEATURE AREAS

- a) Lands designated on Schedule “Gateway-2” as “Neighbourhood Gateway Feature” areas shall be considered for the development of unique gateway features welcoming visitors to the Neighbourhood. An opportunity also exists to provide distinctive signage for the Gateway Area. Landscaping should be enhanced providing hedges with year-round foliage and colour, strategically located to define edges and provide focus, as well as planting beds on existing grade. Gateway enhancements described above may occur on public and/or private property abutting the Neighbourhood Gateway Feature Area.
- b) The eastern Gateway Feature Area in the vicinity of Central Avenue and Garrison Road, shall be augmented by the easterly extension of Veteran’s Way through to Mather Circle, in order to provide the restoration of the historical direct connection from Garrison Road to the Niagara Parkway.

4.16.22. MUNICIPAL SERVICES AND UTILITIES 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 Gateway Secondary Plan Area.
- b) Stormwater management approaches will be utilized in the Gateway Secondary Plan Area 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 may initiate a Master Development and Servicing Study for the Gateway Secondary Plan Area, 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.

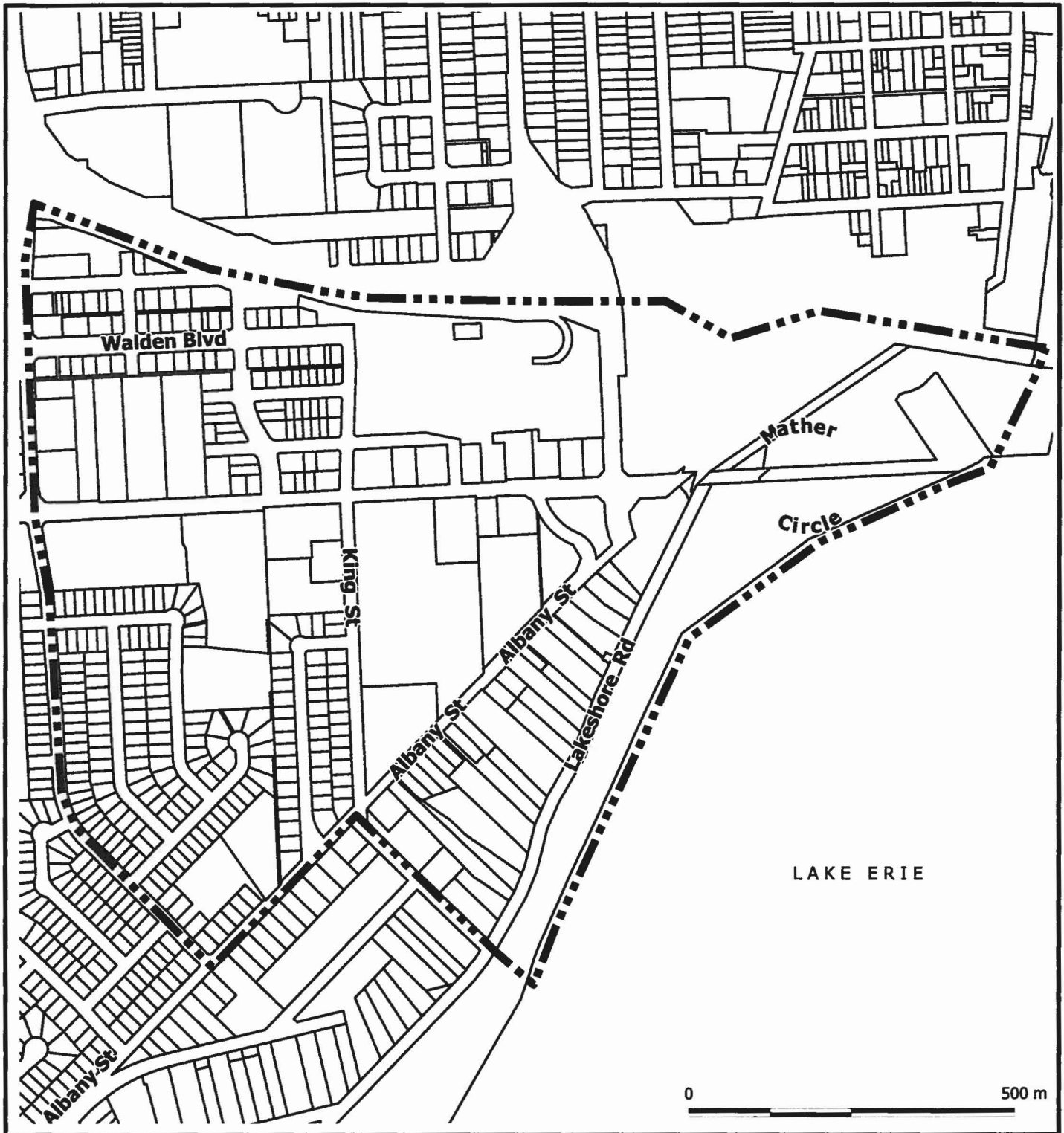
- d) The burial of all non-primary utilities and the relocation of transformers by the respective utility shall be required as a condition of either public realm improvement or private development/redevelopment, where feasible. All service connections to individual buildings shall be made below-grade where feasible.

4.16.23. **INTERPRETATION OF THE PLAN**

The Gateway Secondary Plan consists of Sections 4.16.1 through 4.16.23, and Schedules “Gateway-1” and “Gateway-2”.

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.

SCHEDULE "GATEWAY-1" TO BY-LAW 57-11



BY-LAW NO. 57-11

**THIS SKETCH FORMS PART OF SCHEDULE "GATEWAY-1" TO OFFICIAL PLAN
AMENDMENT NO. 6 PASSED THIS 9TH DAY OF MAY 2011**



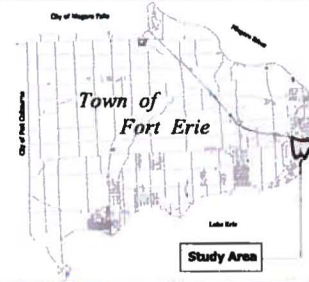
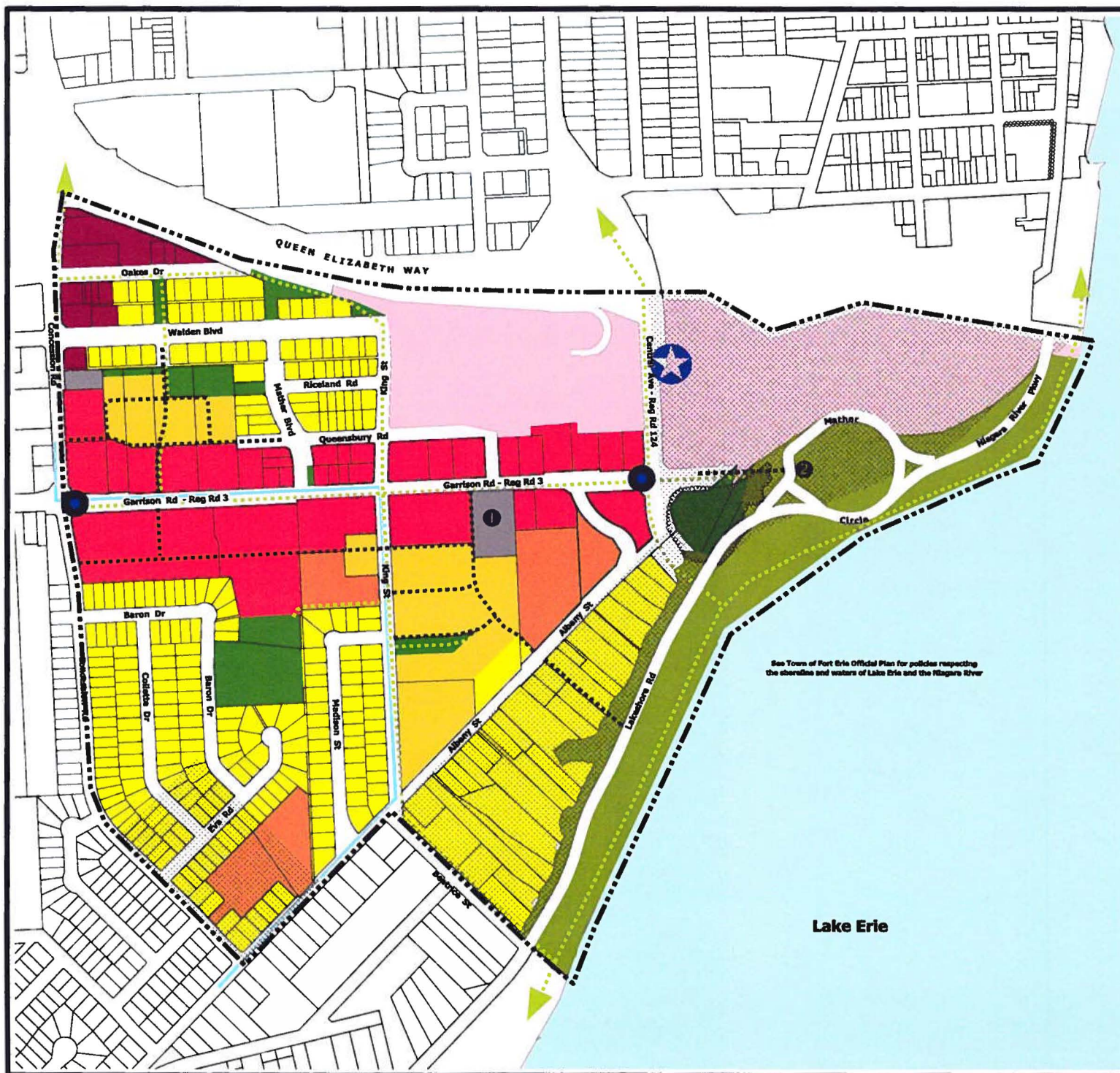
Gateway Secondary Plan Area

SKETCH OF PART OF LOT 1 IN CONCESSION 1 NR AND PART OF THE MILITARY RESERVE, ALL FORMERLY IN THE TOWNSHIP OF BERTIE AND
THE TOWN OF FORT ERIE, NOW IN THE TOWN OF FORT ERIE IN THE REGIONAL MUNICIPALITY OF NIAGARA



Community and Development Services
May 9, 2011

GATEWAY SECONDARY PLAN Schedule "Gateway-2" - Land Use Plan



GATEWAY SECONDARY PLAN Schedule "Gateway-2" Land Use Plan

- Low Density Residential (up to 25 units/hectare)
- Medium Density Residential (25-50 units/hectare)
- High Density Residential (over 50 units/hectare)
- Core Mixed-Use
- Commercial
- Public and Institutional
- Peace Bridge (Border Services Area)
- Open Space
- Environmental Protection
- Environmental Conservation
- Archeological Zones of Sensitivity
- International Gateway Feature
- Neighbourhood Gateway Feature Area
- Heritage Site - St. Joseph Cemetery
- Heritage Site - Mather's Arch
- Study Area Boundary
- Existing Public Transit Route
- Conceptual Neighbourhood Vehicular Linkages
- Conceptual Neighbourhood On-Road and Off-Road Trails
- Connections to Existing and Proposed Trail Networks

Residential Development Data 2011-2031

Unit Type	Existing Units 2011	New Units to 2031	Resulting Units 2031	%
Low Density	770	10	780	24%
Medium Density	0	630	630	49%
High Density	210	0	210	24%
Total	980	640	1,620	100%

Population Projection
2011 population estimate: 1550
2031 population estimate: 3200
(Additional 1650 persons by 2031)

0 250 m



TOWN OF FORT ERIE
NEIGHBOURHOOD PLAN PROGRAM
"Enriching Great Communities"



Town of Fort Erie
Community & Development Services
May 9, 2011