

THE TOWN OF FORT ERIE

1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6

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NOTICE OF PUBLIC MEETING RIDGEWAY / THUNDER BAY SECONDARY PLAN

DATE: MONDAY, July 8th, 2013

TIME: 6:00 PM

LOCATION: COUNCIL CHAMBERS

TOWN HALL - 1 MUNICIPAL CENTRE DRIVE, FORT ERIE

PROPOSAL

The Town of Fort Erie has initiated an Official Plan Amendment process for the lands shown on the accompanying sketch. The proposal is referred to as the **Ridgeway/Thunder Bay Secondary Plan (proposed OPA 15)** and comprises an area of approximately 527 ha. The Amendment is proposing a detailed set of land use policies and land use designations for the Plan Area that are intended to guide future development in a comprehensive and cohesive manner. The area currently contains a mix of predominantly residential lands with commercial, institutional and natural feature areas.

Since initiating the Secondary Plan process, the Plan has received informal public, agency and advisory committee input, and has been the subject of two (2) Public Information Meetings conducted within the community.

The Secondary Plan will provide policy guidance for future development recognizing the existing residential character of the area balanced with the need for additional residential intensification that will include a variety of built form to broaden the choice of housing. The Secondary Plan strongly reflects the Council approved 2009 Neighbourhood Plan with some modifications having been introduced as a result of more recent public and agency consultation and commenting. Key modifications made as a result include:

- Re-designating the downtown village core for mixed-use and strengthening the identity of both the downtown and the Gorham commercial areas;
- Providing appropriately located intensification that will assist in sustaining the community's commercial while adding built form for a wider choice within the broader community that holistically meets or exceeds provincial targets at complete build-out;
- Providing opportunity for enhanced permitted commercial uses in the Gorham commercial area;
- Providing an urban design policy framework for the downtown mixed use and Gorham commercial areas;
- Strengthening policy for a walkable community through enhanced pedestrian and active transportation policies and open space linkage;
- Enhancing transit considerations and potential routing;
- De-emphasizing local commercial at Bernard and Thunder Bay Roads;
- Re-assessing conceptual roads in select locations including Wells Avenue, which is being proposed for a pedestrian trail linking the Friendship Trail with Thunder Bay Road; and
- Refinements to mapping to reflect existing draft approved plans based on decisions of council since the Neighbourhood Plan was approved in 2009.

HAVE YOUR SAY

Input on the proposed Amendment is encouraged. You can provide input by speaking at this scheduled meeting. You are not required to register in advance to speak at this meeting.

Written submissions should be made on or before July 8th, 2013. Written comments should be directed to:

Chris Millar, MCIP, RPP, Neighbourhood Planner, Community and Development Services Department, Town Hall, 1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6

Or By e-mailing your comments to cmillar@town.forterrie.on.ca

MORE INFORMATION

For more information, please contact Chris Millar, MCIP, RPP at (905) 871-1600 ext. 2503 or visit the Community and Development Services counter at Town Hall between 8:30 a.m. and 5:00 p.m. A copy of the proposed Official Plan Amendment will be available for public review at the Community and Development Services counter up until the Meeting. The document is also available on the Town's website www.forterrie.ca. Refer to the "Announcements" section on the main page to access the document links.

An Information Report will be available at Town Hall or as part of the on-line meeting Agenda package on the Thursday prior to the scheduled Public Meeting date. Town Council has not made a decision on this proposed Amendment. A Recommendation Report will be prepared by Community and Development Services staff for consideration by Council at a subsequent date, following public input at this meeting.

Niagara Region is the approval authority for Secondary Plans. Should Town of Fort Erie Council adopt the Secondary Plan, it will be forwarded to Niagara Region for final approval. If you seek to appeal a Regional decision to approve the Plan to the Ontario Municipal Board, any such appeal is required to be filed with the Regional Clerk. **Details on filing an appeal will be provided in the Town's Notice following a decision on Adoption.**

LEGAL NOTICE

If a person, or public body, does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the proposed amendment is adopted, the person, or public body, is not entitled to appeal the decision of the approval authority to the Ontario Municipal Board.

If a person, or public body, does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the proposed amendment is adopted, the person, or public body, may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of Town Council's decision on adoption, you must make a written request to the Town Clerk.

To request a written notice of adoption on the proposed Amendment, please send a request to **Ms. Carolyn Kett, Town Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6.** Any such request should include the name and address to which such notice should be sent.

Dated this 13th day of June, 2013

Carolyn Kett, Town Clerk
Town Clerk

Richard Brady, M.A. MCIP, RPP
Director, Community and Development Services

