AMENDMENT NO. XX

TO THE OFFICIAL PLAN FOR

THE TOWN OF FORT ERIE

THE CORPORATION OF THE TOWN OF FORT ERIE

BY-LAW NO. XX-XXXX

A By-law to adopt Official Plan Amendment No. XX to the Official Plan for the Town of Fort Erie.

WHEREAS the Council of the Corporation of the Town of Fort Erie, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XX to the Official Plan for the Town of Fort Erie shall be and is hereby adopted.

Read three times and finally passed in open Council this _____ day of _____, 2024.

_____

Mayor

_____

Clerk

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE -	does not constitute part of this amendment.
PART B – THE AMENDMENT -	consisting of the following text constitutes Amendment No. XX of the Town of Fort Erie Official Plan

AMENDMENT NO. XX

OF THE TOWN OF FORT ERIE OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment

The purpose of this amendment is to amend Section 4.17.6 Low Density Residential policies of the Spears-High Pointe Secondary Plan of the Town of Fort Erie Official Plan to facilitate the redesign of the Spears Garden subdivision plan (59M-516) for 53 single detached residential lots, 58 blocks to provide for 250 street townhouse units, servicing corridor, and a stormwater management pond extension.

Location

The Lands Subject To This Amendment Are All The Lands In Registered Plan Of Subdivision 59m-516 Being Part Of Lots 1 And 2, Concession 3 Niagara River Geographic Township Of Bertie Lot 149 To 164, 183 To 204, Inclusive, Lot 214 To 249, Inclusive, 256 To 269,Inclusive, 278 To 291, Inclusive, Part Of Lot 148 & 205, And Part 4, 59r-17128, Part Of Acton Avenue (Formerly Ashland Avenue), Renville Avenue, Part Of Morrison Avenue, Part Of Ross Avenue, And Part of Alliston Avenue (Formerly Alexandre Boulevard) All On Plan 459; Plan 59m-516 Town Of Fort Erie, Regional Municipality Of Niagara.

Basis

1. The basis for this Amendment is to facilitate the redesign of a registered plan of subdivision known as Alliston Woods to provide for an additional 159 dwelling units over what was approved and provided for on the registered plan. The additional housing units in the Low-Density designation will consist of single detached and street townhouse units at a density of 24.11 units per hectare.

2. The redesign of the subdivision plan 59M-516 is to provide for additional housing choices and options by providing for smaller lot single detached dwelling units and additional townhouse units.

PART B – THE AMENDMENT

This part of the Amendment titled “Part B – The Amendment” consisting of the following text and Schedule “A” attached hereto and forming part of this Amendment, constitutes Amendment No. XX of the Town of Fort Erie Official Plan.

Details of the Amendment

Map Change

Schedule SHP-2 and Schedule SHP-3 are hereby amended to remove the Environmental Conservation Area (Overlay) on the subject lands, and as shown on Schedule ‘A’ attached hereto;

Text Change

The Town of Fort Erie Official Plan is amended as follows:

1. Section 4.17.6 (a) is hereby amended by adding “townhouse dwellings” after the words “and duplex dwellings” as it relates to the lands shown as Part 1 on Schedule “A’ attached hereto;

2. 4.17.6 (d) is hereby amended by deleting it and replacing it with “The planned density range for the Low-Density designation shall be up to 24.11 units per hectare” for the lands shown as Parts 1-4 on Schedule “A” attached hereto;

3. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 1 on Schedule “A” attached hereto from “From Spears-High Pointe Secondary Plan Low Density Residential” to “Spears-High Pointe Secondary Plan Low Density Residential Special Policy Area” designation; and

4. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 2 on Schedule “A” attached hereto from “From Spears-High Pointe Secondary Plan Open Space (Natural Area)” to “Spears-High Pointe Low Density Residential Special Policy Area” designation; and

5. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 3 on Schedule “A” attached hereto from “From Spears-High Pointe Secondary Plan Low Density Residential with Environmental Conservation Area (Overlay)” to “Spears-High Pointe Secondary Plan Low Density Residential Special Policy Area” designation; and

6. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 4 on Schedule “A” attached hereto from “From Spears-High Pointe Secondary Plan Medium Density Residential with Environmental Conservation Area (Overlay)” to Spears-High Pointe Secondary Plan Open Space (SWM)” designation; and

7. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 5 on Schedule “A” attached Hereto from “From Spears-High Pointe Secondary Plan Open Space (General) with Environmental Conservation Area (Overlay) to Spears-High Pointe Secondary Plan Open Space (SWM)” designation; and

8. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 6 on Schedule “A” attached hereto from “From Spears-High Pointe Secondary Plan Medium Density Residential with Environmental Conservation Area (Overlay)” to “Spears-High Pointe Secondary Plan Open Space (SWM)” designation; and

9. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 7 on Schedule “A” attached hereto from “Medium Density Residential with Environmental Conservation Area (Overlay)” to “Spears-High Pointe Secondary Plan Open Space (General)”; and

10. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 8 on Schedule “A” attached hereto from “Spears-High Pointe Secondary Plan Open Space (General) With Environmental Conservation Area (Overlay)” to “Spears-High Pointe Secondary Plan Medium Density Residential” designation; and

11. Schedule “SHP-2” is hereby amended by designating the lands shown as Part 9 on Schedule “A” attached hereto from “Spears-High Pointe Secondary Plan Medium Density Residential with Environmental Conservation Area (Overlay)” to “Spears-High Pointe Secondary Plan Medium Density Residential” designation.