

The Municipal Corporation of the Town of Fort Erie

By-law No. 91-2022

**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. 61
0-10546 DiPietro Street
2655321 Ontario Limited (Mark Spadafora) - Owner**

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, c. P.13 enacts as follows:

1. **That** amendment No. 61 to the Official Plan for the Town of Fort Erie consisting of the attached explanatory text and mapping is hereby 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 of Fort Erie 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 18th day of July, 2022.

Mayor

Clerk

I, Carol Schofield, Clerk, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true copy of By-law No. 91-2022 of the said Town. Given under my hand and the seal of the said Corporation this ____ day of _____, 22

AMENDMENT NO. 61

TO THE

OFFICIAL PLAN

FOR THE

CORPORATION OF THE TOWN OF FORT ERIE

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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. 61 to the Official Plan adopted by By-law No. 150-06 of 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. 61 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 effect a change to the land use designation of the subject property from Commercial to Urban Residential shown in Schedule A to enable creation of three parcels intended for development of single detached dwellings.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this amendment, are located on the southwest corner of DiPietro Street and Murdock Avenue 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 proposed Official Plan land use designation change from Commercial to Urban Residential will fill in a gap in the streetscape along DiPietro Street and permit the conversion of underutilized commercial land for residential purposes. The subject property is not operated as a commercial use and has previously been severed from the other commercial buildings to the south. In this instance there is no need to retain the subject area as commercial land as the parcel does not have direct frontage on the Garrison Road commercial corridor and there are an abundance of other existing commercial properties and uses along Garrison Road.

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

The subject property is located in a developed area of the Walden neighbourhood with a mix of commercial, residential and other uses. The majority of the existing built form in the area consists of residential single detached dwellings. The proposed development will be compatible with the other low-density residential uses in the area. Adequate municipal services are available to service the proposed use.

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 fronts onto a travelled municipal road with existing sanitary sewer and water infrastructure. The subject property is of sufficient size to accommodate development of three single detached dwellings with adequate space for servicing, parking and amenity area. Planning staff note that a site-specific zoning provision is required to permit reduced lot frontage for Part 1, the corner lot. The subject property is not impacted by any natural heritage features and is not within area under the regulation of the Niagara Peninsula Conservation Authority (NPCA).

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 property fronts onto DiPietro Street, a travelled municipal road. The road has relatively low traffic and is adequate for the proposed development. Garrison Road is located to the south and will provide access to nearby amenities and connection to the rest of the Town. The local road network and sidewalks along Garrison Road provide convenient connection to commercial uses and other services in the area. A variety of eating establishments, retail stores and plazas are accessible via active transportation.

The subject property is within the Urban Boundary and has access to existing sanitary sewer and water infrastructure within the DiPietro Street road allowance. The property is considered to be fully serviced.

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

The proposed use of the subject property for three single detached dwellings is compatible with adjoining areas. There are a number of other single detached dwellings along the east side of DiPietro Street and along Murdock Avenue.

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 will permit conversion of underutilized commercial land to residential uses that are similar to the other low-density residential uses in the area. Development of three single detached dwellings is not anticipated to have any depreciating or deteriorating impacts on the adjoining commercial use to the south or the other nearby single detached dwellings.

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 collection of development charges for the new residential dwellings. The property is currently being assessed as vacant commercial land. Conversion of the land from Commercial to Urban Residential to facilitate creation of three parcels intended for future construction of single detached dwellings will increase the assessment value of the subject property and the municipality will benefit from the long-term collection of increased property taxes as a result.

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

The subject property is not impacted by any natural heritage features as identified in the Town's Official Plan Schedule C or C1 or the in Regional Official Plan Core Natural Heritage System. The property is also not within or area regulated by the Niagara Peninsula

Conservation Authority (NPCA). No negative impacts to the intent or implementation of regulations of the *Environmental Protection Act* will result from this proposal.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The 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.

PART "B" - THE AMENDMENT

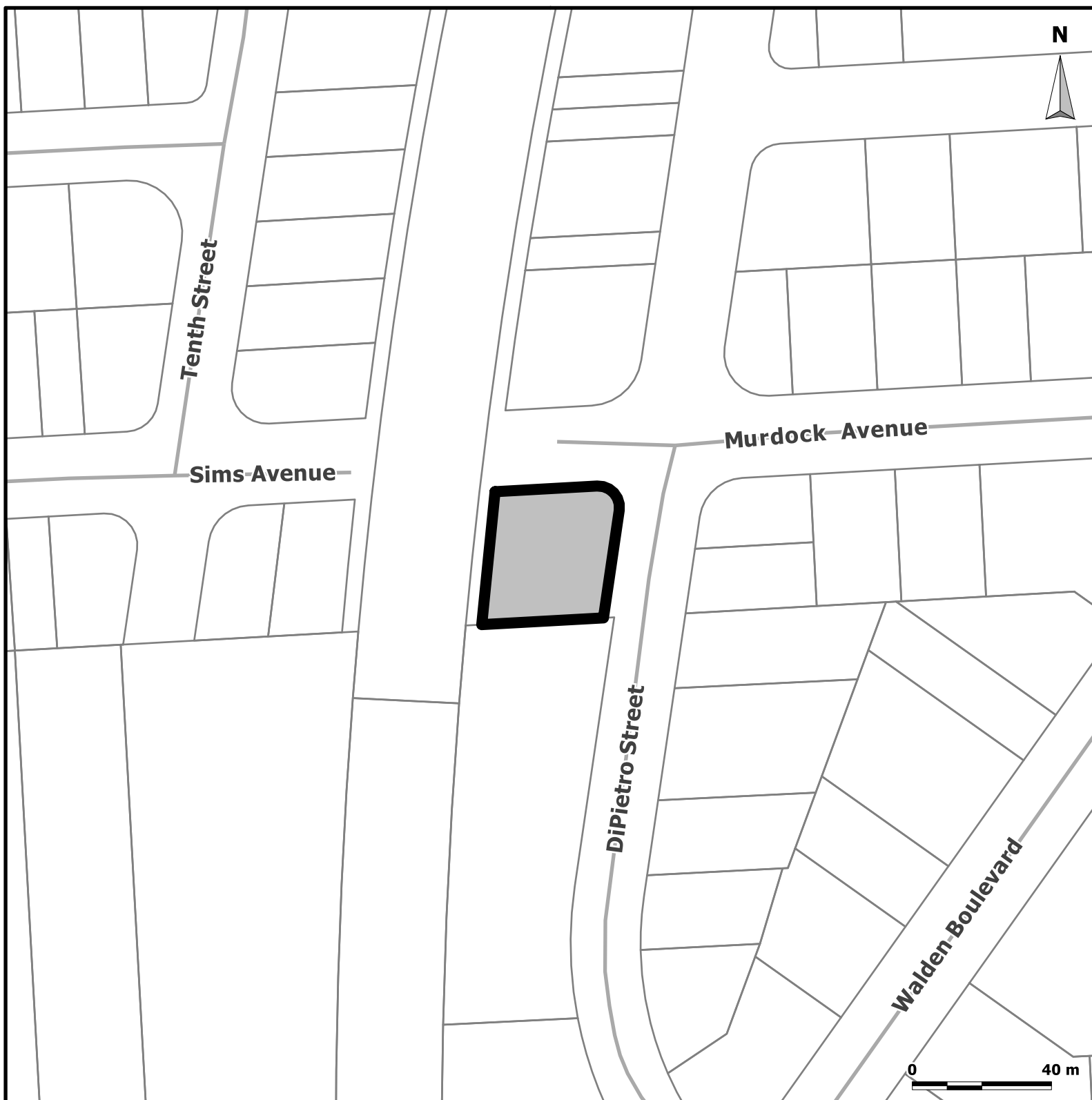
All of this part of the document entitled "Part "B" - "The Amendment" consisting of the following policies and attached maps designated as Schedule "A" (Land Use Plan) constitute Amendment No. 61 to the Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area. The Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area is hereby amended as follows:

1. The land use designation of Part 1 shown on Schedule "A" attached hereto shall change from Commercial to Urban Residential.

PART “C” - THE APPENDICES

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

SCHEDULE "A"



By-law No. 91-2022

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO THE OFFICIAL PLAN
PASSED THIS 18th DAY OF JULY, 2022**



Subject Lands - 0-10546 DiPietro Street




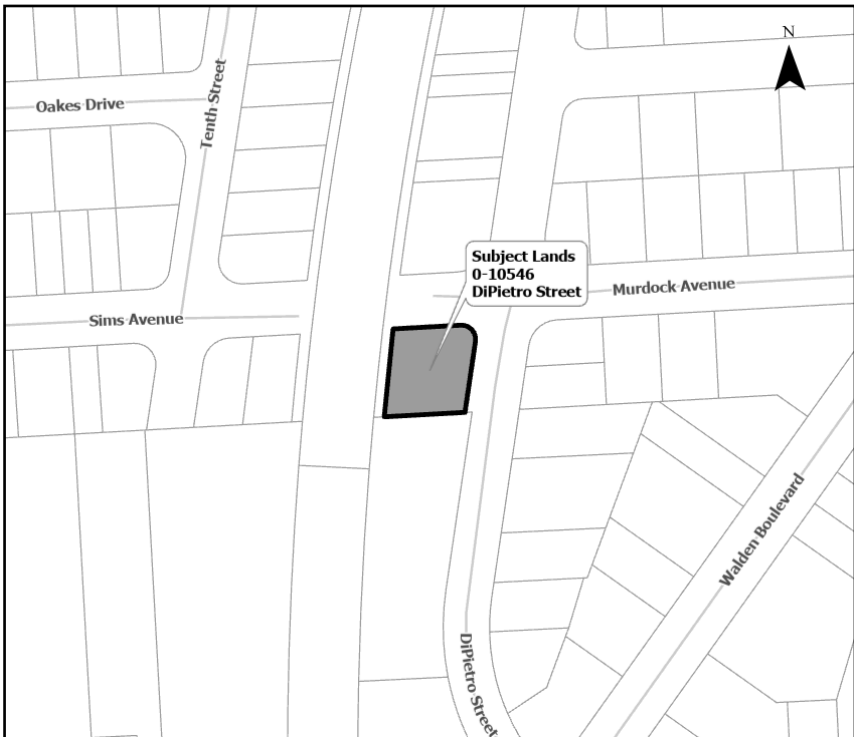

Part 1 - Change from Commercial to Urban Residential





NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Owner: 2655321 Ontario Inc. (Mark Spadafora)
Applicant: Land Pro Planning Solutions (Mike Sullivan)
1101 DiPietro Street
Combined Official Plan & Zoning By-law Amendment
Application
APPLICATION No: 350309-0525

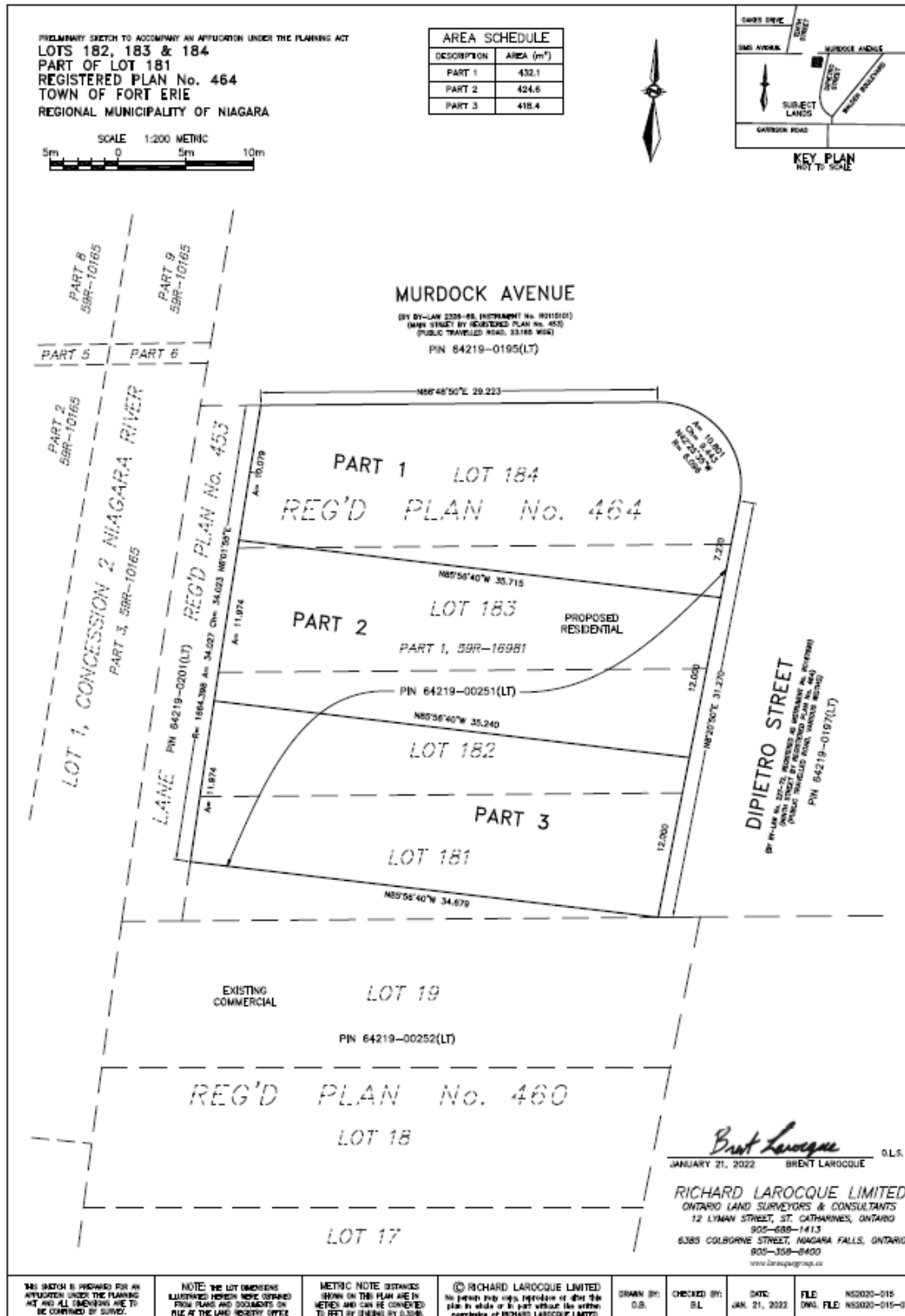
DATE: April 4, 2022
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><u>PROPOSED CHANGE</u></p> <p>A Combined Official Plan and Zoning By-law amendment is requested to permit creation of three parcels fronting onto DiPietro Street for the purpose of residential development. The three lots are intended for single detached dwellings.</p> <p>An Official Plan Amendment is required to permit residential use of the subject property. The land use designation in the Town's Official Plan is proposed to change from Commercial to Urban Residential to permit the proposed use.</p> <p>A Zoning By-law Amendment is also required to permit creation of three lots intended for single detached dwellings. The zoning is proposed to change from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone with a provision to permit reduced lot frontage for one of the proposed parcels (the corner lot).</p>

	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on March 30, 2022. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterie.ca or by contacting Daryl Vander Veen, Junior Planner.</p> <p><u>CONTACT INFORMATION</u></p> <p>Daryl Vander Veen, Junior Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2509 Or by e-mailing your comments to: dvanderveen@forterie.ca</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>To provide input in writing, or to request written notice of the decision of the combined Official Plan and Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p>
	<p><u>PLANNING ACT LEGAL NOTICE REQUIREMENTS</u></p> <p>The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.</p> <p>If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.</p> <p>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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.</p> <p>For more information about this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p> <p>Notice dated March 14, 2022.</p>

APPENDIX "1"

SCHEDULE 1





The Municipal Corporation of the
Town of Fort Erie

Council-in-Committee Meeting Minutes

Monday, April 4, 2022

Council Chambers

All meetings can be viewed at: Town's Website:
<https://www.forterie.ca/pages/CouncilAgendasandMinutes>
Town's YouTube Channel: www.youtube.com/townofforterie
or click on the YouTube icon on the home page of the Town's
website (www.forterie.ca) or Cogeco "YourTV"

1. Call to Order

Mayor Redekop called the meeting to order at 6:00 p.m.

Mayor Redekop acknowledged the land on which we gather is the traditional territory of the Haudenosaunee, Mississaugas of the New Credit, and Anishinaabe people, many of whom continue to reside in this area.

2. Roll Call

Present: His Worship Mayor Redekop and Councillors Dubanow, Lubberts, McDermott, and Noyes

Absent: Councillor Zanko

Staff: A. Herlovitch, J. Janzen, C. Patton, C. Schofield, D. Vander Veen, and K. Walsh

3. Announcements/Addenda

There was one addendum as follows:

Addition of a delegation under Item No.10.1, Corporate and Community Services – Presentations and Delegations: (a) Darren Flagg, 1102 Benner Avenue Re: Opposed to Land Committee Decision – Request to Purchase Land: Florence Drive (Report No. CAO-05/LC-07-2022 – Recommendation No. 2, Appendix "2").

5. Notice of Upcoming Public Meetings

(a) Proposed Official Plan and Zoning By-law Amendment

Re: 7 Central Avenue and 100-1 Queen Street - Owner: Compass Heights Developments Ltd. (Jeff Andrews) - Agent: PLW Consulting (P. Leigh Whyte) - Monday, April 11, 2022 - 6:00 p.m. The information report will be available by 5:00 p.m. on April 6, 2022.

(b) Proposed Zoning By-law Amendment

Re: 0-15850 Rebstock Road - Owner: M5V Inc. (Sherad McQueen) - Agent: NPG Solutions Inc. (Mary Lou Tanner) - Monday, April 11, 2022 - 6:00 p.m. The information report will be available by 5:00 p.m. on April 6, 2022.

(c) Open House

Re: Proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 0-17482 & 0-17484 Black Creek Road - Owner: 5009823 Ontario Inc. - Agent: Matt Kernahan (Upper Canada Consultants) - Thursday, April 7, 2022 - 5:00 p.m. - Black Creek Community Centre, Stevensville.

(d) Open House

Re: Proposed Zoning By-law Amendment - 3914 Alexandra Road - Owner: Centurion Building Corporation (Nicholas Colaneri) - Wednesday, April 13, 2022 - 5:00 p.m. - Town Hall Atrium.

6. Public Meetings

(a) Proposed Official Plan and Zoning By-law Amendment

Re: 0-10546 DiPietro Street - Owner: 2655321 Ontario Inc. (Mark Spadafora) - Applicant: Land Pro Planning Solutions (Mike Sullivan). The Applicant's request is to permit the creation of three parcels on DiPietro Street for single detached residential development. The land use designation in the Town's Official Plan is proposed to change from Commercial to Urban Residential and the zoning is proposed to change from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone with a provision to permit reduced lot frontage for one of the proposed parcels (the corner lot).

Council-in-Committee - 04 Apr 2022 Meeting Minutes

Mayor Redekop announced that this portion of the meeting would be devoted to the holding of the Public Meeting.

Mr. Vander Veen, Junior Planner, Development approvals, delivered a PowerPoint Presentation which is available for viewing on the Town's website.

Mr. Vander Veen confirmed the statutory requirements for the Public Meeting were met, summarized the purpose of the Application, and public comments received.

Mike Sullivan, Land Pro Planning Solutions (Owner/Applicant), was present to speak on behalf of the Application. Mr. Sullivan advised that he was present to answer any questions that members of Council may have.

Mayor Redekop enquired if any members of the public wished to speak in favour, in opposition or had any questions regarding the Application. No members of the public came forward.

Mayor Redekop declared the Public Meeting closed.

7. Consent Agenda Items

7.1 Request to Remove Consent Agenda Items

Report No. IS-09-2022 was removed to be dealt with separately due to Councillor Butler's declared pecuniary interest.

7.2 Consent Agenda Items for Approval

PDS-16-2022 Extension of Draft Plan Approval - Lulongping Phase 2 Draft Plan of Subdivision (1230 Pettit Road) - East Side of Pettit Road, South of Bertie Street - Yiliming International Real Estate Ltd. (Lucy Lu) - Owner - Upper Canada Consultants (William Heikoop) - Agent

That: Council extends draft plan approval for the Lulongping Phase 2 draft plan of subdivision until February 20, 2023, and the Owner and Regional Municipality of Niagara Planning and Development Services be so advised, and further

That: Council directs that the conditions of approval for the Lulongping Phase 2 draft plan of subdivision be amended as detailed in Appendix "5" to Report No. PDS-16-2022, and further

7.3 Items Removed to be Dealt with Separately

IS-09-2022 Award of Tender for 2022 Hot Mix Asphalt - Contract No. ISE-22TRSRF(H)22 and 2022 Surface Treatment - Contract No. ISE-22TRSRF(ST)22

Each recommendation was dealt with separately due to Councillor Butler's declared pecuniary interest with the second and third recommendations.

That: Council accepts and approves the tender submission for the 2022 Road Resurfacing Program – Hot Mix Asphalt Contract No. ISE-22T-RSRF(H)22 from Brennan Paving and Construction Limited in the amount of \$1,475,631.97 (including 13% HST);
(Carried)

That: Council accepts and approves the tender submission for the 2022 Road Resurfacing Program – Surface Treatment Contract No. ISE-22TRSRF(ST)22 from Circle P Paving Inc. in the amount of \$1,190,663.77 (including 13% HST); **(Carried)**

That: Council amends the 2022 Capital Budget to supplement the 2022 Road Resurfacing Program – Hot Mix Asphalt Contract No. ISE-22T-RSRF(H)22, and Surface Treatment Contract No. ISE-22T-RSRF(ST)22 by \$85,000.00 with funding from the Road Refurbishing Reserve.
(Carried)

8. Planning and Development Services

Chaired by Councillor Dubanow

8.1 Presentations and Delegations

None.

8.2 Reports

PDS-15-2022 Proposed Combined Official Plan & Zoning By-law Amendment - 0-10546 DiPietro Street - Landpro Planning Solutions - Mike Sullivan (Agent) - 2655321 Ontario Ltd. - Mark Spadafora (Owner)

Recommendation No. 2

Moved by: Mayor Redekop

That: Council receives for information purposes Report No. PDS-15-2022 regarding a proposed Official Plan and Zoning By-law Amendment for 0-10546 DiPietro Street. **(Carried)**

8.3 New Business/Enquiries

(a) Councillor Noyes

Councillor Noyes enquired about the backstop at Douglas Park off of River Trail. She advised it is her understanding that it still hasn't been RFP'd, so it is still not tendered, which is the goal. The tenders come back by the end of May, and then they're going to be able to proceed with the tender. That is to say that the work should be started by the end of May and then hopefully completed in June. Councillor Noyes advised she wanted to bring this up because this was something she mentioned last summer, and was concerned once the backstop was removed, that it wasn't going to happen very quickly. She was encouraged to wait until December at budget time, and that it would be dealt with then, which it was, and was put in the budget. Once the Capital Budget was approved, the tenders could go forward and would be ready to install. That didn't happen and she understands that this has been due to COVID.

Mayor Redekop called a point of order as he had forwarded an email to Councillor Noyes in the afternoon, which he had received from Ms. Hansen, in response to this issue.

Mayor Redekop read Ms. Hansen's email: "I am intending to put out a tender for the AC Douglas Park and Ott Road Park backstop and fencing replacement, in the next week. My intent is to get a report to Council on May 16 for award of contract, that the work starts by the end of May and be completed by mid-June. Unfortunately, without a Senior Community Planner, I have spent a good portion of the last few months dealing with heritage, Regional Official Plan and other such matters, leaving a number of park projects behind schedule."

Councillor Noyes thanked Mayor Redekop for the explanation and understands the work pressures that everyone's under, but she brought it up in September. She

APPENDIX "3"

Re: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)
 Craig Krueger to: Daryl Vander Veen 2022-03-22 09:18 AM
 From: "Craig Krueger" <craig.krueger@cogeco.com>
 To: "Daryl Vander Veen" <DVanderVeen@forterie.ca>

Hi Daryl, thanks for the update, Cogeco has no comment regarding this.
 Craig

On Mon, Mar 21, 2022 at 3:45 PM Daryl Vander Veen <DVanderVeen@forterie.ca> wrote:
 Good afternoon,

A complete application for a Combined Official Plan and Zoning By-law Amendment has been received from Mike Sullivan of LandPro Planning Solutions for 0-10546 DiPietro Street. The Owner is 2656321 Ontario Ltd (Mark Spadafora).

This Zoning By-law Amendment application seeks to permit development of three single detached dwellings fronting onto DiPietro Street. The subject property is designated Commercial in the Town's Official Plan. The subject property is zoned General Commercial (C2-115) Zone in accordance with the Town's Zoning By-law No. 129-1990.

The Applicant is proposing to change the land use designation from Commercial to Residential in the Official Plan and to amend the zoning from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone with provisions to permit reduced lot frontage for one of the proposed lots (Part 1 on the application sketch).

The following documents are submitted for your review:

0. Complete Application Letter
1. Application for Combined Official Plan & Zoning By-law Amendment
2. Pre-consultation Agreement
3. Survey Sketch
4. Planning Justification Brief
5. Location Map

Please provide any comments you have on the application no later than **Monday, April 11, 2022**. If your agency has a review fee it has been mailed to your attention. Please contact me if you have any questions or require any further information.

Regards,

Daryl

Daryl Vander Veen, BES
 Junior Planner

Planning & Development Services
 The Corporation of the Town of Fort Erie
 1 Municipal Centre Drive
 Fort Erie, Ontario, L2A 2S6
 Phone: 905-871-1600 ext. 2509
 Email: dvanderveen@forterie.ca

APPENDIX "3"

RE: [External] Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)
Municipal Planning to: Daryl Vander Veen 2022-03-24 06:51 AM
From: "Municipal Planning" <MunicipalPlanning@enbridge.com>
To: "Daryl Vander Veen" <DVanderVeen@forterie.ca>

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman

Municipal Planning Analyst
Long Range Distribution Planning

—

ENBRIDGE

TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Daryl Vander Veen <DVanderVeen@forterie.ca>

Sent: Monday, March 21, 2022 3:46 PM

Subject: [External] Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good afternoon,

A complete application for a Combined Official Plan and Zoning By-law Amendment has been received from Mike Sullivan of LandPro Planning Solutions for 0-10546 DiPietro Street. The Owner is 2656321 Ontario Ltd (Mark Spadafora).

This Zoning By-law Amendment application seeks to permit development of three single detached dwellings fronting onto DiPietro Street. The subject property is designated Commercial in the Town's Official Plan. The subject property is zoned General Commercial (C2-115) Zone in accordance with the Town's Zoning By-law No. 129-1990.

APPENDIX "3"

RE: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)
Jessica Abrahamse to: Daryl Vander Veen 2022-03-23 03:43 PM
From: "Jessica Abrahamse" <jabrahamse@npca.ca>
To: "Daryl Vander Veen" <DVanderVeen@forterie.ca>

Hi Daryl,

NPCA staff have no concerns with the proposed development the lands are not regulated by the NPCA.

With Best Regards,

Jessica Abrahamse M.E.S.
Watershed Planner

250 Thorold Road West, 3rd Floor
Welland, On
L3C 3W2
(905) 788-3135 Ext. 235
jabrahamse@npca.ca
www.npca.ca
[NPCA Mapping Tool](#)

Thank you for your email. Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. NPCA enforcement, permitting and planning functions are continuing to operate, however there may be delays in receiving responses to inquiries or complaints due to staff restrictions and remote work locations. Updates with regards to NPCA operations and activities can be found on our website at www.npca.ca/our-voice, the NPCA Facebook page at <https://www.facebook.com/NPCAOntario> and on Twitter at https://twitter.com/NPCA_Ontario.

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

From: Daryl Vander Veen <DVanderVeen@forterie.ca>

Sent: March-21-22 3:46 PM

Subject: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)

Good afternoon,

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The Applicant is proposing to change the land use designation from Commercial to Residential in the Official

APPENDIX "3"



Re: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)



Ed Melanson to: Daryl Vander Veen

2022-03-23 11:56 AM

From: Ed Melanson/FortErie
To: Daryl Vander Veen/FortErie@TownOfFortErie

Good Morning Darryl,

I have reviewed the attachments and proposed applications. I have no objections to this specific to the Fire Department.



Ed Melanson
Fire Chief / CEMC

Office: (905) 871-1600 ext. 2600
Cell: (905) 329-7255

Daryl Vander Veen Good afternoon, A complete application for a C...

03/21/2022 03:45:48 PM

From: Daryl Vander Veen/FortErie
To:
Date: 03/21/2022 03:45 PM
Subject: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)

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A complete application for a Combined Official Plan and Zoning By-law Amendment has been received from Mike Sullivan of LandPro Planning Solutions for for 0-10546 DiPietro Street. The Owner is 2656321 Ontario Ltd (Mark Spadafora).

This Zoning By-law Amendment application seeks to permit development of three single detached dwellings fronting onto DiPietro Street. The subject property is designated Commercial in the Town's Official Plan. The subject property is zoned General Commercial (C2-115) Zone in accordance with the Town's Zoning By-law No. 129-1990.

The Applicant is proposing to change the land use designation from Commercial to Residential in the Official Plan and to amend the zoning from General Commercial (C2-115) Zone to a site-specific Residential 3 (R3) Zone with provisions to permit reduced lot frontage for one of the proposed lots (Part 1 on the application sketch).

The following documents are submitted for your review:

APPENDIX "3"



Re: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)



Pieter Wasserman to: Daryl Vander Veen

2022-04-12 11:26 AM

From: Pieter Wasserman/FortErie
To: Daryl Vander Veen/FortErie@TownOfFortErie

Hi Daryl,

Neighbourhood Planning has no further comment on this application.

Thank you!

Kind regards,

Pieter Wasserman, B.A.S, M.Arch (Prof.), MCPUD
Neighbourhood Planner & Urban Designer
Community Planning

The Corporation of the Town of Fort Erie | Planning and Development Services
1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6
T: 905-871-1600 x 2503 | F: 905-871-6411

Please note, due to Covid19 regulations please email to set up an appointment, if required, in advance.

Daryl Vander Veen	Good afternoon, A complete application for a C...	03/21/2022 03:45:48 PM
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From: Daryl Vander Veen/FortErie
To:
Date: 03/21/2022 03:45 PM
Subject: Request for comments - proposed Combined Official Plan & Zoning By-law Amendment, 0-10546 DiPietro Street, Town of Fort Erie (file no. 350309-0525)

Good afternoon,

A complete application for a Combined Official Plan and Zoning By-law Amendment has been received from Mike Sullivan of LandPro Planning Solutions for 0-10546 DiPietro Street. The Owner is 2656321 Ontario Ltd (Mark Spadafora).

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The following documents are submitted for your review:

0. Complete Application Letter
1. Application for Combined Official Plan & Zoning By-law Amendment
2. Pre-consultation Agreement

APPENDIX "3"



Zoning Amendment - DiPietro Street

Bev Goodman to: dvanderveen

2022-02-07 02:07 PM

From: "Bev Goodman" <[redacted]>

To: dvanderveen@forterie.ca

History: This message has been replied to.

Hi Daryl. I am interested in attending the Zoom meeting on February 15.

Bev Goodman
575 Sims Avenue
Fort Erie

APPENDIX "3"

proposed zoning by law amendment Dipietro st.
 Scott Wraight to: dvanderveen 2022-02-14 03:01 PM
 From: "Scott Wraight" <[redacted]> To:
 dvanderveen@forterie.ca

Daryl,

i would like the link to the Zoom Meeting for this.

I live directly across from this property. My concerns:

1. Dipietro street is more of a lane way and fro two cars to drive on the road some has to use the shoulder. 3 lots will min 2 cars per lot and that is a lot of parking requirements on a narrow street.
2. drainage plan. the road has a sink hole now(reported 2 yrs ago), the center of the road fills with a huge puddle now, and with 3 lots that is more road work and path work.
3. Schedule 1 show the 3 lots plan and to the west a lane between the lots and the old rail line. Is this laneway a road? what is it?
- 4.

during construction of buildings:

- where will all the trades be parking to work on these again very narrow road.
- AS we are on the west side and any lose garbage will end up in our yards what is the plan do deal with this?
-