



The Corporation of the Town of Fort Erie By-law 84-2025

**Being a By-law to Enact an Amendment to the Official Plan Adopted by
By-law 150-06 for the Town of Fort Erie Planning Area**

Amendment 87

0-8227 Hibbard Street

2599664 Ontario Ltd. (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, as amended, hereby enacts as follows:

- 1. That** amendment 87 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 is authorized to affect 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 22nd day of September 2025.

Mayor

Clerk

AMENDMENT 87

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 87 to the Official Plan adopted by By-law 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 87 to the Official Plan adopted by By-law 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 change the land use designation on a portion of the subject lands shown on Schedule "A" attached hereto from "Institutional" to "Medium Density Residential" to permit 8 street townhouse dwellings.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this Amendment, are municipally known as 0-8227 Hibbard Street 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 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 Amendment would result in the whole of the subject lands being designated Medium Density Residential to facilitate the development of underutilized land within the Urban Boundary for residential purposes and contribute towards additional housing supply. The subject lands are not used for institutional purposes and are under private ownership. There is no demonstrable need to retain the subject lands as Institutional. Redesignation of the Institutional portion of the subject lands to Medium Density Residential will align well with the residential uses located north and east of the subject lands. Moreover, additional residential uses in this area will support the economic growth of existing commercial uses within the Ridgeway downtown core area.

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 lands are located in an established area of the Ridgeway-Thunder Bay neighbourhood with a mix of commercial and residential uses. The existing built form in the area predominately consists of 1-2 storey single detached dwellings, 1-3 storey commercial/mixed use buildings and one storey townhouses. The proposed Medium Density Residential development on the subject lands will be compatible with the adjacent commercial uses and low to medium-density residential uses in the area.

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 lands are not impacted by any significant natural heritage features. It is noted that the subject lands are largely vegetated, and any tree removal will require a Tree Inventory and Preservation Plan through a future Draft Plan of Subdivision application. Further, tree removal will require compensation to the Town either through replanting or payment of cash-in-lieu in accordance with the Town's Tree By-law 33-2024.

The NPCA noted that there is a watercourse on the south side of the subject lands. Completion of an erosion and sediment control plan and a grading plan will be required as conditions of approval for a future Draft Plan of Subdivision application.

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 Public Health Department and any other appropriate authority deemed advisable.**

The subject lands are within the Urban Boundary and have access to full municipal services (water main and sanitary sewer). A Peer Review of the Applicant's Functional Servicing Report concluded that there is adequate downstream sanitary sewer capacity to support the development.

The subject lands front onto a portion of Hibbard Street where the width of the road allowance varies. Although the road is narrow, the addition of eight additional dwelling units by way of street townhouses is not anticipated to significantly impact vehicle or pedestrian traffic. The Town will be requesting a 1.52 metre road widening to improve the width of the road along the frontage of the subject lands as a condition of draft plan approval for a future Plan of Subdivision application. No sidewalks are being requested along the frontage of the subject lands due to the narrow width of the road; however, there are sidewalks to the east that connect to the sidewalk network throughout Ridgeway-Thunder Bay.

E. The compatibility of the proposed use with uses in adjoining areas;

The built form of adjoining areas consists of 1 - 2 storey single detached dwellings, 1- 3 storey commercial and mixed-use buildings, and 1 storey street townhouse dwellings. The development is compatible with the surrounding uses and will introduce a compact built form that utilizes underdeveloped lands in an established neighbourhood with a mix of uses. The proposal aligns with the established character of the area with the proposed townhouse dwellings are of similar height and front yard setbacks as other residential uses in the area. The proposal is expected to contribute to the area's housing supply and options while maintaining the neighbourhood's character.

F. The effects of such proposed use on the surrounding area in respect of the minimizing of any possible deprecating or deteriorating effect upon adjoining properties;

No significant deprecating or deteriorating impacts to adjacent parcels are anticipated to result from this proposal. Landscaping and screening will be reviewed in detail as part of a future Draft Plan of Subdivision application. The proposed townhouses will also support the downtown Ridgeway commercial area with additional year-round residents.

G. The potential effect of the proposed use on the financial position of the municipality;

The proposal will not negatively affect the financial position of the municipality. The cost of any required road or infrastructure works will be the responsibility of the developer.

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

None.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The relevant policies of the Official Plan adopted by By-law 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 87 to the Official Plan adopted by By-law 150-06 for the Fort Erie Planning Area. The Official Plan adopted by By-law 150-06 for the Fort Erie Planning Area is hereby amended as follows:

1. The land use designation of the subject lands shown on Schedule “A” attached hereto shall change from “Institutional” to “Medium Density Residential.”

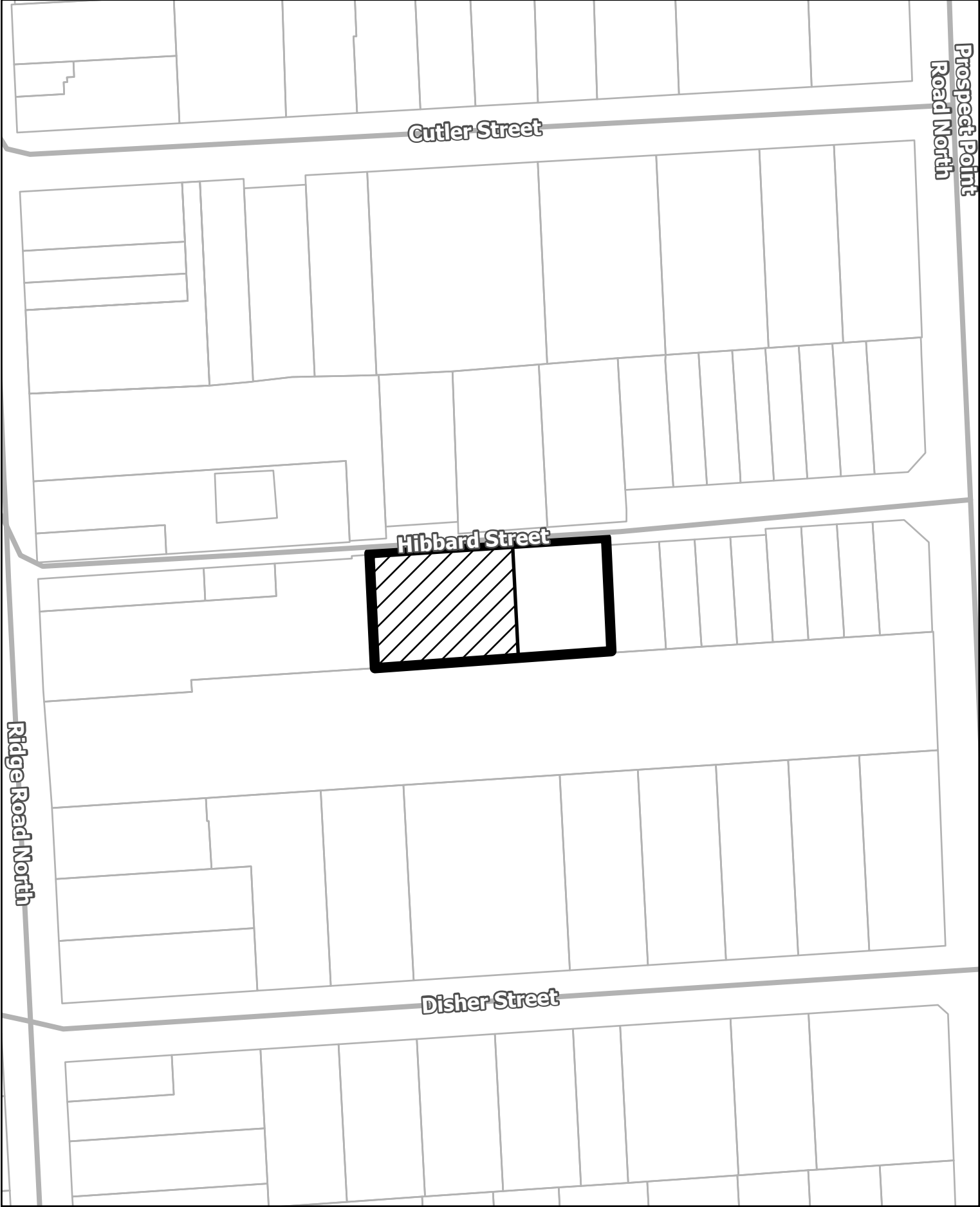
PART “C” – THE APPENDICES

Appendix 1 – Notice of Public Meeting

Appendix 2 – Public Meeting Minutes

Appendix 3 – Circulation comments

Schedule A



BY-LAW 84-2025
THIS SKETCH FORMS PART OF SCHEDULE "A" TO THE OFFICIAL PLAN
PASSED THIS 22nd DAY OF SEPTEMBER 2025



Subject Lands - 0-8227 Hibbard Street



Change designation from Institutional to Medium Density Residential



NOTICE OF PUBLIC MEETING

Municipal Address: 0-8227 Hibbard Street, Fort Erie
Owner: 2655321 Ontario Ltd. (Mark Spadafora)
Applicant: Urban and Environmental Management (Greg Taras)
File Number(s): ZBA-09-2025

The Planning, Building and By-law Services Department received a combined Official Plan and Zoning By-law Amendment Application, pursuant to Sections 22 and 34, of the *Planning Act*, R.S.O. 1990, c. P.13.

The application was deemed complete on May 15, 2025.

The subject lands are within the Ridgeway-Thunder Bay Secondary Plan Area in the Town's Official Plan and are designated Institutional, in part, and Medium Density Residential, in part.

The subject lands are zoned Institutional (I) Zone, in part, and Residential Multiple 1 (RM1-508) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law 129-90, as amended.



The purpose and effect of the proposed Official Plan Amendment is to change the land use designation of the western portion of the subject lands from Institutional to Medium Density Residential. The purpose and effect of the proposed Zoning By-law Amendment is to rezone the whole parcel from Institutional (I) Zone and Residential Multiple 1 (RM1-508) Zone to a site-specific Residential Multiple 1 (RM1) Zone to permit the development of 8 street townhouse dwellings and to increase the maximum density from 35 units per hectare to 45 units per hectare. A site plan for the proposal is included as "Schedule 1" to this notice.

PUBLIC PARTICIPATION

The Town of Fort Erie is seeking your comments on the application. The Public Meeting is an opportunity for public input prior to a staff recommendation report and Council making a decision on the proposal.

To participate in the Public Meeting, you may:

1. Attend the Public Meeting, as follows:

Date: Monday, July 21, 2025

Time: 6:00 PM

Location: Council Chambers, Town Hall, 1 Municipal Centre Drive, Fort Erie

Residents can participate in the Public Meeting in-person in the Town Council Chambers, or virtually by registering with Ashlea Carter, Acting Town Clerk by email (clerk@forterie.ca).

The Public Meeting is also available to view on live stream at youtube.com/townofforterie, or by clicking on the YouTube icon on the Town's website: www.forterie.ca

2. Submit written comments to Ashlea Carter, Acting Town Clerk by email (clerk@forterie.ca) or regular mail (1 Municipal Centre Drive, Fort Erie, ON L2A 2S6). All written submissions will become part of the public record and will be provided to Council.

If you wish to be notified of Council's decision on the proposed application, you must make a written request to Daryl Vander Veen, Intermediate Development Planner.



NOTICE OF PUBLIC MEETING

APPEAL INFORMATION

Only the Minister, the applicant, specified persons, public bodies, and the registered owner of the land to which the by-law would apply, as defined in the *Planning Act*, may appeal the decision of Council to the Ontario Land Tribunal (OLT).

If a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the 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 is not entitled to appeal the decision.

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 OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

MORE INFORMATION

An Information Report accompanying the Public Meeting will be available for review by 5:00 PM on **Thursday, July 17, 2025** by accessed the Council agenda through the Town's Website: forterie.ca/en/town-hall/council-meetings.aspx

Application materials are available for review on the Town's website (<https://www2.forterie.ca/resource/planningApplications.xsp>), or by contacting Daryl Vander Veen, Intermediate Development Planner by email. New or revised application materials will be uploaded to the Town's website at the link above as they become available. Please check the Town's website for updates.

CONTACT

Daryl Vander Veen, Intermediate Development Planner
Planning, Building and By-law Services
dvanderveen@forterie.ca
905-871-1600 x. 2509

Dated at the Town of Fort Erie on June 26, 2025.

Appendix 2



The Municipal Corporation of the Town of Fort Erie Regular Council Meeting Minutes

**Monday, July 21, 2025, 5:30 p.m.
Council Chambers**

1. Call to Order

Mayor Redekop called the meeting to order at 5:37 pm.

2. Land Acknowledgement

Mayor Redekop provided a land acknowledgment.

3. Invocation

The Clerk read the Invocation.

4. Roll Call

The Clerk gave the roll call.

Present: His Worship Mayor Redekop and Councillors Christensen, Dubanow, Flagg, Lewis, and Noyes

Absent: Councillor McDermott, Regional Councillor Insinna

Staff: C. Cameron, A. Dilwaria, R. Firenze J. Frost, J. Janzen, C. McQueen, C. Patton and P. Riley.

5. Announcements/Addenda

None.

6. Declarations of Pecuniary Interest

6.1 Mayor Redekop - Public Meeting - Official Plan and Zoning By-law Amendment - 0-8227 Hibbard Street

Mayor Redekop declared a pecuniary interest with respect to Item 12.1 as his law office is located within the notification area and the estate of his

Appendix 2

former law partner is involved with the property owner.

6.2 Mayor Redekop - PBBS-56-2025

Mayor Redekop declared a pecuniary interest with respect to Item 12.2 as his law office is located within the notification area and the estate of his former law partner is involved with the property owner.

7. Notice of Upcoming Public Meetings and Open Houses

None.

8. Closed Session

Resolution 1

Moved by: Councillor Dubanow

Seconded by: Councillor Noyes

That: Council does now go into Closed Session at 5:41 p.m. to consider the following:

Item 8.1 Closed Session Minutes of July 7, 2025;

Item 8.2 PBBS-55-2025 Mediation Update and Next Steps - 1 Burns Place, pursuant to Section 239 (e) of the *Municipal Act, 2001*, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and 239 (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

Item 8.3 Memorandum - Hershey Estates, pursuant to Section 239 (e) of the *Municipal Act, 2001*, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

9. Back to Open Session

Before the vote was taken, Mayor Redekop requested that Item 8.2 be dealt with separately and that a recorded vote be taken on that item. Items 8.1 and 8.3 were voted on together, and Item 8.2 was dealt with separately.

Resolution 2

Moved by: Councillor Lewis

Seconded by: Councillor Christensen

That: Council does now rise and reconvene from closed session at 6:49 p.m. with report:

8.1 **That:** Council approves the Closed Session Minutes of July 7, 2025;

Appendix 2

8.3 **That:** Council receives Memorandum - Hershey Estates Update for information purposes.

Carried

Resolution 3

Moved by: Councillor Lewis

Seconded by: Councillor Christensen

That: Council does now rise and reconvene from closed session at 6:49 p.m. with report:

8.2 **That:** Council receives Report PBBS-55-2025 Mediation Update and Next Steps regarding 1 Burns Place for information purposes and authorizes staff and legal counsel to proceed as directed in Closed Session.

Yes (4): Councillor Christensen, Councillor Flagg, Councillor Lewis, and Councillor Noyes

No (2): Mayor Redekop, and Councillor Dubanow

Carried

10. Regional Councillor Report

None.

11. Presentations and Delegations

11.1 Fred Louws, Principal, Greater Fort Erie Secondary School

Re: Recognition of Accomplishments of Greater Fort Erie Secondary School Student at Skills Canada - Autumn Wartman

Fred Louws, Principal of Greater Fort Erie Secondary School, recognized student Autumn Wartman for her outstanding achievements in the field of culinary arts. Autumn represented the school and the Town of Fort Erie at the national Skills Canada competition, earning a gold medal in the Job Skills Demonstration category for her engaging and inclusive presentation on crepe preparation. This marks her second consecutive national medal.

Mr. Louws also acknowledged the support of the school's technology department, particularly culinary arts teacher Mr. Ashin Gavani, for mentoring numerous medal-winning students. Autumn was congratulated by Council and received a presentation from the Mayor in recognition of her accomplishments.

11.2 Clare Cameron, Director of Community Services

Re: Community Services Update

Appendix 2

Claire Cameron, Director of Community Services, provided an update on the Department's progress and initiatives since its creation. She outlined the Department's mandate, structure, and alignment with the Town's strategic pillars, emphasizing a focus on relationships, experiences, and connections. Highlights included over 21,000 customer service requests received year-to-date, significant growth in social media engagement, successful economic development events, and museum digitization efforts. Claire also noted the Department's involvement in health care recruitment, strategic partnerships, and various community initiatives such as the StopGap ramp project. Council was thanked for its support, and the Department expressed its ongoing commitment to service excellence and community impact.

12. Public Meetings

Mayor Redekop passed the Chair to Councillor Christensen due to his pecuniary interest.

12.1 Public Meeting - Official Plan and Zoning By-law Amendment - 0-8227 Hibbard Street

2655321 Ontario Ltd. (Mark Spadafora) - Urban and Environmental Management (Greg Taras) - Monday, July 21, 2025 - 6:00 pm - Council Chambers, Town Hall

Councillor Christensen announced that this portion of the meeting would be devoted to holding the Public Meeting.

Daryl Vander Veen, Intermediate Development Planner provided a presentation outlining the proposal and responded to questions from members of Council.

Councillor Christensen inquired whether the agent or the applicant wished to speak to the applications.

The applicant's agent, Greg Taras, Senior Planner of Urban and Environmental Management, spoke to the application and answered the questions of Council.

Councillor Christensen asked if anyone present would like to speak in favour of the application.

No one in the audience wished to speak in favour of the application.

Councillor Christensen asked if anyone present would like to speak in opposition to the application.

The following individuals provided oral comments:

- Lucy Hall - 3600 Hibbard Street
- Lynne Kumagai - 3627 Hibbard Street

Appendix 2

The Clerk confirmed that no additional written comments were received.

Councillor Christensen declared the Public Meeting closed.

12.2 PBBS-56-2025

Proposed Combined Official Plan Amendment and Zoning By-law
Amendment Application Information Report for 0-8227 Hibbard Street
Resolution 4

Moved by: Councillor Flagg
Seconded by: Councillor Lewis

That: Council receives, for information purposes, Report PDS-56-2025 regarding a proposed combined Official Plan Amendment and Zoning By-law Amendment for the lands located at 0-8227 Hibbard Street.

Carried

Councillor Christensen returned the Chair to Mayor Redekop.

13. Consent Agenda

Councillor Flagg requested that Item 13.3.2 be removed from the Consent Agenda to be dealt with separately.

Resolution 5

Moved by: Councillor Flagg
Seconded by: Councillor Noyes

That: Council approves the consent agenda as recommended.

Carried, as amended

13.1 Minutes

13.1.1 Regular Council Minutes - June 23, 2025

13.1.2 Special Council Minutes - June 30, 2025

13.1.3 Council-in-Committee Minutes - July 7, 2025

13.2 Correspondence

13.3 Board/Committee Minutes

13.3.1 Receive and Refer Recommendations to Staff - Museum and Cultural Heritage Advisory Committee Minutes - June 11, 2025:

160th Anniversary of the Fenian Raids

That: The Museum and Cultural Heritage Advisory Committee recommends celebrating the 160th anniversary of the Fenian Raids in

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RE: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>

Date Fri 2025-05-30 9:04 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

You don't often get email from andrew.carrigan@canadapost.postescanada.ca. [Learn why this is important](#)

Good Morning,

CPC has no comments regarding this proposed Official Plan and Zoning By-law Amendment.

Thank you

Andrew Carrigan | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914

 Please consider the environment before printing this email.

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

Sent: May-29-25 8:06 PM

Subject: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

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[Report Suspicious](#)

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-Thunder Bay neighbourhood in the Town of Fort Erie on the south side of Hibbard Street and adjacent to the Fort Erie Friendship Trail. The intent of the application is to facilitate development of eight (8) street townhouse dwellings fronting onto Hibbard Street. The proposed density is approximately 45.02 units per hectare.



Re: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From Mike Embleton <mike.embleton@cogeco.com>

Date Fri 2025-05-30 1:42 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Hi Daryl,

Cogeco has no comment on this application.

Thank you,

Mike

Mike Embleton

Network Delivery Coordinator
7170 McLeod Rd, Niagara Falls ON, L2H 3H2
C 905-246-8621



Join the conversation

#cogecommunity



On Thu, May 29, 2025 at 8:05 PM Daryl Vander Veen <DVanderVeen@forterie.ca> wrote:

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-Thunder Bay neighbourhood in the Town of Fort Erie on the south side of Hibbard Street and adjacent to the Fort Erie Friendship Trail. The intent of the application is to facilitate development of eight (8) street townhouse dwellings fronting onto Hibbard Street. The proposed density is approximately 45.02 units per hectare.

The subject lands are currently designated Residential - Medium Density, in part, and Institutional, in part, in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan. The Institutional portion of the subject lands is also identified as a 'Proposed Public Parking Area' in the Secondary Plan. The Official Plan Amendment proposes to redesignate the Institutional portion to Residential - Medium Density to facilitate development of the proposed



RE: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From Municipal Planning <MunicipalPlanning@enbridge.com>

Date Wed 2025-06-04 2:33 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

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

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning

Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

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

Sent: Thursday, May 29, 2025 8:06 PM

Subject: [External] Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

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Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-



RE: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From Sarah Mastroianni <smastroianni@npca.ca>

Date Fri 2025-05-30 12:45 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc Taran Lennard <tlennard@npca.ca>; Kartiki Sharma <ksharma@npca.ca>

Hi Daryl,

Please note that the subject property is not impacted by lands regulated by the NPCA. At the detailed design phases, we would ask that erosion and sediment control fencing is installed along the rear lot line. We would also suggest the Town ensure the proposed grading and drainage of the lot is done in such a way as to protect the small watercourse on lands abutting the subject property to the south.

Thank you.



Sarah Mastroianni

Manager, Planning and Permits

Niagara Peninsula Conservation Authority (NPCA)

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 ext. 249

www.npca.ca

smastroianni@npca.ca

For more information on Permits and Planning 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 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**



Interoffice Memorandum

April 25th, 2025
File No. PA-2023-049

To: Robin Shugan, Intermediate Development Planner
From: Taylor Boyle, Project Manager, Development Engineering
Subject: Preliminary Development Engineering Comments
Pre-Consultation
Address: 0-8227 Hibbard Street

Application Summary: 8-unit street townhouse development

Roads:

Hibbard Street is designated as an **Local Road** as per the Town's current Official Plan. The designated road width is 20m. The current width is substantially deficient with an approximate width of 3.9m. Town Staff acknowledges that some sections of roads throughout the Town are considered as "Laneways" and operate with a deficient road width, Town Staff note that Willow Trail, a subdivision to the East was subject to a road widening of 1.52m (measured from the centreline of the road).

Town Staff will require a road widening of approximately 1.52m (measured from the centreline of the road).

Additionally, Staff require that Hibbard Street be upgraded to an urban cross section, complete with curb and gutter from the western limit of the subject lands to the eastern limit of 3627 Hibbard Street.

Comments/Requirements:

- Sidewalks currently exist along the north frontage to the east, installed with the above noted Willow Trail plan of subdivision. Considering sidewalks are required on one-side of Local roads only, as per the Town's Official Plan and the Ridgeway – Thunder Bay Secondary Plan, and the limiting space within the existing road allowance, regardless of the required above noted widening, **no additional accommodations for a sidewalk along the subject land frontage shall be provisioned with this proposal.**
- Town staff will require a **Functional Servicing Report (FSR)** identifying the existing services, their size, material, capacity and if they are being proposed for re-use for the development site. Confirmation that sizing, material, location, capacity etc. proposed for re-use are in suitable condition and meet Town standards and requirements. Verification and calculations shall be provided for all servicing and design shall be in accordance

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with Niagara Region's 2021 Water and Wastewater Master Servicing Plan Update, Volume 3, dated June 22, 2023. The FSR shall also provide all required information and flow rates to confirm downstream sewers have sufficient capacity to receive the additional flows and meet the demands for the proposed development site.

The submitted Functional Servicing Report will be peer-reviewed by the Town's Sanitary Sewer Consultant, GMBLue Plan. The analysis by the Town's Consultant shall comment on and provide recommendations for the existing downstream system, if any. The submission of this Functional Servicing component and recommendations thereof to the downstream system, if any, as a result of the peer-review, shall be required at the Site Plan Submission phase. In the event there are capacity constraints, the Site Plan Agreement will include a condition stating how works can be completed until such time as recommendations for improvements downstream, if any, are implemented accordingly, at 100% Owner costs.

- It is common that in-fill developments such as this increase the drainage challenges where acceptable outlets do not currently exist. Town staff will require a **Stormwater Management Report** demonstrating how storm water runoff will be maintained and matched from post- to pre- development and demonstrate that the additional runoff will not negatively impact nor rely upon neighboring properties.
 - Please be advised that stormwater:
 - QUALITY controls must be to an **Enhanced Standard**; and
 - QUANTITY control must meet pre-development flows rates for the 2-year to the 100-year storm events minimum.
- Staff require that the Owner/Applicants have a Consulting Engineer prepare and submit a Proposed **Erosion & Sediment Control Plan** to the Town for review and approval. This document shall contain (but is not limited to):
 - Sediment traps or temporary retention ponds;
 - Seeding of topsoil stock piles;
 - Isolated stripping of development lands, upon arrival;
 - Vegetated screens;
 - Silt and erosion control fencing;
 - Mud mats, and outlet erosion controls (riprap, filter clothe etc): and
 - Construction staging.
- Town staff suggest that the Owner/Applicant obtain a **Pre-Construction Condition Survey** of all existing abutting properties and structures. The purpose of this is to obtain independent documentary evidence of the conditions of the adjacent buildings, structures, features etc. prior to construction activities commencing.
- Town staff will require a **Site Servicing Plan** showing both the existing and proposed site services for water, storm and sanitary. The plan is to include location, size, material, inverts, etc. from the municipal main to the building face for all services.
- Town staff will require a **Lot Grading and Drainage Plan** demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties. The plan shall include all existing and proposed downspout discharge locations, all hardscape

Appendix 3

surfaces and all physical features including decks, trees, walkways, pools, etc. both existing and proposed.

As per Town Standards, no more than four lots shall be accommodated by rear yard swales to a proposed RYCB.

The locations and directions of the roof water discharge pipes and sump pumps shall be identified on the Lot Grading and Drainage Plan, prepared and certified by a Professional Engineer.

Please note that these comments are preliminary and reflect the concept proposed for these lands at the time of this application / pre-consultation and may be subject to change. Trusting this information is satisfactory, and if you have any further questions or comments, please feel free to contact Taylor Boyle at extension 2505,

Regards,

Taylor Boyle
Project Manager, Development Engineering

c. Mark Iamarino, PDS (email only)



Re: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From Jessica Abrahamse <JAbrahamse@forterie.ca>

Date Mon 2025-06-16 11:52 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc Zachary George <ZGeorge@forterie.ca>

Good Morning Daryl,

Senior Environmental Planning staff have reviewed the information that has been provided and note that a Tree Protection Plan and Landscape Plan detailing compensation requirements per Tree By-Law 33-2024 will be required. It is noted that the Pre-Consultation agreement is now over 1 year old and that since this time the Town has implemented a Tree By-law.

Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2510

forterie.ca | jabrahamse@forterie.ca



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

Sent: Thursday, May 29, 2025 8:05 PM

Subject: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

Good evening,



Re: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

From Jessica Goodings <JGoodings@forterie.ca>

Date Mon 2025-06-09 1:43 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Good afternoon Daryl,

Thank you for providing the documents to review for the proposal at 0-8227 Hibbard St.

At this time the Fire Department has no questions, concerns or comments.

Thank you and kind regards,

Jessica Goodings

Senior Fire Prevention Officer

Town of Fort Erie

Fire Department

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

p: 905-871-1600 ext. 2605 | c: 289-321-0019

[forterie.ca](https://www.forterie.ca) | jgoodings@forterie.ca



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

Sent: Thursday, May 29, 2025 8:05 PM

Subject: Request for comments - proposed Official Plan and Zoning By-law Amendment applications for Unassigned Parcel, 0-8227 Hibbard Street, Ridgeway-Thunder Bay, Town of Fort Erie (file OPA-02-2025 and ZBA-09-2025)

Good evening,

The Town of Fort Erie has received an application for a combined Official Plan and Zoning By-law Amendment for 0-8227 Hibbard Street. The subject lands are located in the Ridgeway-Thunder Bay neighbourhood in the Town of Fort Erie on the south side of Hibbard Street and adjacent to the Fort Erie Friendship Trail. The intent of the application is to facilitate



0-8227 Hibbard Street

From Kathryn Strachan <KStrachan@forterie.ca>

Date Thu 2025-06-19 4:17 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc Elizabeth Latif <ELatif@forterie.ca>

Hi Daryl,

Please see our comments below regarding 0-8227 Hibbard

0-8227 Hibbard Street

- Landscape Plan required by OALA licensed Landscape Architect or equivalent
- Show pedestrian connection to Hibbard Street and Landscape and Hardscape treatments along Hibbard Street

Kathryn Strachan

Landscape Architect Associate (MLA, BFA)

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2529

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