



## The Corporation of the Town of Fort Erie By-law 47-2026

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**Being a By-law to Enact an Amendment to the Official Plan Adopted  
by By-law 78-2025 for the Town of Fort Erie Planning Area**

**Amendment 1**

**240 Jarvis Street**

**The Trustees of St. John's Stevensville**

**United Church (c/o Reverend Bill Thomas) – Owner**

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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 1 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 June 2026.

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Mayor

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Clerk

**AMENDMENT 1  
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 1 to the Official Plan adopted by By-law 78-2025 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 1 to the Official Plan adopted by By-law 78-2025 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 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 the subject lands shown on Schedule "A" attached hereto from "Community Area" to a Site Specific Policy Area "G.37 240 Jarvis Street" to permit the establishment and operation of a Community Service Facility. It is also proposed that a definition of "Community Service Facility" be include.

## **SECTION 3**

### **LOCATION OF THIS AMENDMENT**

The lands, which are the subject of this Amendment, are municipally known as 240 Jarvis Street as shown on Schedule "A" attached hereto.

## **SECTION 4**

### **BASIS OF THIS AMENDMENT**

Subsection F.7.2. of the Official Plan adopted by By-law 78-2025 of the Fort Erie planning area provides that amendments may be made to the Official Plan. Policies in Subsection F.7.2 have been considered in the preparation of this Amendment and the following criteria have been reviewed in supporting this Amendment to the Official Plan:

#### **i. Suitability of the location of the site for the proposed land use;**

The subject land is suitable for the proposed use. The proposal represents the adaptive reuse of an existing building, with no changes to the building footprint. Full municipal water, sanitary, and storm services are already in place. The subject land is also not constrained by Natural Heritage features.

The proposed relocation would allow an established local service currently operating at 14 Jarvis Street to continue serving residents within the community, while transitioning to a larger site and building that is better able to accommodate current and future needs. The subject land is located approximately 0.5 kilometres from the existing location, maintaining accessibility and continuity of service for the current users.

The subject land is also located approximately 100 metres west of the Bridgeburg Core Mixed-Use Area, which is characterized by a range of non-residential uses. The proximity to this area provides access to on-street parking and nearby municipal parking facilities, which can accommodate potential parking demands.

The existing building has not functioned as a residential use since at least 1990 and was most recently used for professional/business office purposes, demonstrating its suitability for continued non-residential use. Furthermore, Public Service Facilities, which are a similar use to the proposed Community Service Facility, are permitted as of right within the Community Area designation.

**ii. Compatibility of the proposed land use with surrounding uses**

The proposed Community Service Facility is compatible with the surrounding low density residential land uses. Lands that offer similar community services to those that are proposed in the Community Service Facility such as social, educational, recreational and support services, are commonly located within residential areas throughout Fort Erie, including within the Bridgeburg neighbourhood.

Churches, including Knox Presbyterian Church and Bethel Pentecostal Academy are located within low-density residential areas in Bridgeburg. St. Paul's Anglican Church located immediately south of Gilmore Avenue, is also situated in an established residential area and provides monthly lunches. The Salvation Army, also located immediately south of Gilmore Avenue, provides social services and similarly operates within an established residential area.

Fort Erie International Academy is located adjacent to a low-density residential area in Bridgeburg, further demonstrating the compatibility of community-serving uses with residential neighbourhoods.

Further, the subject land has not historically functioned as a residential use since at least 1990 and has most recently operated as a professional / business office. The longstanding non-residential use of the subject land demonstrates that the site has historically accommodated uses that serve the broader community, which further exemplifies compatibility with the adjoining areas.

**iii. The need for and feasibility of the use, where considered appropriate**

The Embrace Centre is an existing institutional use located at 14 Jarvis Street that provides a range of services to meet the diverse needs of the community. Relocating the Embrace Centre to 240 Jarvis Street allows the institution to remain in the community it currently serves and facilitates an expansion of services to serve additional members of the community.

The proposed Community Service Facility represents a continuation and expansion of an existing community service currently operating at 14 Jarvis Street (The Embrace Centre). The existing facility provides a range of services to meet the diverse needs of the community, including clothing, groceries and personal care items, advocacy services, social service assistance, youth programming and educational activities.

The relocation of the Embrace Centre to 240 Jarvis Street will allow the existing community service to remain within the Bridgeburg neighborhood it currently serves, while also being located in a larger facility to accommodate an expansion of services that supports the future needs of the community.

The subject land is feasible for the proposed use, as only adaptive reuse of the existing building is being requested, with no expansion to the building footprint. The subject land is also fully serviced by existing municipal water, sanitary and stormwater infrastructure, and is located within an established neighborhood, making it accessible to the broader community. The subject land also features direct access to public transit along Jarvis Street (Niagara Transit Route 751) and would maintain access to emergency services.

Additionally, the subject lands have not functioned as a residential use since at least 1990 and were most recently occupied by a professional/business office, further demonstrating the suitability of the existing building for non-residential use.

**iv. The impact of the proposal on municipal services, infrastructure and community services and facilities**

The proposal seeks adaptive reuse of an existing building, with no changes to the building

footprint and established municipal water, sanitary, and storm servicing connections. The subject land also benefits from convenient access to public transportation (Niagara Transit Route 751). The subject land is also in an established area with existing access to emergency services. No concerns with respect to the adequacy of such services are known to Staff or anticipated through this application. As such, no adverse impacts to municipal services, infrastructure, community services or facilities are anticipated.

**v. The economic benefits and financial implications to the town; and**

The proposal represents the adaptive reuse of an existing building within the urban boundary, making efficient use of existing municipal infrastructure, including water, sanitary and storm servicing.

The continued use and occupation of the subject lands support the continued utilization of existing building stock within the Bridgeburg neighborhood and subsequently helps to reduce the potential for vacancy and underutilization of land.

The relocation and expansion of the existing Embrace Centre also support the continued delivery of community-based services within the Town, which provides indirect economic and social benefits by contributing to overall community well-being and stability. These services support residents in accessing beneficial programs and resources, which can have positive downstream impacts on other municipal and community systems.

**vi. Regard for the Provincial Planning Statement**

The Provincial Planning Statement (PPS), 2024, supports land use patterns and a mix of land uses that efficiently use land and resources, optimize existing and planned infrastructure, and are transit supportive. These policies also support redevelopment to support the achievement of complete communities through prioritizing planning and investment in infrastructure and public service facilities. The PPS also directs that public service facilities shall consider the use of existing infrastructure, including adaptive reuse, and be coordinated to support financial viability and meet current and projected needs.

The proposed Community Service Facility aligns with the intent of the PPS policies supporting Public Service Facilities. The proposal is consistent with these policies through adaptive re-use of an existing building (previously a professional / business office), within the Settlement Area, to a Community Service Facility with no changes to the building footprint. The subject land is fully serviced with municipal water, sewer and storm connections and has direct access to public transit along Jarvis Street (Niagara Transit Route 751). This demonstrates an efficient use of land and resources, the optimization of existing infrastructure and results in transit supportive development. The existing access to servicing also demonstrates financial viability.

The proposal also demonstrates redevelopment that aligns with the PPS direction for the achievement of complete communities. The relocation and expansion of the Embrace Centre meet current and projected needs by providing services in a larger location that can serve current and additional users. Finally, the subject land is in an established neighbourhood with access to emergency services.

## **SECTION 5**

### **IMPLEMENTATION AND INTERPRETATION**

The relevant policies of the Official Plan adopted by By-law 78-2025 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 1 to the Official Plan adopted by By-law 78-2025 for the Fort Erie Planning Area. The Official Plan adopted by By-law 78-2025 for the Fort Erie Planning Area is hereby amended as follows:

1. That Schedule "O" to the Official Plan be amended by adding a Site Specific Policy Area entitled "G.37 240 Jarvis Street" that identifies the lands shown on Schedule "A" attached hereto.
2. That Section G of the Official Plan, entitled Site Specific Policy Areas, be amended by adding Subsection G.37 as follows:

### **G.37 240 Jarvis Street**

The lands designated on Schedule "O" as Site Specific Policy Area G.37 shall generally be governed by the Community Area policies under Section D.2.2 of the Official Plan, however, the following site-specific policies shall apply:

1. In addition to the permitted uses listed under Section D.2.2.3, the following use is also permitted:
  - i. Community Service Facilities
2. The following definition of "Community Service Facilities" shall apply:

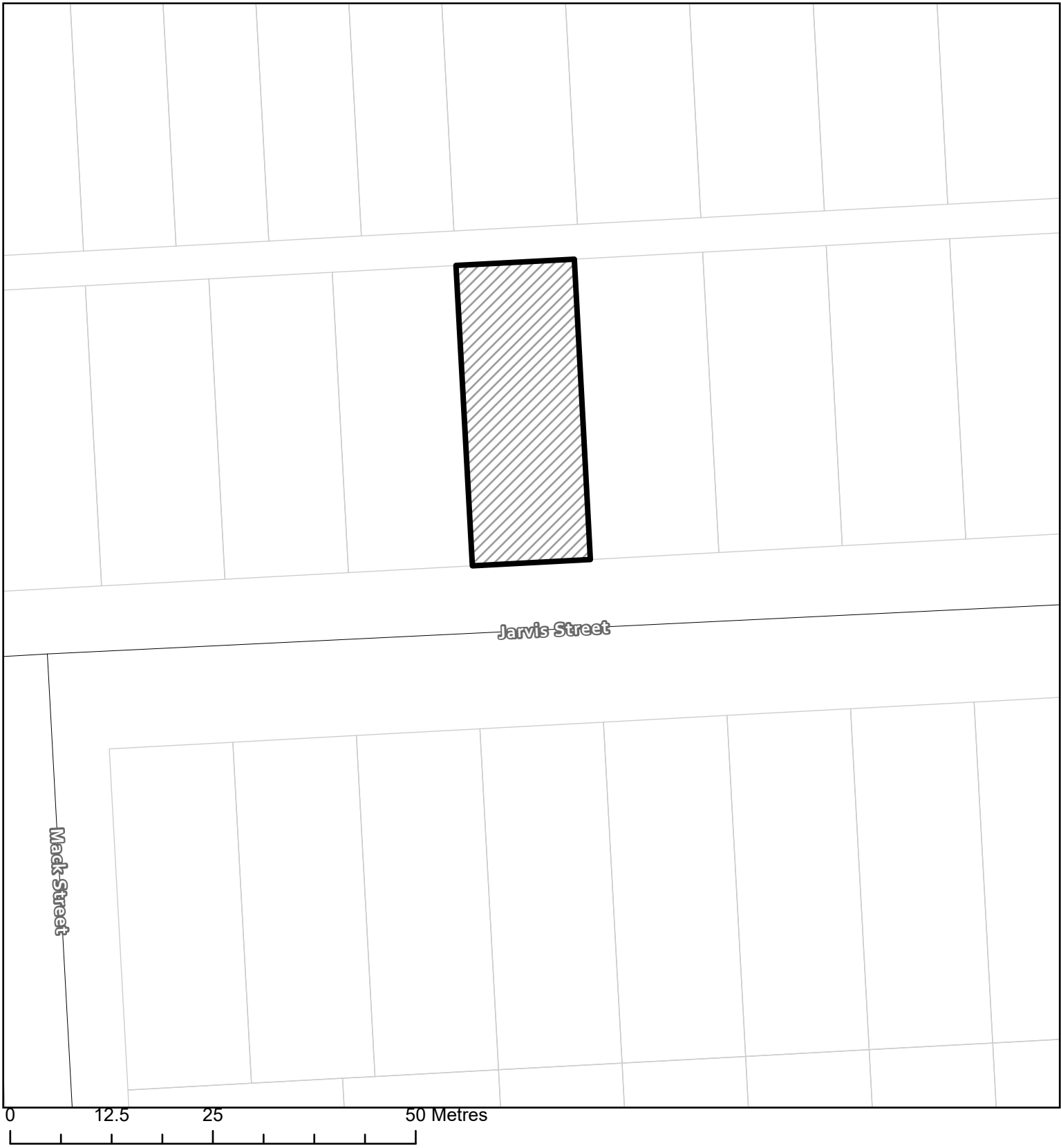
*Lands, buildings and structures for the provision of programs and services such as social assistance, recreation, police and fire protection, health and educational programs, long-term care facilities and cultural services. Community Service Facilities do not include infrastructure.*
3. The Community Area land use designation and Site Specific Policy Area shall take precedence over the land use designation identified in the Bridgeburg Secondary Plan. Other relevant policies of the Bridgeburg Secondary Plan shall continue to apply.

## **PART “C” – THE APPENDICES**

Appendix 1 – Notice of Public Meeting



Appendix 2 – Public Meeting Minutes

Appendix 3 – Circulation comments



**BY-LAW 47-2026**

**This Sketch Forms Part of Schedule "O" to the Official Plan Passed This 22 Day of June 2026**

-  Subject Land — 240 Jarvis Street, Fort Erie
-  Site Specific Policy Area G.37

