



The Corporation of the Town of Fort Erie By-law 76-2026

Being a By-law to Designate Project Areas for the Core Area Community Improvement Plan

Whereas the Town of Fort Erie Official Plan, 2025, contains provisions relating to Community Improvement Plans and empowers Council to designate Community Improvement Project Areas and adopt Community Improvement Plans pursuant to Section 28 of the *Planning Act*, R.S.O 1990, c. P.13, as amended; and

Whereas subsection 28(1) of the *Planning Act* defines a Community Improvement Project Area as a municipality or an area within a municipality, the community improvement plan of which, in the opinion of Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason; and

Whereas subsection 28(2) of the *Planning Act* provides that where an Official Plan is in effect in a local municipality, the Council of the municipality may, by by-law designate the whole or any part of an area covered by such Official Plan as a Community Improvement Project Area; and

Whereas Section F.4.4 of the Town of Fort Erie Official Plan, 2025, provides for Community Improvement planning as an implementation tool to support the revitalization, rehabilitation, redevelopment and improvement of areas experiencing community improvement needs; and

Whereas the Town of Fort Erie has prepared a Core Area Community Improvement Plan to establish a coordinated framework for community improvement, revitalization and reinvestment within the Town's identified Core Areas; and

Whereas the Core Area Community Improvement Plan identifies six Core Area Community Improvement Project Areas, being the Ridgeway Core Area, Bridgeburg Core Area, Stevensville Core Area, South End/Riverwalk Core Area, Gateway Core Area, and Crystal Beach Core Area; and

Whereas it is deemed desirable and in the interest of the municipality to designate the lands identified on the Schedules to this By-law as Community Improvement Project Areas for the purpose of implementing the Town of Fort Erie Core Area Community Improvement Plan; and

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the lands identified of Schedules "A" to "F" to this By-law are hereby designated as Community Improvement Project Areas for the purpose of implementing the Town of Fort Erie Core Area Community Improvement Plan, pursuant to subsection 28(2) of the *Planning Act*.
- 2. That** By-law No. 70-2014, as amended, being a By-law to Designate a Downtown Bridgeburg Core Area Community Improvement Project Area, By-law No. 72-2014, being a By-law to Designate a Downtown Ridgeway Core Area Community Improvement Project Area, By-law No. 6-2016, being a By-law to Designate a Downtown Stevensville Core Area Community Improvement Plan Project Area, and By-law No. 92-2018, being a By-law to Designate a Downtown Southend-Riverwalk Core Area Community Improvement Project Area, are hereby repealed.

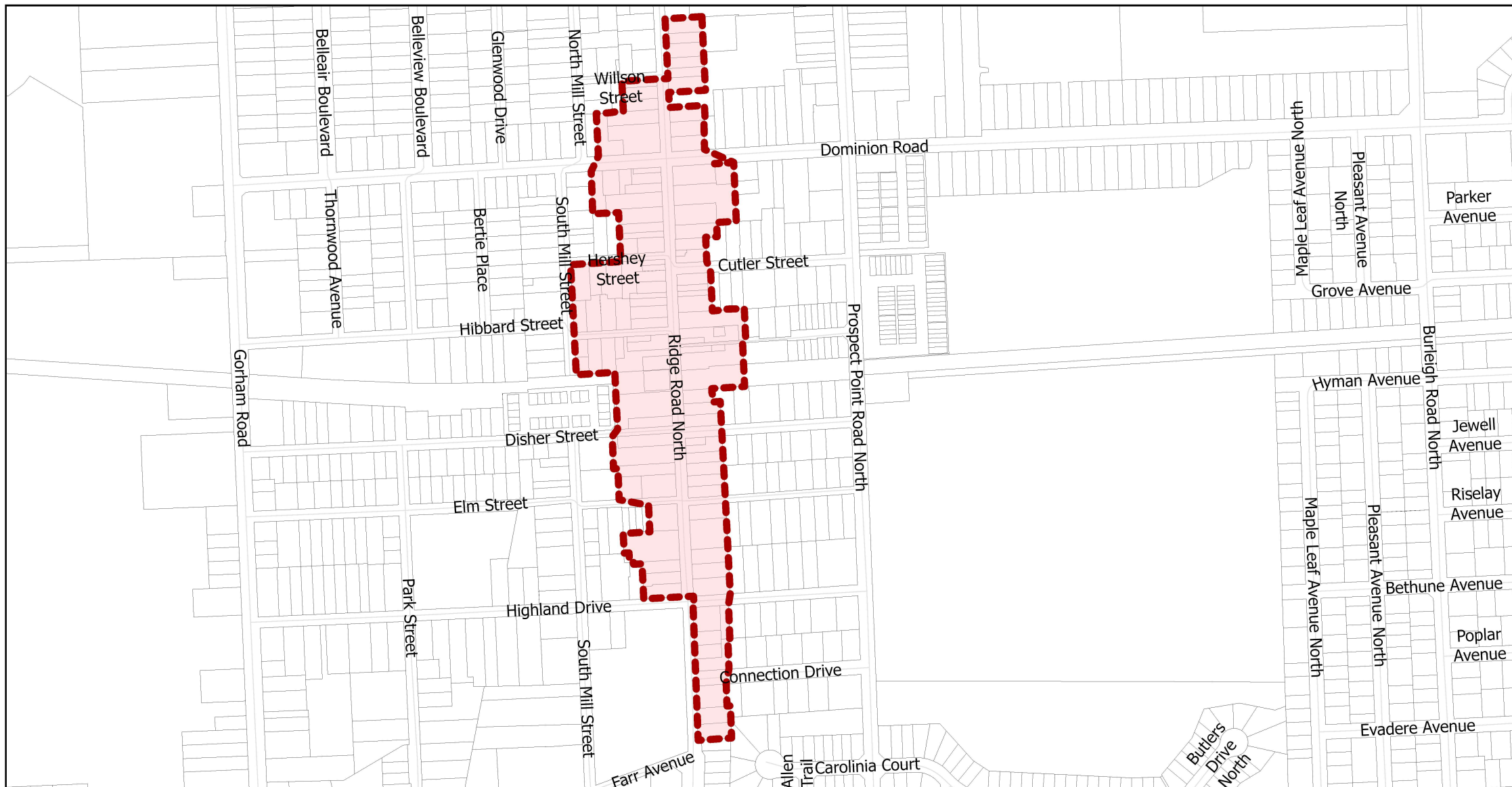
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 28th day of September 2026.

Mayor

Clerk

Schedule "A"- Ridgeway Core Area



Town of Fort Erie Community Improvement Plan Project Area



Ridgeway Core Area, Fort Erie

0 65 130 260 Meters

N



Key Map

Schedule "B"- Bridgeburg Core Area



Town of Fort Erie Community Improvement Plan Project Area



Bridgeburg Core Area, Fort Erie

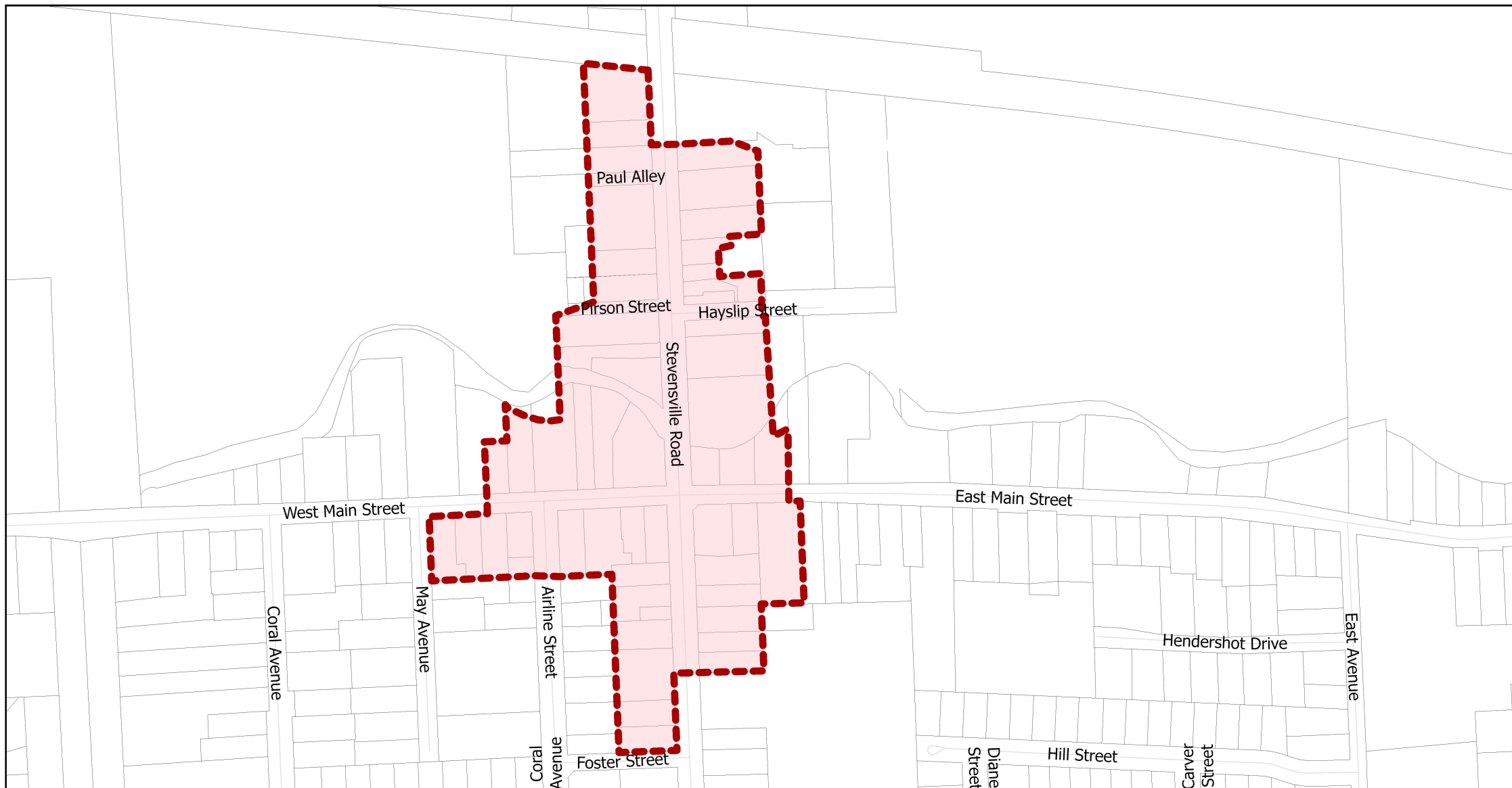
0 25 50 100 Meters

N



Key Map

Schedule "C"- Stevensville Core Area



Town of Fort Erie Community Improvement Plan Project Area



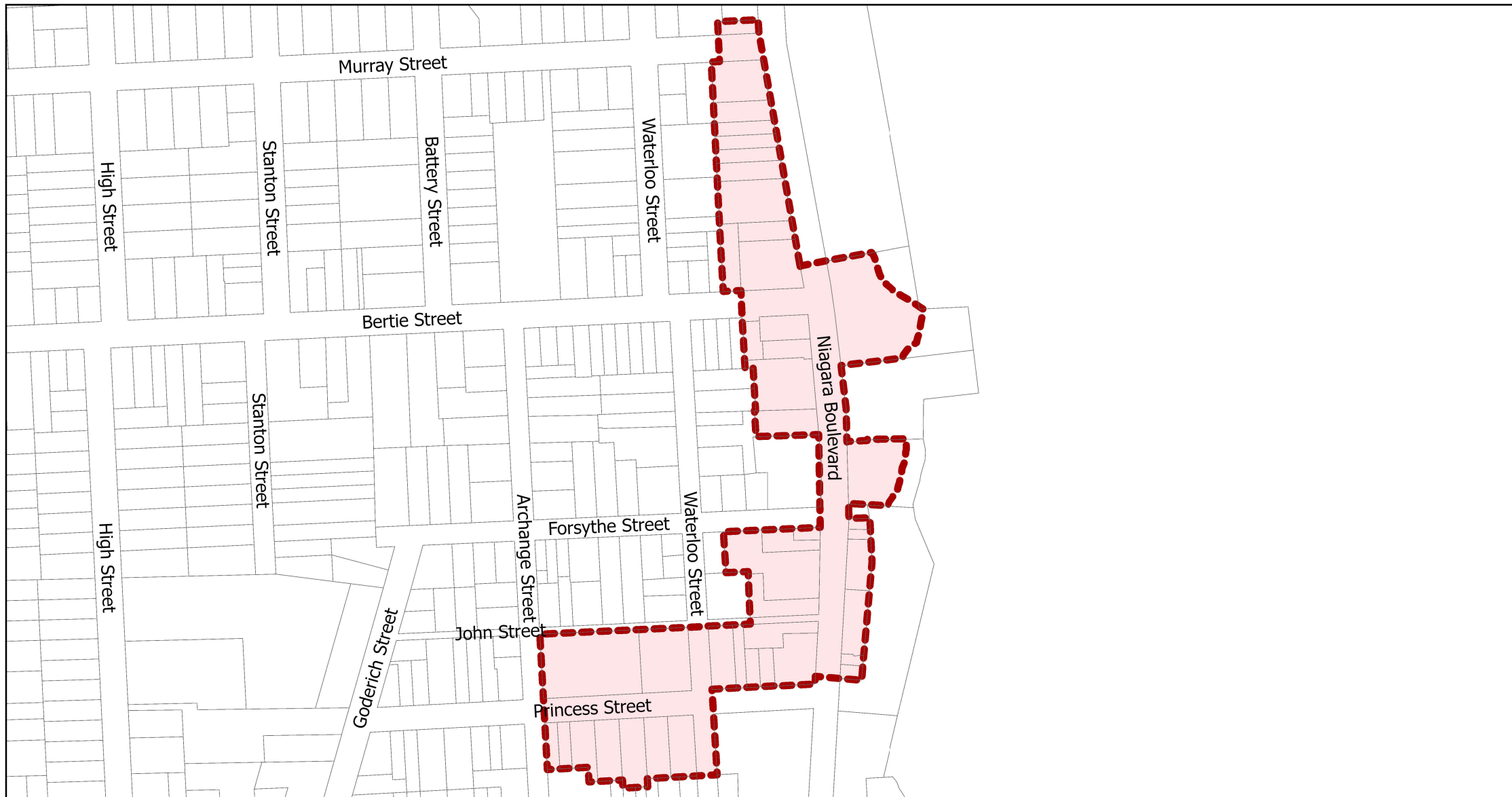
Stevensville Core Area, Fort Erie

0 35 70 140 Meters



Key Map

Schedule "D"- South End/ Riverwalk Core Area



Town of Fort Erie Community Improvement Plan Project Area



South End/ Riverwalk Core Area, Fort Erie

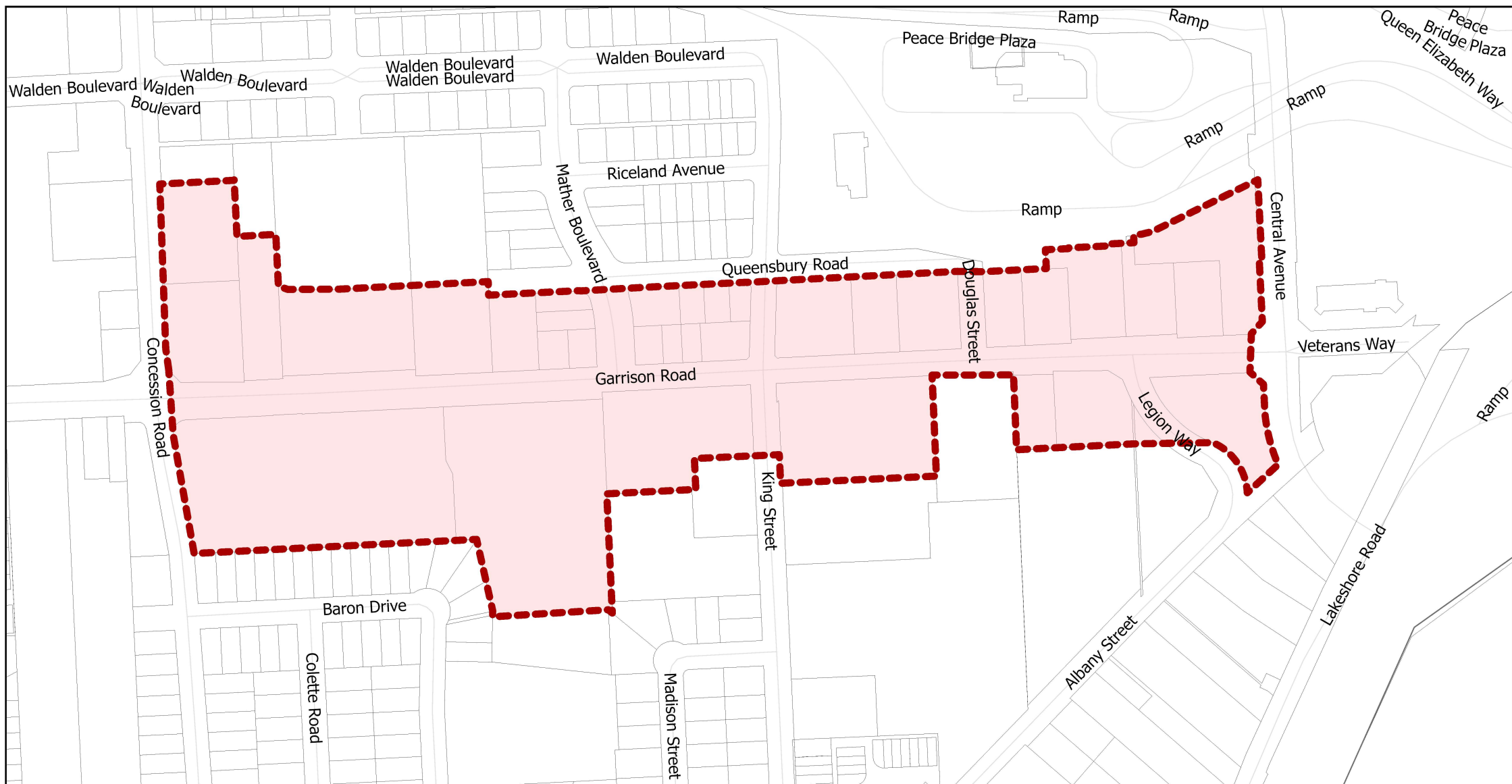


Key Map

0 2 4 8 Kilometers
A scale bar with markings for 0, 2, 4, and 8 kilometers.



Schedule "E"- Gateway Core Area



Town of Fort Erie Community Improvement Plan Project Area



Gateway Core Area

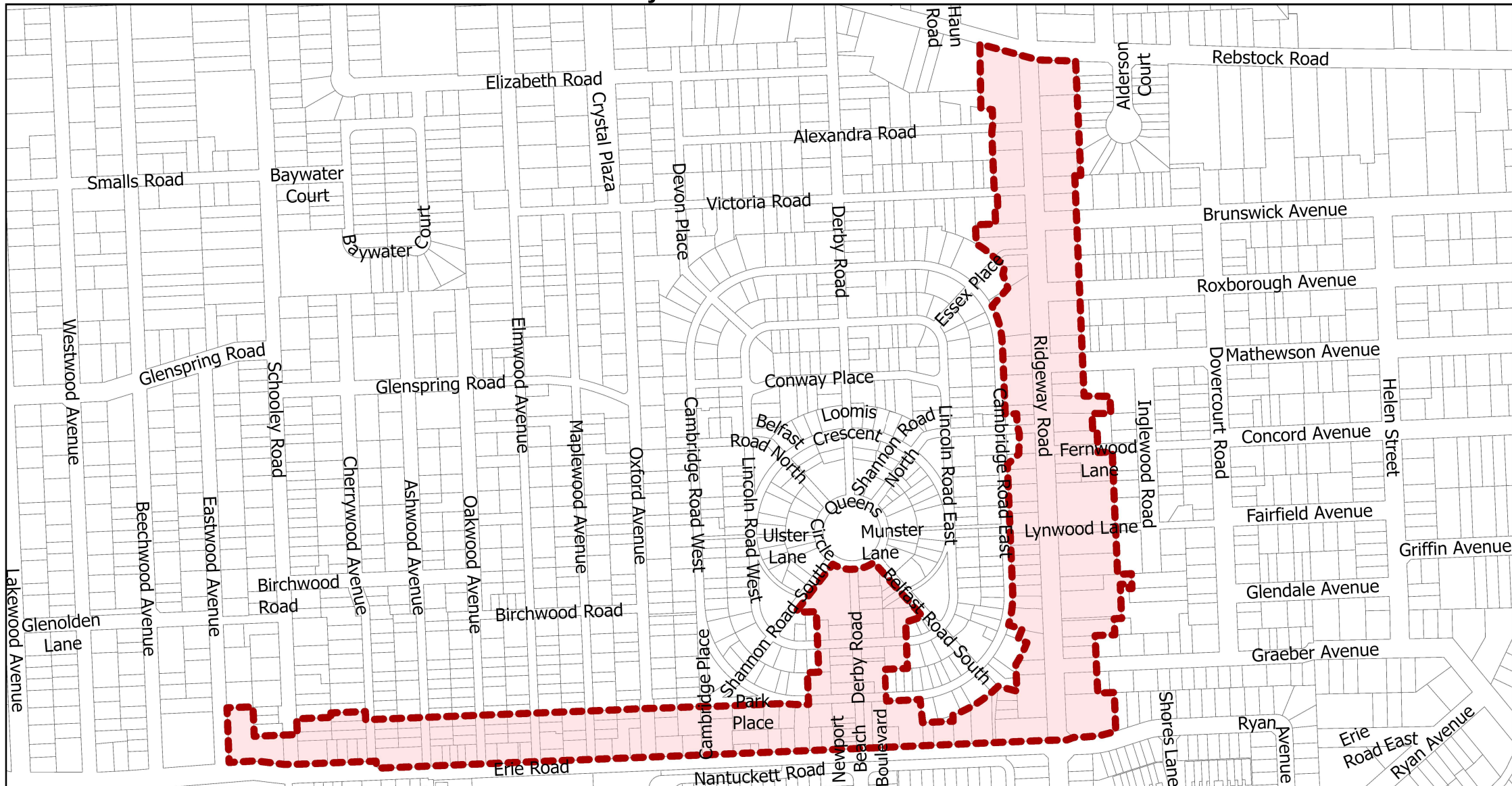


Key Map

0 40 80 160 Meters



Schedule "F"- Crystal Beach Core Area



Town of Fort Erie Community Improvement Plan Project Area



Crystal Beach Core Area, Fort Erie



Key Map