

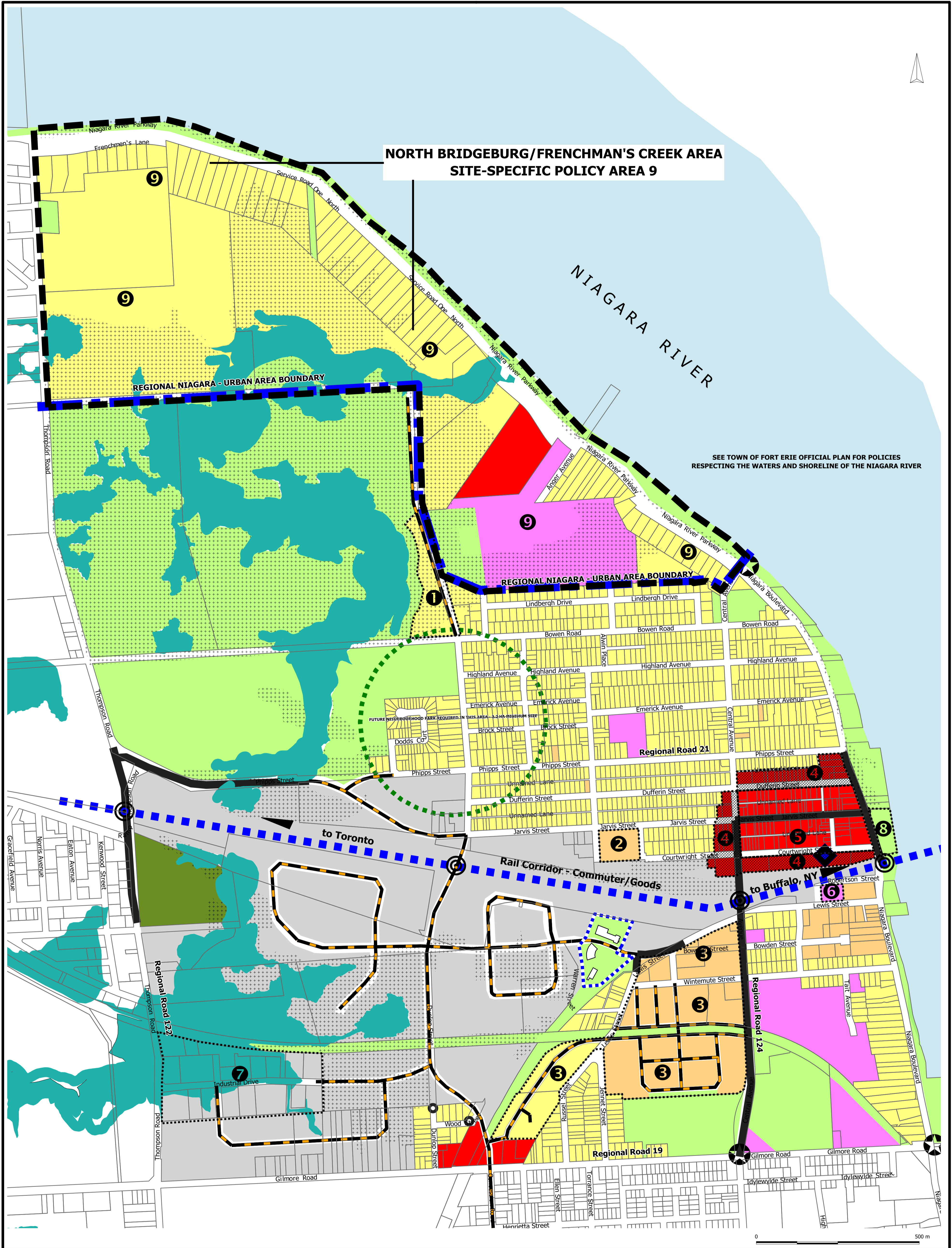
# SCHEDULE "BRIDGEBURG-1"



**BY-LAW 101-10**  
**THIS SKETCH AMENDS SCHEDULE "A" TO THE OFFICIAL PLAN**  
**BY DELINEATING THE BRIDGEBURG SECONDARY PLAN AREA**  
**SUBJECT TO AMENDMENT NO. 65**

 BRIDGEBURG SECONDARY PLAN AREA





**NORTH BRIDGEBURG/FRENCHMAN'S CREEK AREA  
SITE-SPECIFIC POLICY AREA 9**

SEE TOWN OF FORT ERIE OFFICIAL PLAN FOR POLICIES  
RESPECTING THE WATERS AND SHORELINE OF THE NIAGARA RIVER

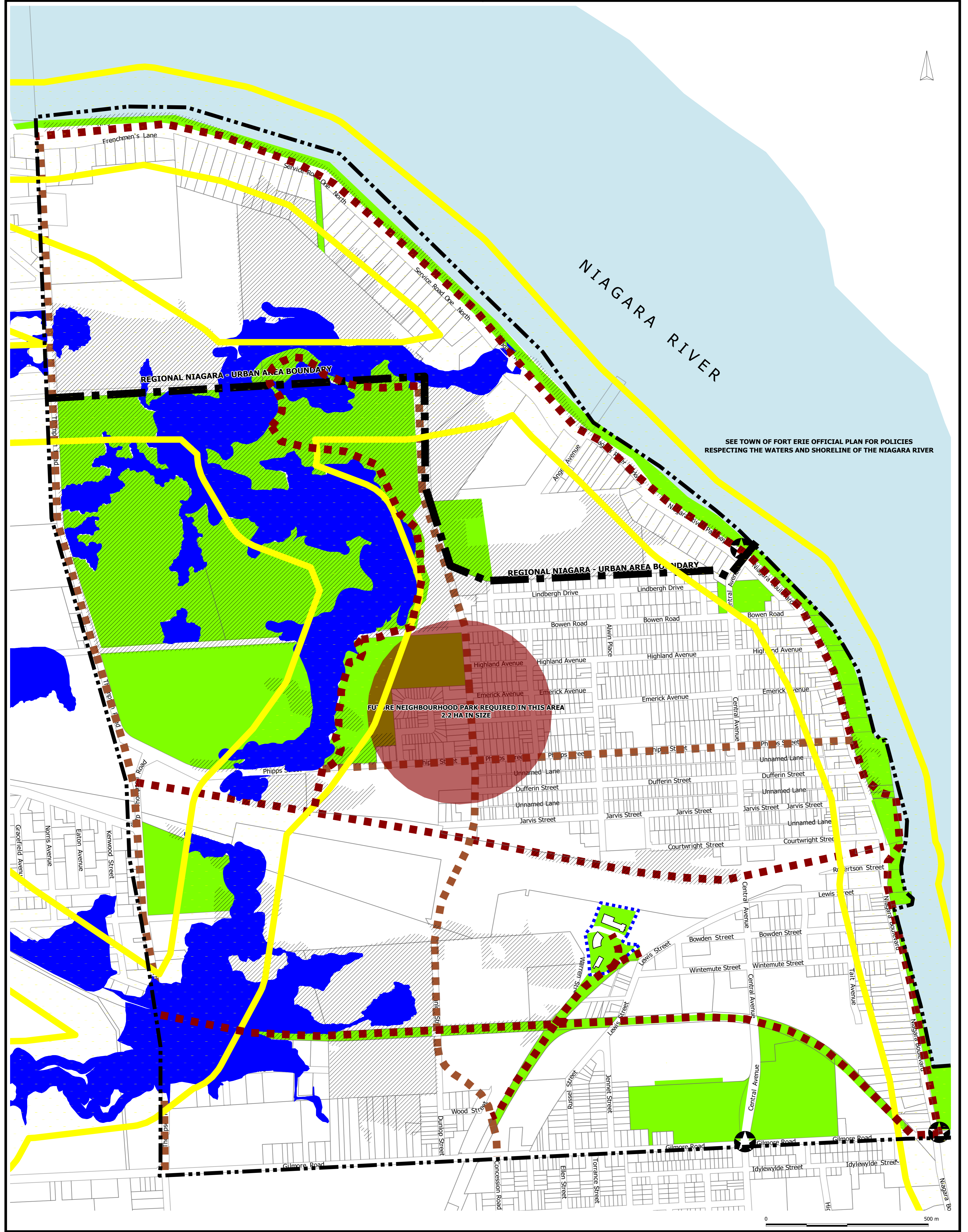
**BRIDGEBURG SECONDARY PLAN  
Schedule "Bridgeburg-2" - Land Use Plan**

- ① Policy Area 1 - Crooks/Bowen Potential Development Site
- ② Policy Area 2 - West Jarvis Brownfield Site
- ③ Policy Area 3 - Horton Residential Revitalization Area
- ④ Policy Area 4 - Bridgeburg Core Mixed-Use Area
- ⑤ Policy Area 5 - Bridgeburg Central Business District
- ⑥ Policy Area 6 - Mentholatum Adaptive Reuse Site
- ⑦ Policy Area 7 - Industrial Drive Floodplain Area
- ⑧ Policy Area 8 - Potential Riverfront Public Plaza Site
- ⑨ Policy Area 9 - North Bridgeburg/Frenchman's Creek Area
- ▭ Secondary Plan Boundary

- Low Density Residential
- Medium to High Density Residential
- Commercial
- Core Mixed-Use Area
- Industrial/Business Employment Area
- Institutional & Government
- Open Space - Public Parks Etc
- Cemeteries
- Environmental Conservation Areas
- Environmental Protection & Wetland Areas

- Niagara River
- ▭ Parcel Fabric
- Rail Corridor - Commuter/Goods
- Priority Road Upgrades
- Potential Future Road Network
- ⊙ Potential Rail Crossing Improvements
- ⊙ Neighbourhood Gateways
- ◆ Commuter Rail/Transfer Station
- ⋯ Future Neighbourhood Park Required
- Railway Heritage Site
- Reg. Niagara Urban Area Boundary







SEE TOWN OF FORT ERIE OFFICIAL PLAN FOR POLICIES RESPECTING THE WATERS AND SHORELINE OF THE NIAGARA RIVER

## BRIDGEBURG SECONDARY PLAN

### Schedule "Bridgeburg-3" - Open Space/ Natural Heritage Plan

- |  |  |
|--|--|
|  Open Space - Public Parks Etc        |  Bridgeburg Greenways - Possible Off-Road Trails (NPCA Approval Required) |
|  Environmental Conservation (Overlay) |  Bridgeburg Greenways - Possible On-Road Trails                           |
|  Environmental Protection             |  Parcel Fabric  |
|  Railway Heritage Site                |  Neighbourhood Gateways   |
|  Niagara River                        |  Secondary Plan Boundary  |
|  Future Neighbourhood Park Required   |  Natural Heritage Corridors (Regional)                                    |
|  |  Regional Niagara Urban Area Boundary                                     |





## BRIDGEBURG NEIGHBOURHOOD PLAN

### Schedule "Bridgeburg-4" - Transportation Plan

- Potential Road Network
- Conceptual Arterial Road Network
- Niagara River Parkway
- Priority Road Upgrades
- Commuter & Freight Rail Corridor
- Potential Extension of Niagara Falls People Mover
- Bridgeburg Greenways - Possible Off-Road Trails (NPCA Approval Required)
- Bridgeburg Greenways - Possible On-Road Trails
- Open Space - Public Parks Etc
- Environmental Protection & Wetland Areas
- Neighbourhood Gateways
- ◆ Commuter Rail/Transfer Station
- Railway Heritage Site
- ⊙ Potential Rail Crossing Improvements
- Regional Niagara Urban Area Boundary
- Secondary Plan Boundary