

The Municipal Corporation of the Town of Fort Erie

By-law No. 27-2023

**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. 68
271 Ridgeway Road
DCS Niagara Developments Inc. (Rick Boivin) - 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. 68 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 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 27th day of February, 2023.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 27-2023 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20 .

AMENDMENT NO. 68

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. 68 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. 68 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 change the land use designation of the subject lands shown on Schedule "A" attached hereto from "Institutional" to "Site Specific Policy Area 44 – 271 Ridgeway Road", to facilitate the adaptive reuse and redevelopment of the former Fire Station No. 6 for the purpose of establishing a medical clinic, pharmacy, and an incidental medical laboratory.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this amendment, are located on the west side of Ridgeway Road 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:

Currently, the Crystal Beach community does not have a medical clinic, pharmacy or medical laboratory to serve its residents. The proposed use will provide essential services to residents of all ages, and will contribute to the development of a complete community wherein people can live, work, and play.

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

Commercial establishments are present throughout the Crystal Beach community. However, the proposed designation will introduce proposed uses (medical clinic, pharmacy, and medical laboratory) that are currently absent from the community.

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 is not constrained by any natural heritage features. The site itself is physically suitable for the proposed uses.

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 is located within the urban boundary and will tie into existing municipal water and sanitary services. The property is considered to be fully serviced. Further, pedestrian infrastructure and points of vehicular ingress and egress are available along Ridgeway Road and Cambridge Road East, providing convenient pedestrian and vehicular access to the site.

There are currently no defined points of ingress or egress to the site as there are no curbs along Cambridge Road East or Ridgeway Road. By defining points of ingress and egress, the proposal may improve the circulation of vehicular traffic on and surrounding the site.

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

Fire Station No. 6 was constructed in the 1960s and has reached a level of compatibility with adjacent residential uses over the past approximately 60 years. The proposed use and redevelopment will introduce landscaping to an otherwise paved and impervious site, and will increase the separation between parking areas and the adjacent residential uses.

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:

There is no evidence to suggest that the proposed redevelopment will have a depreciating or deteriorating effect on adjoining properties.

g) The potential effect of the proposed use on the financial position of the Municipality:

The proposed uses will not negatively affect the financial position of the municipality as all works associated with the proposed redevelopment are the responsibility of the Owner/Developer.

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

The proposed uses and redevelopment are not anticipated to impact the intent and implementing regulations of the Environmental Protection Act.

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. 68 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 subject lands shown on Schedule "A" attached hereto are hereby redesignated to:

Site Specific Policy Area 44 – 271 Ridgeway Road

The subject lands shall generally be governed by the Commercial and General Commercial policies of Sections 4.9.1 and 4.9.2, respectively. Notwithstanding the policies of Section 4.9.2, the subject lands shall:

- a) Permit a medical laboratory in addition to the permitted uses identified in Section 4.9.2. A medical laboratory shall be provided incidental to, and in conjunction with a medical clinic.

PART “C” - THE APPENDICES

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

SCHEDULE "A"



By-law No. 27-2023

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO THE OFFICIAL PLAN
PASSED THIS 27TH DAY OF FEBRUARY, 2023**



Subject Lands - 271 Ridgeway Road



Change from Institutional to Site Specific Policy Area 44

N




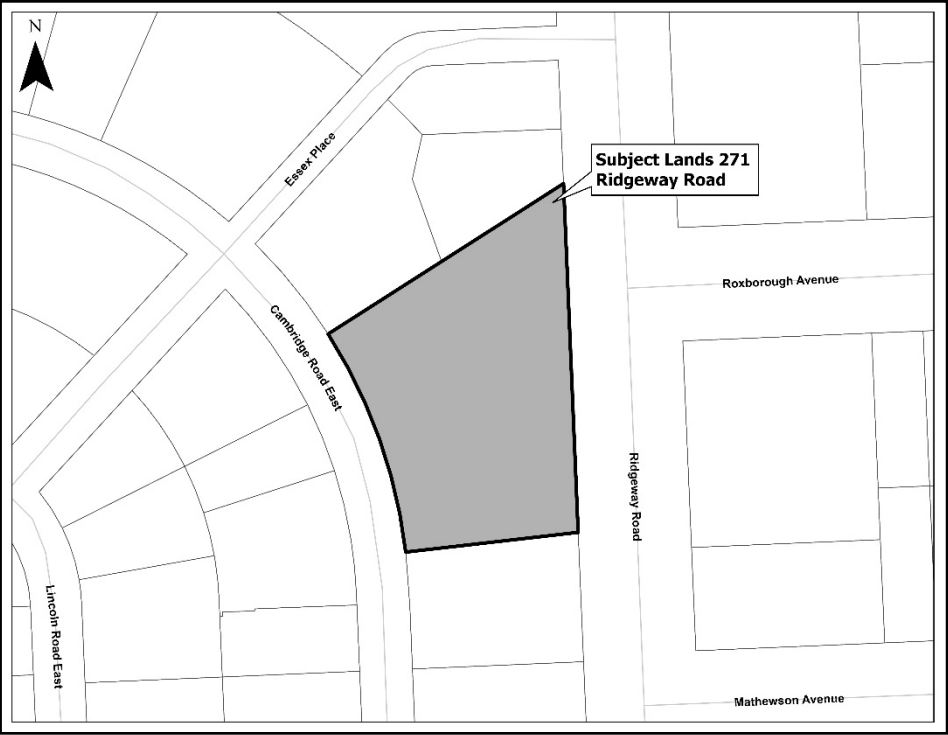




NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING


Owner: DCS Niagara Developments Inc. (Rick Boivin)
Applicant: Michael Allen (ACK Architects Studio Inc.)
271 Ridgeway Road
Combined Official Plan and Zoning By-law Amendment
Application

Application File Nos: 350309-0556 & 350302-163

DATE: Monday, February 13th, 2023
TIME: 6:00 PM
LOCATION: This will be a hybrid meeting. Members of the public may attend the meeting in person in Council Chambers, Town Hall, 1 Municipal Centre Drive OR virtually via Zoom.

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p><u>PROPOSAL</u></p> <p>The Town of Fort Erie has received a Combined Official Plan and Zoning By-law Amendment application for the lands known municipally as 271 Ridgeway Road. The Applicant is proposing to reuse and redevelop the existing building as a pharmacy and medical offices, as detailed on the attached Site Plan (Schedule 1). The subject property is the former site of the Crystal Beach Fire Station (Fire Station No. 6).</p> <p>The subject property is designated Institutional in the Town’s Official Plan. To facilitate the proposal, the Applicant is requesting to amend the Official Plan and redesignate the property to Commercial.</p> <p>The property is correspondingly zoned Public (P) Zone in accordance with the Town of Fort Erie Comprehensive Zoning By-law No. 129-90, as amended. To facilitate the proposal, the Applicant is requesting to amend the Zoning By-law and rezone the property to a site-specific General Commercial (C2) Zone. Site-specific zoning relief is requested in order to add “medical laboratories” to the list of permitted uses, to recognize the deficient southerly interior side yard setback, and to reduce the setback between parking areas and adjacent street lines or residential zones.</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on any proposed matter is welcomed and encouraged. You can provide input by speaking at the Public Meeting or by providing a written submission to the Town. Please note that unless you do one of the above, you may not be able to appeal the decision later.</p>

APPENDIX "1"

	<p>A copy of the joint Information and Recommendation Report will be available to the public by 5:00 PM on Wednesday, February 8th, 2023. The Report will be available at www.forterie.ca (Government > Agendas & Minutes) or by contacting Mackenzie Ceci, Intermediate Development Planner at mceci@forterie.ca.</p> <p><u>CONTACT INFORMATION</u></p> <p>Mackenzie Ceci, Intermediate Development Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2514 Or by e-mailing your comments to: mceci@forterie.ca</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>To provide input in writing, or to request personal notice if the proposed changes are adopted, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, ON, 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. Alongside any written and verbal comments received, a joint Information and Recommendation Report will be provided to Council for their consideration on February 13th, 2023.</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, then 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 your 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 at the Town of Fort Erie this 24th day of January, 2023.</p>

APPENDIX "2"

Council-in-Committee - 13 Feb 2023 Meeting Minutes

(l) Lawrie Taylor, in opposition to the Application;

which were circulated to members of Council and staff, and are appended to the Minutes.

Mayor Redekop declared the Public Meeting closed.

PDS-07-2023 Proposed Draft Plan of Subdivision and Zoning By-law Amendment - 613 Helena Street - SS Fort Erie Inc. (Hunuan Siddiqui & Mohammad Feroz) - Owner - IBI Group (Tracy Tucker) - Agent

Recommendation No. 2

Moved by: Councillor Flagg

That: Council receives for information purposes Report No. PDS-07-2023 regarding a proposed Draft Plan of Subdivision and Zoning By-law Amendment for 613 Helena Street Subdivision. **(Carried)**

(c) Proposed Combined Official Plan and Zoning By-law Amendment

Re: 271 Ridgeway Road - Applicant: Michael Allen (ACK Architects Studio Inc.) - Owner: DCS Niagara Developments Inc. (Rick Boivin). The Applicant is proposing to reuse and redevelop the existing building as a pharmacy and medical offices. The subject property is the former site of the Crystal Beach Fire Station No. 6. The subject property is designated Institutional and the Applicant is requesting to amend the Official Plan and redesignate the property to Commercial. The property is zoned Public (P) Zone and the Applicant is requesting to rezone the property to a site-specific General Commercial (C2) Zone, in order to add "medical laboratories" to the list of permitted uses, to recognize the existing southerly interior side yard setback, and to reduce the setback between parking areas and adjacent street lines or residential zones.

Mackenzie Ceci, Intermediate Development Planner, delivered a PowerPoint Presentation which is available for viewing on the Town's website.

Ms. Ceci confirmed the statutory requirements for the Public Meeting were met, summarized the purpose of the Application, and public comments received.

APPENDIX "2"

Council-in-Committee - 13 Feb 2023 Meeting Minutes

Michael Allen (ACK Architects Studio Inc., the Applicant, provided a PowerPoint presentation, and summarized the Application.

Mayor Redekop enquired whether there were any members of the public present in the virtual waiting room or in the Chamber who wished to speak in favour of the Application.

No members of the public came forward.

Mayor Redekop enquired if any members of the public wished to speak in opposition to the Application or ask questions.

No members of the public came forward

All visual presentations and oral presentations of the members of the public who spoke at this Public Meeting can be viewed as recorded at:

www.youtube.com/townofforterie

Mayor Redekop enquired whether the Clerk received any written submissions subsequent to the posting of the Report. The Clerk advised that she did not.

Mayor Redekop declared the Public Meeting closed.

PDS-08-2023	Proposed Combined Official Plan and Zoning By-law Amendment - 271 Ridgeway Road - ACK Architects Studio Inc. - Michael Allen (Agent) - DCS Niagara Developments Inc. - Rich Boivin (Owner)
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Recommendation No. 3

Moved by: Councillor Lewis

That: Council approves the amendments to the Town's Official Plan and Zoning Bylaw No. 129-90 as detailed in Report No. PDS-08-2023 for the lands known as 271 Ridgeway Road, and further

That: Council directs staff to submit the necessary by-laws. **(Carried)**

Council recessed for 10 minutes at 8:32 p.m.

At the return from recess, Mayor Redekop announced that Delegation 9.1 (a) under Infrastructure Services and Report No. IS-04-2023, both regarding the Frenchman's Creek Drain, were



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
(905) 980-6000 Toll-free: 1-800-263-7215

Via Email

January 5, 2023

Region Files: D.10.01.OPA-22-0044
D.18.01.ZA-22-0100

Mackenzie Ceci
Intermediate Development Planner
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, ON, L2A 2S6

Dear Ms. Ceci:

**Re: Regional and Provincial Review Comments
Concurrent Local Official Plan & Zoning By-law Amendments
Applicant: ACK Architects (c/o Michael Allen)
Agent: Upper Canada Consultants (c/o Ethan Laman)
271 Ridgeway Road (Phase 1)
Town of Fort Erie**

Regional Planning and Development Services staff have reviewed proposed concurrent Local Official Plan and Zoning By-law Amendment Applications for 271 Ridgeway Road. The Region received its circulation of these Applications from the Town on December 12, 2022. The subject property is the former site of the Crystal Beach Fire Station.

The property is currently designated 'Institutional' in the Town's Official Plan, and zoned 'Public (P) Zone' in the Town's Comprehensive Zoning By-law (No. 129-90). The Applicant is proposing to redesignate the property to 'Commercial' and to rezone it to a site-specific 'General Commercial (C2) Zone' in order to include 'medical laboratories' as a permitted use and to address various technical zoning deficiencies.

A virtual pre-consultation meeting for this proposal occurred on November 10, 2022 with the Regional staff, Town staff, and Applicant in attendance. At the meeting, the Applicant had indicated that the site would be subject to a multi-phased development, with the current Phase 1 Commercial development proceeding ahead of a residential expansion as a future Phase 2. Staff acknowledge that subsequent *Planning Act* Applications (i.e., Local Official Plan Amendment, Zoning By-law Amendment, and Site Plan) will be required to facilitate the Phase 2 development.

The following comments are provided from a Provincial and Regional perspective to assist Council in its consideration of these Applications for the Phase 1 development.

Additional Regional comments and requirements for Phase 2 will be provided through its future review under a separate cover.

Regional and Provincial Policies

The lands are designated "Settlement Area" under the *Provincial Policy Statement, 2020* ("PPS"), and designated "Delineated Built-Up Area" under *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* ("Growth Plan") and the *Niagara Official Plan, 2022* ("NOP").

Provincial policies direct growth to Settlement Areas and the Delineated Built-Up Area that provide for an appropriate range and mix of uses and housing types that make efficient use of existing servicing, infrastructure, and public service facilities. Within Delineated Built-Up Areas, intensification and infill in a compact-built form is encouraged that offers a mix of uses at an appropriate scale and transition that respects the surrounding urban fabric.

Regional staff has reviewed the "*Planning Justification Brief*" prepared by Upper Canada Consultants (dated November 2022) and is satisfied that the proposed Amendments will not establish new uses that are less compatible with nearby existing and planned uses. The proposed Amendments will facilitate the redevelopment of an existing underutilized property that will help support employment and job creation in the Town. Further, the future planned Phase 2 residential expansion will ultimately result in a mixed use development (commercial and residential uses) that will support a complete community concept and contribute to the diversification of Niagara's housing supply (apartment units) in Niagara.

As such, Regional staff does not object proposed Amendments, as they are consistent with the PPS and conform to Provincial and Regional growth management policies, subject to the comments below.

Site Condition

The proposed Amendments associated to Phase 1 of this development involves the conversion of an institutional use (fire station) into a commercial use (pharmacy and medical offices). This proposed change in use does not constitute a change to a more sensitive land use in accordance with the *Environmental Protection Act* and Ontario Regulation 153/04. As such, a Record of Site Condition ("RSC") is not required for these Applications and staff does not offer any site condition requirements at this time.

The Applicant is advised that with respect to the future Phase 2 residential development that the introduction of a new sensitive residential use will require obtaining a RSC in accordance with the *Environmental Protection Act* and Ontario Regulation 153/04, as amended, in order to demonstrate that site's condition meets the appropriate standards to safeguard the health and safety of the future occupants / users of the proposed use.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- Recycling blue / grey bins or containers – no limit (collected weekly).
- Organic green bins or containers – no limit (collected weekly).
- Garbage / waste bags or cans – 8 maximum (collected every-other-week).
- Collection will be at the curbside only.

If the above mentioned collection limit cannot be met, then waste collection will be the responsibility of the Owner through a private contractor and not Niagara Region.

Conclusion

In conclusion, Regional Planning and Development Services staff does not object to the proposed concurrent Local Official Plan and Zoning By-law Amendment Applications, as they are consistent with the PPS and conform to Provincial and Regional growth management policies. Town staff should be satisfied that the proposed development is compatible with the surrounding local context and that the Applications adhere to any local applicable requirements and provisions.

Regional staff notes that given the site-specific nature of the Local Official Plan Amendment Application, the Amendment is exempt from Regional Council approval in accordance with NOP Policy 7.4.1.6, the Memorandum of Understanding, and Regional By-law No. 2019-73.

Please contact the undersigned at Alexander.Morrison@niagararegion.ca with regards to any questions about the comments in this Letter. Please send a copy of the Staff Recommendation Report, as well as the Notice of Council's Decision once available.

Respectfully,



Alexander Morrison, MCIP, RPP
Senior Development Planner, Niagara Region

cc: Chris Pirkas, Development Approvals Technician, Niagara Region

APPENDIX "3"

December 12, 2022

Mackenzie Ceci
Intermediate Development Planner
The Corporation of the Town of Fort Erie

Dear Mackenzie,

We are the Mississaugas of the Credit First Nation (MCFN), the descendants of the Mississaugas of the River Credit. Our traditional territory extends from the Rouge River Valley in the east, across to the headwaters of the Thames River, down to Long Point on Lake Erie, and back along the shores of Lake Erie, the Niagara River, and Lake Ontario to the Rouge River Valley. It encompasses present-day London, Hamilton, and Toronto, as well as our communal lands. Our traditional territory has defined and sustained us as a First Nation for countless generations, and must continue to do so for all our generations to come.

Thank you for your notification on ***271 Ridgeway Road, Fort Erie Project*** dated ***December 12, 2022***. The MCFN has treaty rights across its traditional territory, including the area contemplated by your project. For further information, please see our website, <http://www.newcreditfirstnation.com/>. MCFN continues to exercise treaty rights which include, but are not limited to, rights to harvest, fish, trap and gather species of plants, animals and insects for any purpose including food, social, ceremonial, trade and exchange purposes. The MCFN also has the right to use the water and resources from the rivers, creeks and lands across the MCFN traditional territory.

At this time, MCFN *does not* have a high level of concern regarding the proposed project and therefore, by way of this letter, approves the continuation of this project. However, MCFN requests that you continue to notify us about the status of the project. **In addition, we respectfully ask you to immediately notify us if there are any changes to the project as they may impact MCFN's interests and that you please provide us with a copy of all associated environmental and archaeology reports.** This includes, but is not limited to changes related to the scope of work and expected archaeological and environmental impacts.

Additionally, MCFN employs Field Liaison Representatives ("FLRs") to act as official representatives of the community and who are answerable to MCFN Chief and Council through the Department of Consultation and Accommodation. The FLRs' mandate is to ensure that

APPENDIX "3"

MCFN's perspectives and priorities are considered in the field and to enable MCFN to provide timely, relevant, and meaningful comment on the Project. Therefore, **it is MCFN policy that FLRs are on location whenever any fieldwork for environmental and/or archaeological assessments are undertaken.** It is expected that the proponent will cover the costs of this FLR participation in the fieldwork. Please also provide the contact information of the person, or consultant, in charge of organizing this work so they may facilitate the participation of the MCFN FLRs.

Nothing in this letter shall be construed as to affect the Aboriginal or Treaty rights and hence shall not limit any consultation and accommodation owed to MCFN by the Crown or any proponent, as recognized by section 35 of the Constitution Act, 1982.

MCFN reserves the right in relation to any development project or decision, to decide whether it supports a project and to: comment to regulators, participate in regulatory processes and hearings, seek intervener funding or status, or to challenge and seek remedies through the courts.

MCFN expects the Crown and all proponents to act according to the following best practices:

- Engage early in the planning process, before decisions are made
- Provide information in meaningful and understandable formats.
- Convey willingness to transparently describe the project and consider MCFN concerns.
- Recognize the significance of cultural activities and traditional practices of the MCFN
- Demonstrate a respect for MCFN knowledge and uses of land and resources.
- Understand the importance of youth and elders in First Nation communities.
- Act with honour, openness, transparency and respect.
- Be prepared to listen and allow time for meaningful discussion.

Sincerely,



Abby (LaForme) Lee
Acting Consultation Coordinator
MCFN Department of Consultation and Accommodation (DOCA)

cc – Mark LaForme; Director, MCFN DOCA

APPENDIX "3"

RE: [External] Town of Fort Erie Request for Comments - Proposed Combined Official Plan & Zoning By-law Amendment - 271 Ridgeway Road

Municipal Planning to Mackenzie Ceci

12/20/2022 03:48 PM

From "Municipal Planning" <MunicipalPlanning@enbridge.com>
To "Mackenzie Ceci" <MCeci@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.

Thank you,

Casey O'Neil (she/her)
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.



Interoffice Memorandum

December 16, 2022

File No. 350302 -0163 & 350309-0556

To: Mackenzie Ceci, Intermediate Development Planner

From: Jeremy Korevaar, Coordinator, Development Approvals

Subject: **Application for Combined Official Plan and Zoning By-law Amendment –
271 Ridgeway Road**

On behalf of the Infrastructure Services Department, Engineering Division, I have reviewed the proposed Combined Official Plan and Zoning By-law Amendment and the supporting documentation for **271 Ridgeway Road** and have the following comments:

- Functional Servicing Report prepared by Hallex Engineering Ltd. dated November 25, 2022
 - I agree with the conclusions of the report that the proposed development will not have a negative impact on the existing sanitary sewer system and that the proposed development is expected to result in a net decrease of sewage to the system.

Given the foregoing comments, I offer no objections to the proposed Official Plan and Zoning By-law Amendments.

Jeremy Korevaar, C.E.T.
Coordinator, Development Approvals

APPENDIX "3"

Fw: 271 Ridgeway - OPA and ZBA Comments

Keegan Gennings to Mackenzie Ceci

02/02/2023 02:38 PM

From Keegan Gennings/FortErie
To Mackenzie Ceci/FortErie@TownOfFortErie

I have no comments concerning the OPA or ZBA of the property.

Regards,

Keegan Gennings C.B.C.O
Chief Building Official
Town of Fort Erie
905-871-1600 ext. 2515