



## **NOTICE OF ADOPTION OF THE OFFICIAL PLAN FOR THE TOWN OF FORT ERIE**

**Pursuant to Section 17(23) of *The Planning Act 1990*.**

TAKE NOTICE that the Council of the Town of Fort Erie on September 11, 2006 approved By-law 150-06 adopting a New Official Plan as the Official Plan for the Town of Fort Erie under Section 17 of the Planning Act 1990. In adopting the Official Plan, Council made a minor modification to Special Policy Area 6 with respect to servicing. This change has been incorporated into the adopted Official Plan.

A copy of the new Official Plan is available on the Town's website at [www.town.forterie.ca](http://www.town.forterie.ca) or by contacting the Community and Development Services Department. Related reports are also available on the website or by contacting the Community and Development Services Department. If you have any questions regarding the new Official Plan or wish to receive a copy of or review the new Official Plan, you should contact Dave Heyworth, Senior Policy Planner at 905-871-1600, ext. 229.

The newly adopted Official Plan will be submitted to the [Regional Municipality of Niagara](#) for approval. Objections or comments must thereafter be made to the approval authority, the Regional Municipality of Niagara.

**Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, the Regional Municipality of Niagara.**

**Objections, comments or requests to receive notice of the approval of the Official Plan by the Regional Municipality of Niagara should be submitted to:**

**Ms. Pam Gilroy,  
Regional Clerk,  
Regional Municipality of Niagara,  
P.O. Box 1042  
2201 St. David's Road  
Thorold, Ontario  
L2V 4T7**

**Correspondence should be copied to Corwin Cambray, Commissioner of Planning and Development for the Regional Municipality of Niagara.**

### **PURPOSE AND EFFECT OF THE NEW OFFICIAL PLAN:**

The newly adopted Official Plan provides a comprehensive policy framework designed to support strong, livable, and healthy communities, protect the environment and public health safety, and facilitate economic growth. The Official Plan describes Council's policies on how land should be used. It helps to ensure that future planning and development addresses the public interest and meets the specific needs of the community.

The Official Plan provides for a long-term vision. It reflects how the Town wants to grow, where that growth should be, and how growth will be serviced and financed. It is the Council's principal planning tool.

Key points the new Official Plan addresses are:

- The designation of new Provincially Significant Wetlands as Environmental Protection Areas, prohibiting development and site alteration. Provincially Significant Wetlands are identified on Schedule C of the new Official Plan and on the wetland mapping on the Town's website;
- A policy framework for natural heritage protection identifying various natural heritage features such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, Natural Hazard Areas, Locally Significant Natural Areas, Locally Significant Wetlands, other woodlots, natural areas and corridors and setting out policies to indicate if and when development can be considered within or adjacent to the various natural heritage features;
- Urban Residential, Neighbourhood Planning, Open Space and Community Improvement Policies that foster distinctive, attractive communities with a strong sense of place; and encourage a range of housing opportunities, efficient use of land, affordable housing and accessibility;
- Policies to provide for the efficient servicing of urban lands and an effective transportation network;
- Protecting agricultural lands and the character of the rural areas by limiting severances and the types of permitted uses and directing residential development away from rural areas in to the urban areas;
- Policies providing guidance, including an increase in lot size in unserviced areas for the development of small sized lots of record outside the urban area boundaries where there is a concentration of parcels;
- Policies to ensure appropriate protection of the Town's Cultural Heritage, Aggregate and Petroleum Resources;
- Policies to guide the commercial , institutional, industrial and extractive industrial development;
- Policies to ensure sensitive land uses are adequately protected or buffered from possible contaminated areas, industrial operations and railways;
- Special Policy Areas with site specific policies to guide development in certain areas.

DATED THIS 26th DAY OF September, 2006.

Carolyn Kett, Town Clerk