



NOTICE OF ADOPTION OF THE TOWN OF FORT ERIE CORE AREA COMMUNITY IMPROVEMENT PLAN AND DESIGNATION OF COMMUNITY IMPROVEMENT PROJECT AREAS

TAKE NOTICE that the Council of the Corporation of the Town of Fort Erie passed By-law No. 2026-076, to designate the Community Improvement Project Areas for the Core Area Community Improvement Plan, and By-law No. 2026-078, to adopt the Core Area Community Improvement Plan, at its Regular Council Meeting held on September 28, 2026, pursuant to Section 28 of the *Planning Act*, R.S.O. 1990, c. P.13.

PURPOSE AND EFFECT

The purpose and effect of By-law No. 2026-076 is to designate the Community Improvement Project Areas to which the Core Area Community Improvement Plan applies. The Core Area Community Improvement Project Areas include:

- Downtown Ridgeway;
- Bridgeburg;
- Stevensville;
- South End/Riverwalk;
- Gateway; and
- Crystal Beach.

The purpose and effect of By-law No. 2026-078 is to adopt the Core Area Community Improvement Plan, which establishes a framework for community improvement and provides financial incentives to encourage investment, rehabilitation, redevelopment and property improvements within the designated Community Improvement Project Areas.

The Core Area Community Improvement Plan provides financial incentives to support improvements to buildings and properties, professional studies, sustainability and climate improvements, and the creation and intensification of residential units.

The Core Area Community Improvement Plan includes the following financial incentive programs:

- **Commercial Building Improvement Grant** – a 50% matching grant to a maximum of \$20,000 per property;
- **Professional Study Grant** – a 50% matching grant to a maximum of \$7,500 per property;
- **Sustainability and Climate Improvement Grant** – a 50% matching grant to a maximum of \$5,000 per property; and
- **Residential Creation and Intensification Grant** – a 50% matching grant of \$10 per square foot, to a maximum of \$5,000 per new dwelling unit, for up to four units per property/building.

Eligibility for financial incentives is subject to the policies, criteria and requirements contained in the Core Area Community Improvement Plan and applicable program

guidelines.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS

All statutory written and oral submissions received through the Community Improvement Plan review and consultation process were reviewed and considered by Council and Staff. Comments and feedback were incorporated into the final Core Area Community Improvement Plan documents, where appropriate.

Revisions to the final Core Area Community Improvement Plan included refinements to legislative references, program administration and eligibility, program stacking and external funding, mapping and definitions, financial accountability, monitoring and implementation.

Further information regarding the public consultation process, submissions received, and the consideration of those submissions is available through the Town of Fort Erie.

MORE INFORMATION

The Core Area Community Improvement Plan, Core Area Community Improvement Project Area Maps, and the associated by-laws are available online at:

www.forterie.ca/town-hall/plans-reports-and-studies/community-improvement-plans/

Copies are also available for review at:

Town of Fort Erie
Planning, Building and By-law Services
1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6

For further information regarding the Core Area Community Improvement Plan, please contact Kimberlyn Smith at 905-871-1600 ext. 2508, or by email at ksmith@forterie.ca.

LEGAL NOTICE - SECTION 28 OF THE *PLANNING ACT*

The Core Area Community Improvement Plan is exempt from approval by the Minister. The decision of Council is final if a Notice of Appeal is not received on or before the last day for filing a Notice of Appeal.

In accordance with Bill 185, which received Royal Assent on June 6, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Core Area Community Improvement Plan may apply who made oral submissions at a Public Meeting or written submissions to Council prior to the adoption of the Community Improvement Plan, may appeal the adoption of the Community Improvement Plan to the Ontario Land Tribunal by filing a Notice of Appeal with the Town Clerk, Peter Todd (clerk@forterie.ca), **no later than October 28th, 2026**.

The appeal must set out the reasons for the objection(s) to the Core Area Community Improvement Plan to which the appeal applies, if applicable, together with the applicable Ontario Land Tribunal filing fee.

An appellant may request a reduction of the filing fee if the appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. Information regarding applicable filing fees and fee reductions is

available on the Ontario Land Tribunal website at olt.gov.on.ca.

Only the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Community Improvement Plan may apply who made oral submissions at a Public Meeting or written submissions to Council prior to the adoption of the Community Improvement Plan may appeal the Community Improvement Plan to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Community Improvement Plan was adopted, the person or public body made oral submissions at a Public Meeting or written submissions to Council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Fort Erie, Ontario this 8th day of October 2026.