

BRIDGEBURG NORTH SECONDARY PLAN

SWOC SUMMARY

COMMUNITY FOCUS GROUP WORKSHOP #1 | FEBRUARY 25, 2026



SUMMARY

The SWOC exercise captures community perspectives on the future of Bridgeburg North. Participants highlighted strong natural assets and strategic connectivity as the area's foundation, while identifying challenges related to environmental sensitivity, servicing, and limited local amenities. Opportunities focus on creating complete communities with diverse housing, enhanced trails and green infrastructure, and supporting local commercial and economic growth. Constraints underscore the need to protect natural systems, address infrastructure limitations, and navigate regulatory and access considerations. These insights will help shape a sustainable, connected, and resilient Bridgeburg North.



STRENGTHS

What is working well today?

- Strong natural environment and natural heritage system (woodlots, watercourses).
- Proximity to wastewater treatment infrastructure.
- Good connectivity to existing arterial and collector roads.
- Potential for additional population to sustain downtown core.
- Proximity to Niagara River with recreational potential.



WEAKNESSES

What current challenges exist?

- Difficulty integrating development near sensitive natural environments.
- Environmental sensitivity: water quality, recharge areas, and road salt runoff.
- Connectivity limitations due to creeks and barriers.
- Lack of community amenities (e.g., grocery stores).
- Insufficient population to support services and foot traffic.
- Narrow railway crossings and limited road access.



OPPORTUNITIES

What future possibilities should we explore?

- Introduce additional housing options (e.g., ADUs, secondary dwelling units) for diverse needs.
- Support small-scale retail and corner stores to serve growing population.
- Expand trails and pathways, especially along waterfronts.
- Remove invasive species and enhance ecological systems.
- Encourage green energy initiatives and solar panel incentives.
- Leverage population growth to support complete communities and local services.



CONSTRAINTS

What limitations must we recognize or plan around?

- Protect meandering creeks, wetlands, and natural areas.
- Sanitary sewer servicing and gravity servicing limitations.
- Railway bridge constraints and limited vehicle/pedestrian crossings.
- Limited access roads connecting the area.
- Existing parkway lands impact access to Niagara River recreation areas.



RECURRING KEY THEMES (ACROSS SWOC)



Environmental Stewardship
Protect natural heritage, water resources, and ecological systems.



Connectivity & Mobility
Improve road, trail, and active transportation connections.



Complete Communities
Provide diverse housing, amenities, and services for all ages.



Local Economy & Growth
Support commercial uses, employment opportunities, and population growth.



Resilient Infrastructure
Plan for servicing capacity, climate resilience, and sustainable solutions.

KEY PLANNING PRIORITIES

- ✓ Balance growth with protection of natural systems.
- ✓ Enhance connectivity within and beyond the area.
- ✓ Deliver a mix of housing and local amenities.
- ✓ Strengthen access to waterfront and recreational assets.
- ✓ Address infrastructure and servicing limitations.
- ✓ Plan for sustainable, resilient, and adaptable communities.



These community insights will inform the vision, land use options, and policies for the Bridgeburg North Secondary Plan.

Working together for a sustainable Bridgeburg North.

