Fort Erie Official Plan

Schedule M - Site Specific Policy Areas

Draft | May 2025

Legend

- Site Specific Policy Areas

Base Features

- Municipal Boundary
- Settlement Area Boundary
- International Border
- Parcel Boundary

Site Specific Policy Areas (SSPA)

#	Policy Reference and Name
G.1	Crystal Beach Public School Lands
G.2	Bertile Public School Lands
G.3	Harbourtown Village
G.4	2651 Nigh Road
G.5	615 Burleigh Road North
G.6	0-6489 Nigh Road
G.7	Lions Douglas Heights Senior Residence
G.8	4197 Niagara River Parkway
G.9	1640 Garrison Road High School
G.10	Helena Street Industrial Lands
G.11	Royal Ridge Subdivision
G.12	Fort Erie Hills
G.13	Miller Lands
G.14	613 Ridge Road North
G.15	Compass Heights Development
G.16	Safari Niagara
G.17	Cairns Crescent Marina
G.18	Michener Road and Schooley Road
G.19	Fort Erie Industrial Park
G.20	Mobile Home Park
G.21	Waste Disposal Sites
G.22	Flintlock Hazard Lands
G.23	Frenchman's Creek
G.24	209 Jarvis Street
G.25	209-215 Ridge Road North
G.26	255 Emerick Avenue
G.27	5179 Albino Hills Road
G.28	Bowen Road Industrial Lands
G.29	0 Petit Road, 1011 Gilmore Road, and 0-13130, Thompson Road
G.30	80-84 and 94 Jarvis Street
G.31	Kraft Drain Area
G.32	Waterline Outside of Urban Areas
G.33	Private Services Blackcreek
G.34	0-17644 Baker Road
G.35	4301 Niagara River Parkway
G.36	Fort Erie Waterfront Area

0 1 2 3 4

Kilometres

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.1 Crystal Beach Public School Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Wellington Court
Wellington Rd.
Elmwood Ave.
Esme Lane
Belvidere Rd.
Haun Rd.
Weber Court
Brewster Rd.
Derby Rd.
Ridgeway Rd.
Rebstock Rd.
Elizabeth Rd.
Devon Place
Crystal Plaza
Alexandra Rd.

0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.2 Bertile Public School Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Royal Ridge Dr.

Pearl St.

Belleview Boulevard

Ridge Rd. North

Hazel St.

Hazel Court

Glenwood Dr.

North Mill St.

Summit Ave.

0 15 30 60 90 Meters

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

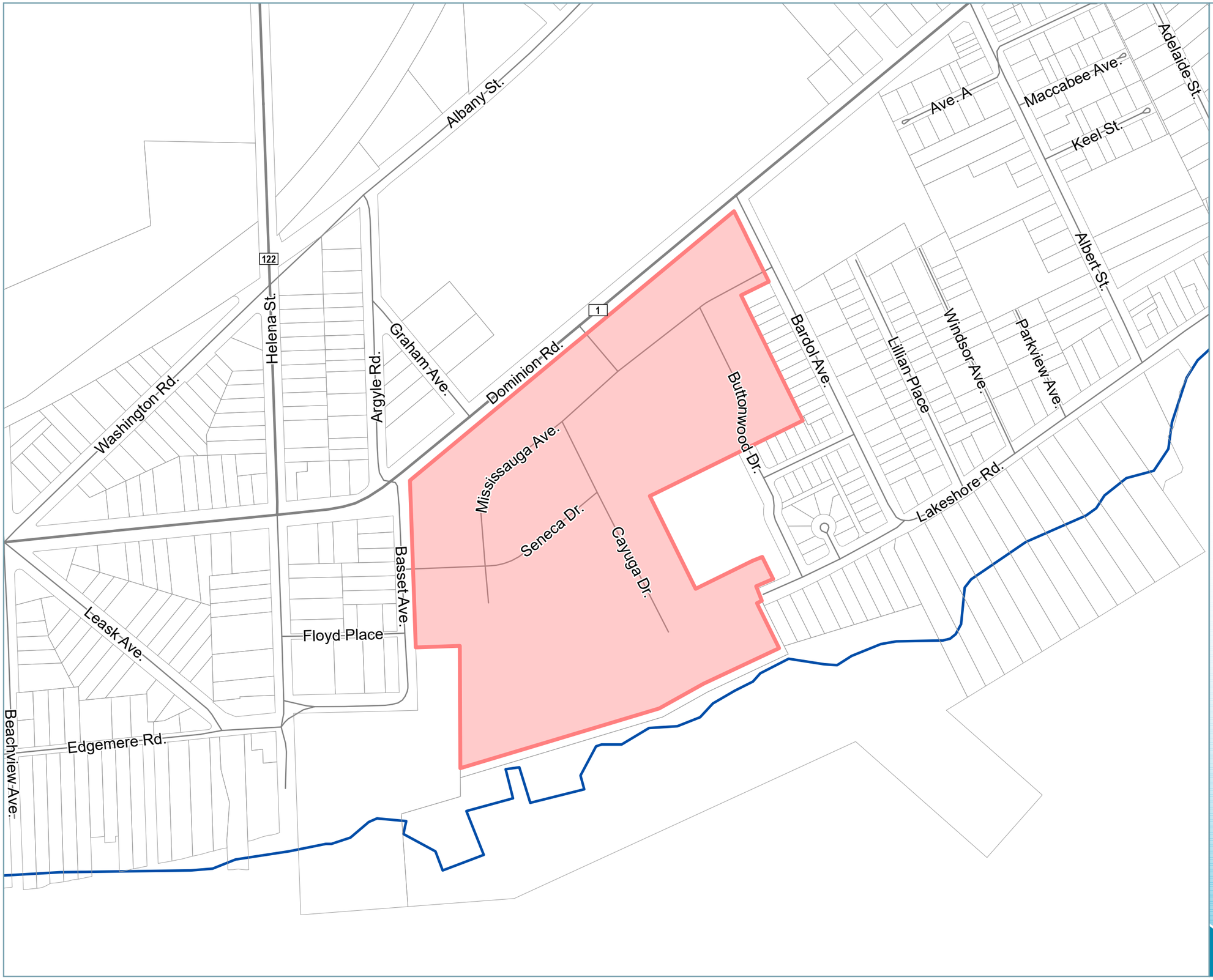
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.3 Harbourtown Village

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

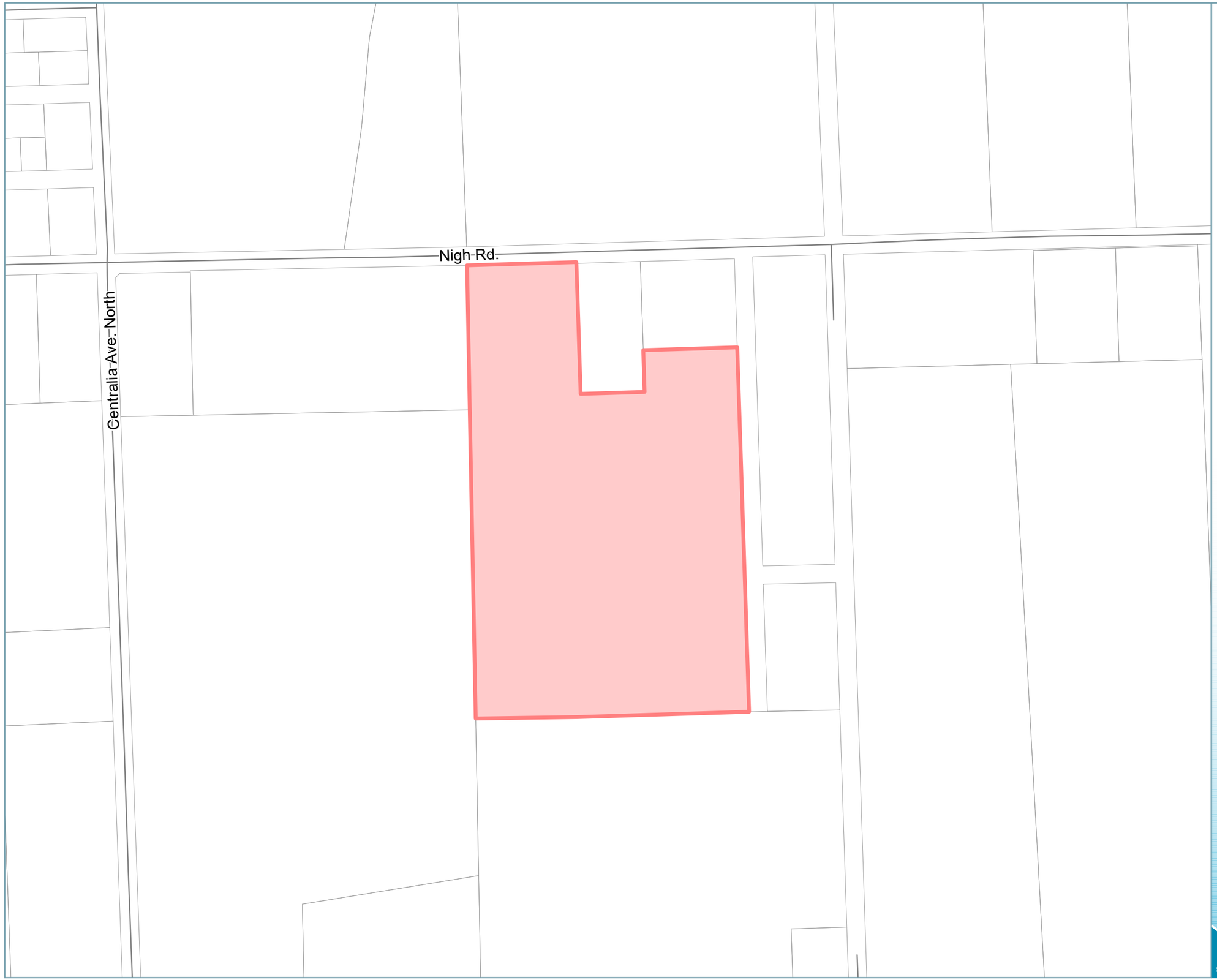


0 37.5 75 150 225 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.4 2651 Nigh Road

Draft | May 2025

Legend

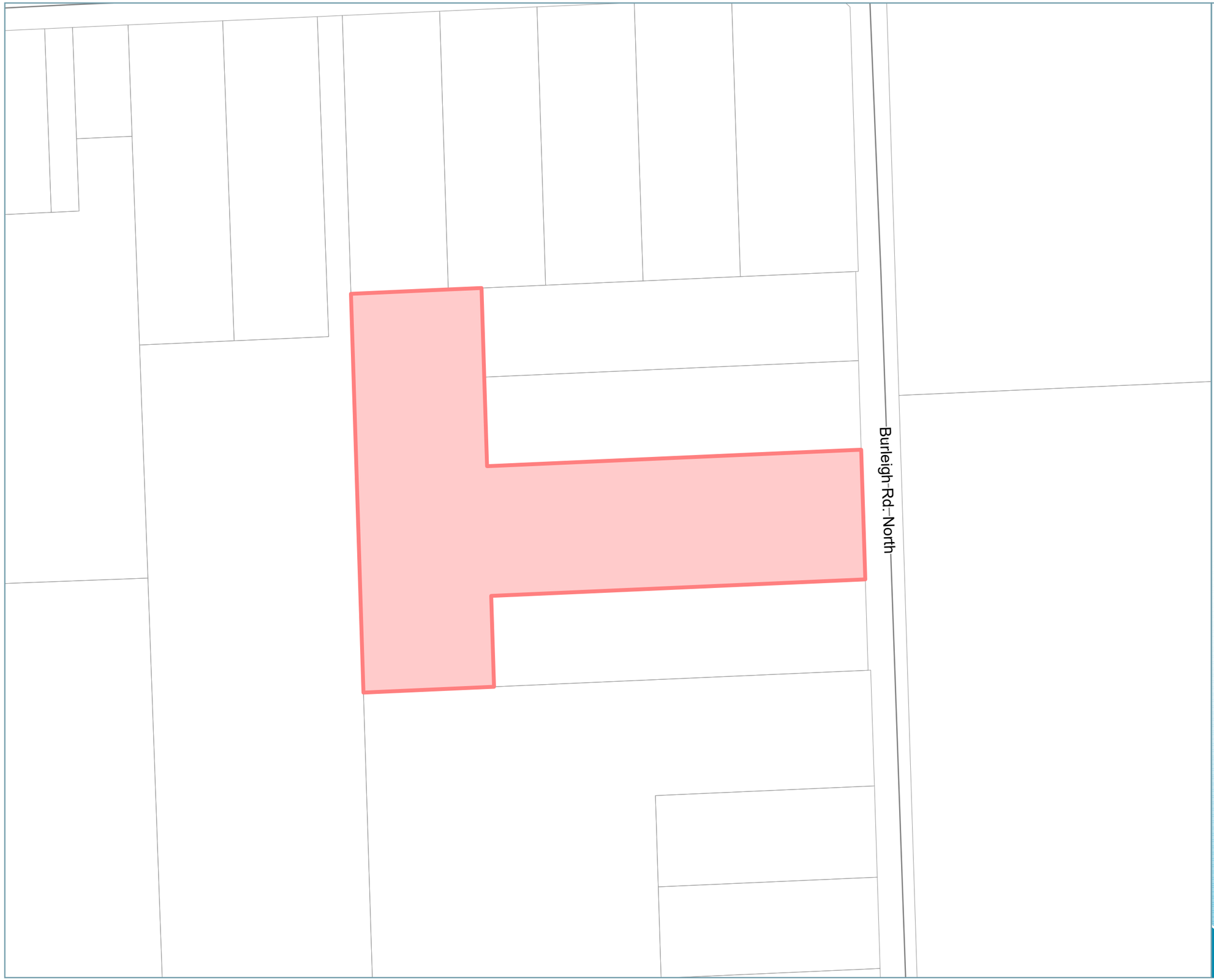
- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 37.5 75 150 225
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.5 615 Burleigh Road North

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

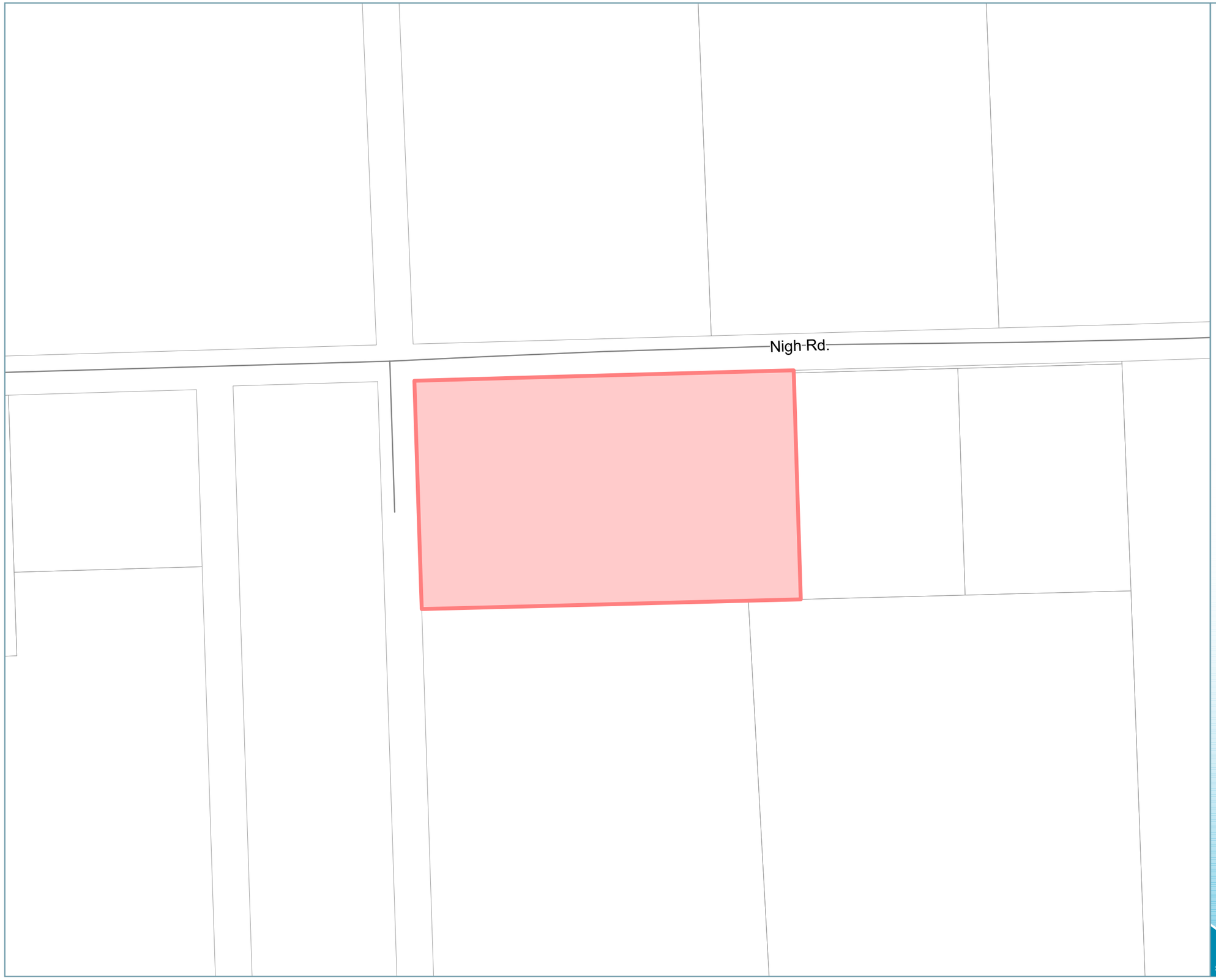
0 15 30 60 90 Meters

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.6 0-6489 Nigh Road

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 15 30 60 90
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

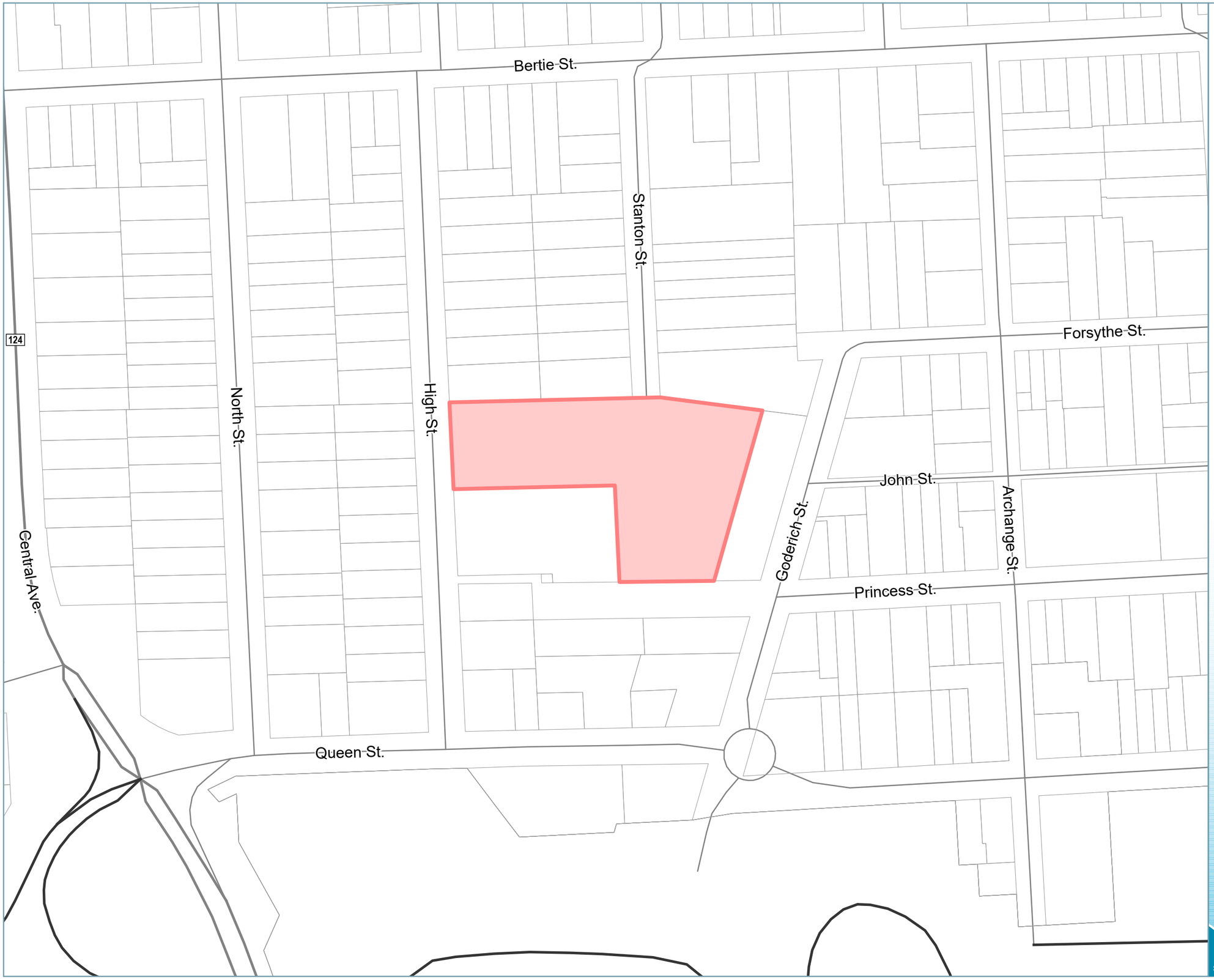
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.7 Lions Douglas Heights Senior Residence

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

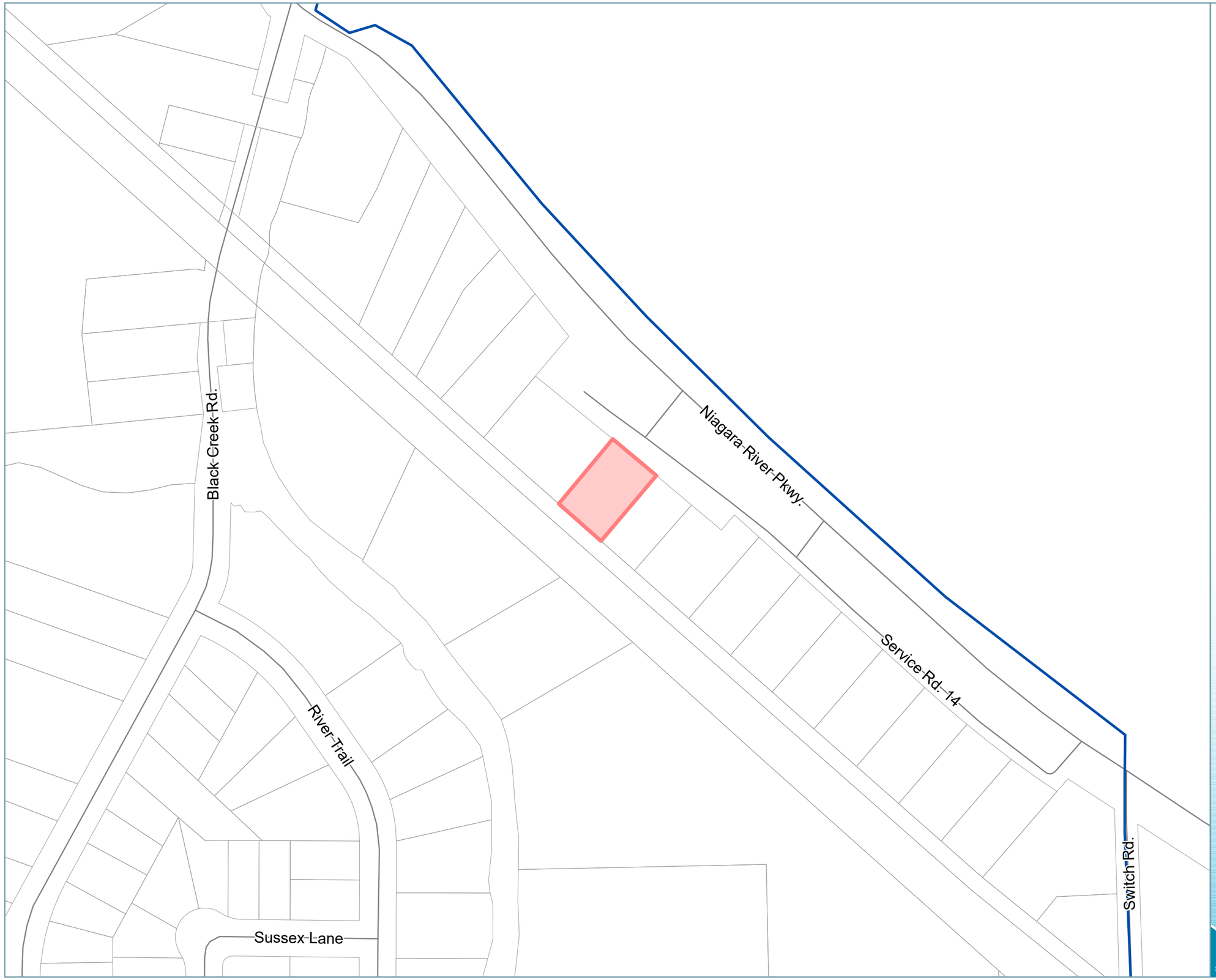
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.8 4197 Niagara River Parkway

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.9 1640 Garrison Road High School

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Sunset Dr.

Marina Dr.

Green Acres Dr.

Pound Ave.

Garrison Rd.

3

3

Municipal Centre Dr.

0 15 30 60 90 Meters

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.10 Helena Street Industrial Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Garrison Rd.

Alfred St.

Helena St.

Louisa St.

3

122

0 37.5 75 150 225 Meters

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

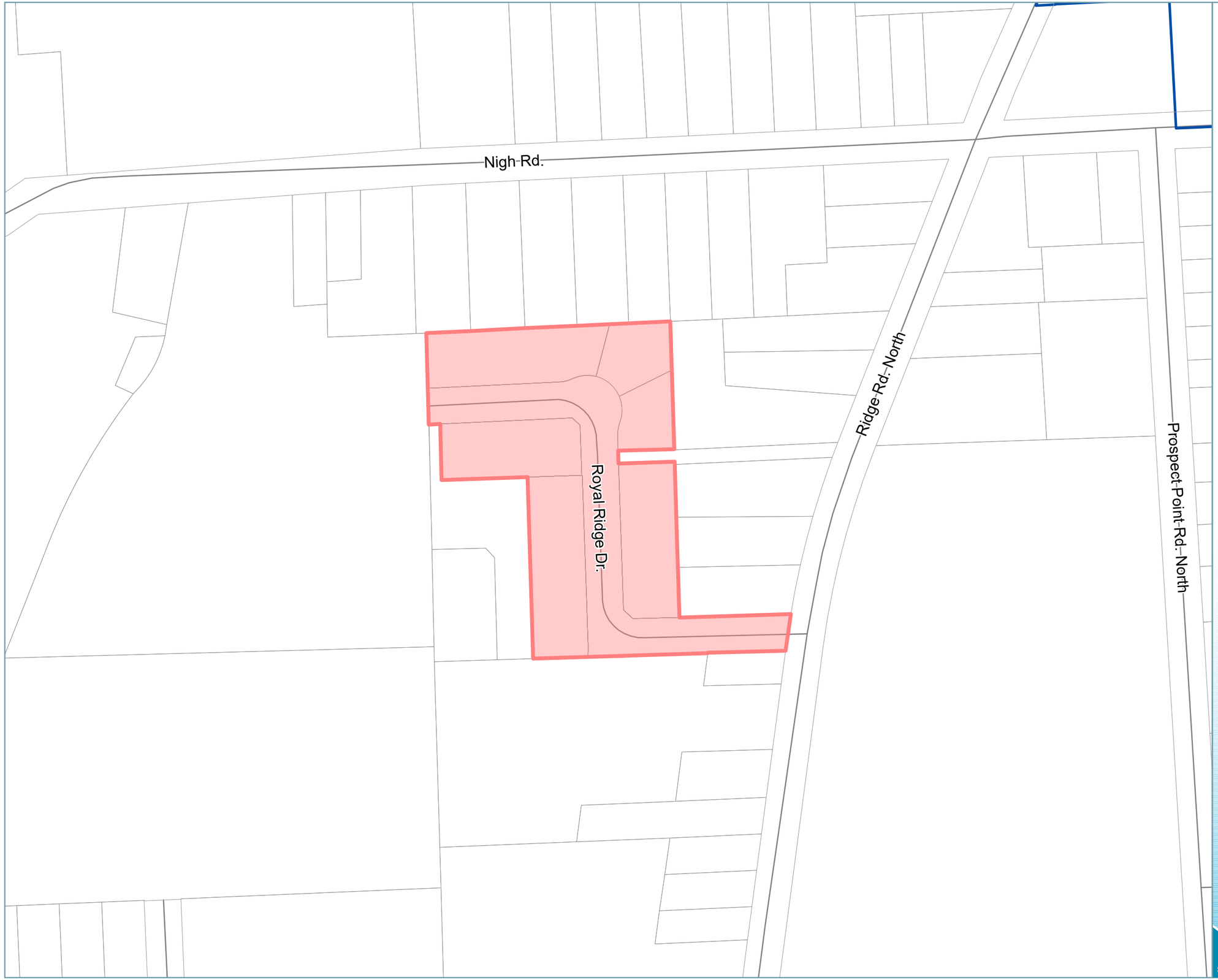
WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.11 Royal Ridge Subdivision

Draft | May 2025



Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.12 Fort Erie Hills

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.13 Miller Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Thompson Rd.

0 37.5 75 150 225
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.14 613 Ridge Road North

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Royal Ridge Dr.

Prospect Point Rd. North

Ridge Rd. North

Pearl St.

Belleview Boulevard

Hazel St.

0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.15 Compass Heights Development

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Oakes Dr.

Queen Elizabeth Way

Peace Bridge Plaza

124

Central Ave.

Queensbury Rd.

Douglas St.

Garrison Rd.

3

Veterans Way

Mather Circle

Legion Way

Albany St.

124

Lakeshore Rd.

0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.16 Safari Niagara

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

College Rd.

House Rd.

Fox Rd.

Ott Rd.

Stevensville Rd.

116

Eagle St.

West Main St.

Old Mill Rd.

Village Creek Dr.

Coral Ave.

May Ave.

Airline St.

0 75 150 300 450
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.17 Cairns Crescent Marina

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

College Rd.

Niagara River Pkwy.

Cairns Crescent

Shipyards Lane

Miller Ave.

Eagle St.

Sutherland Dr.

Service Rd. 4

Warwick Ave.

Houck Crescent

0 37.5 75 150 225 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.18 Michener Road and Schooley Road

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

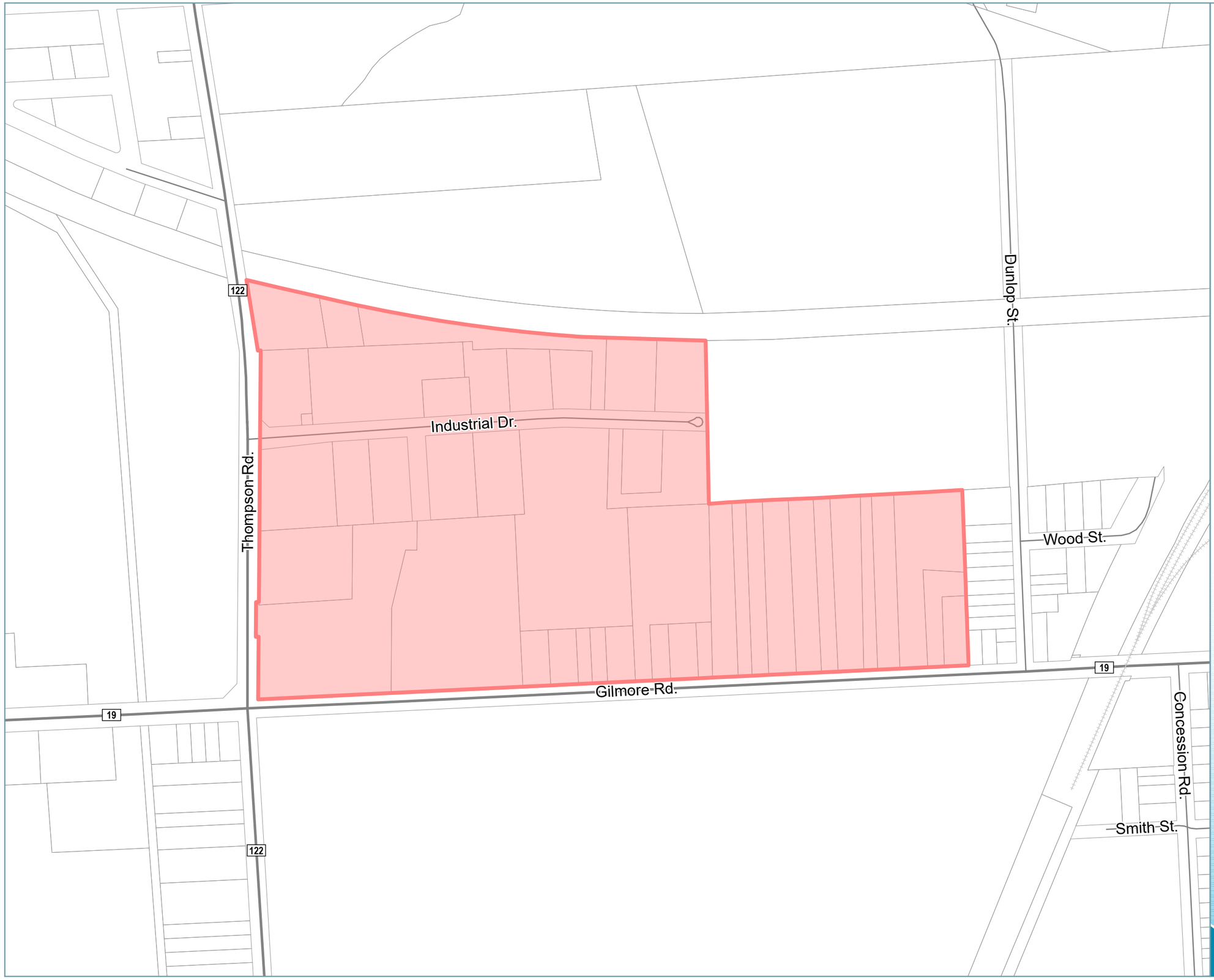
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.19 Fort Erie Industrial Park

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 37.5 75 150 225 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

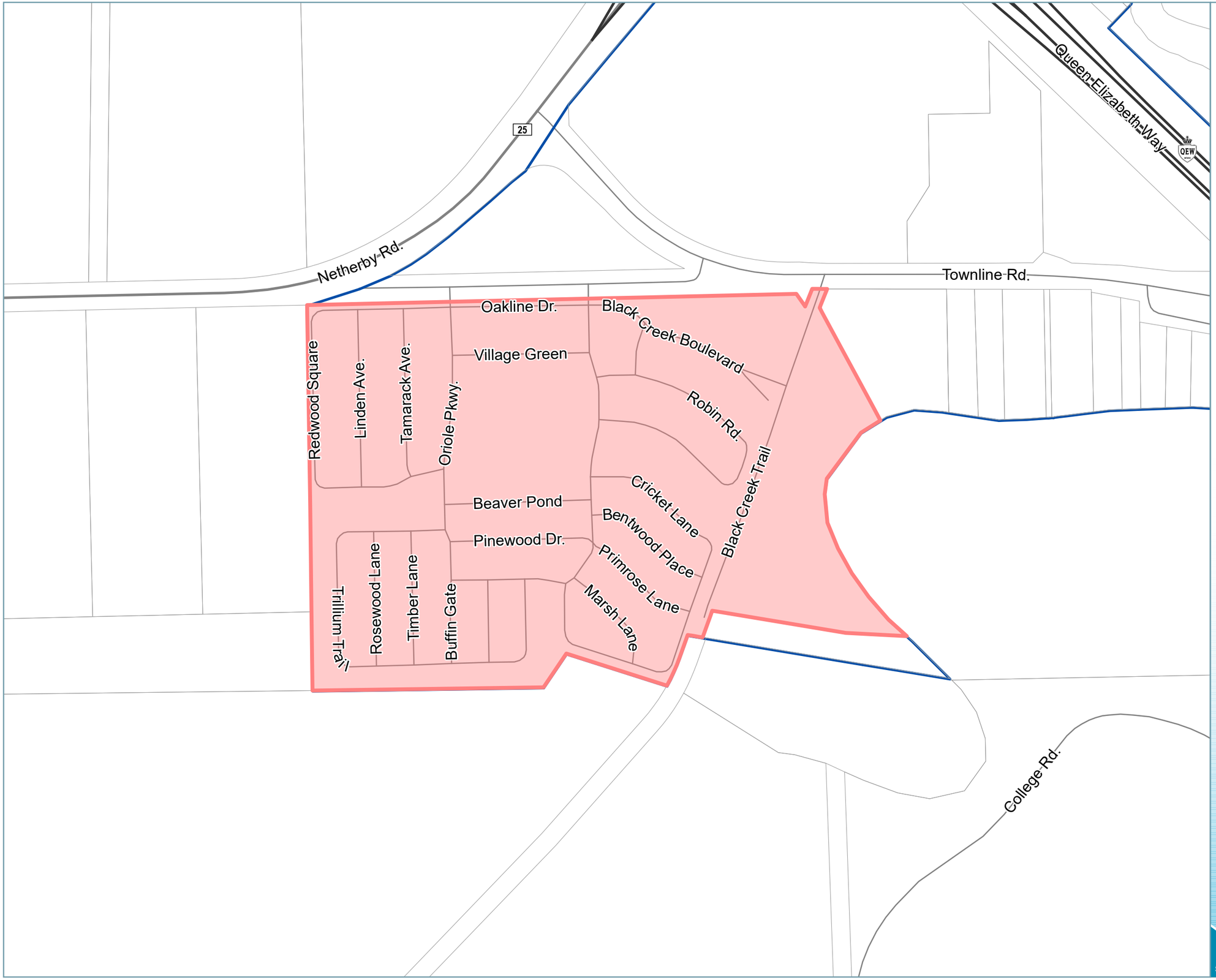
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.20 Mobile Home Park

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 37.5 75 150 225 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.21 Waste Disposal Sites

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

21

Bowen Rd.

Pettit Rd.

Bridge St.

0 37.5 75 150 225 Meters

FORT ERIE ONTARIO

PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.21 Waste Disposal Sites

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

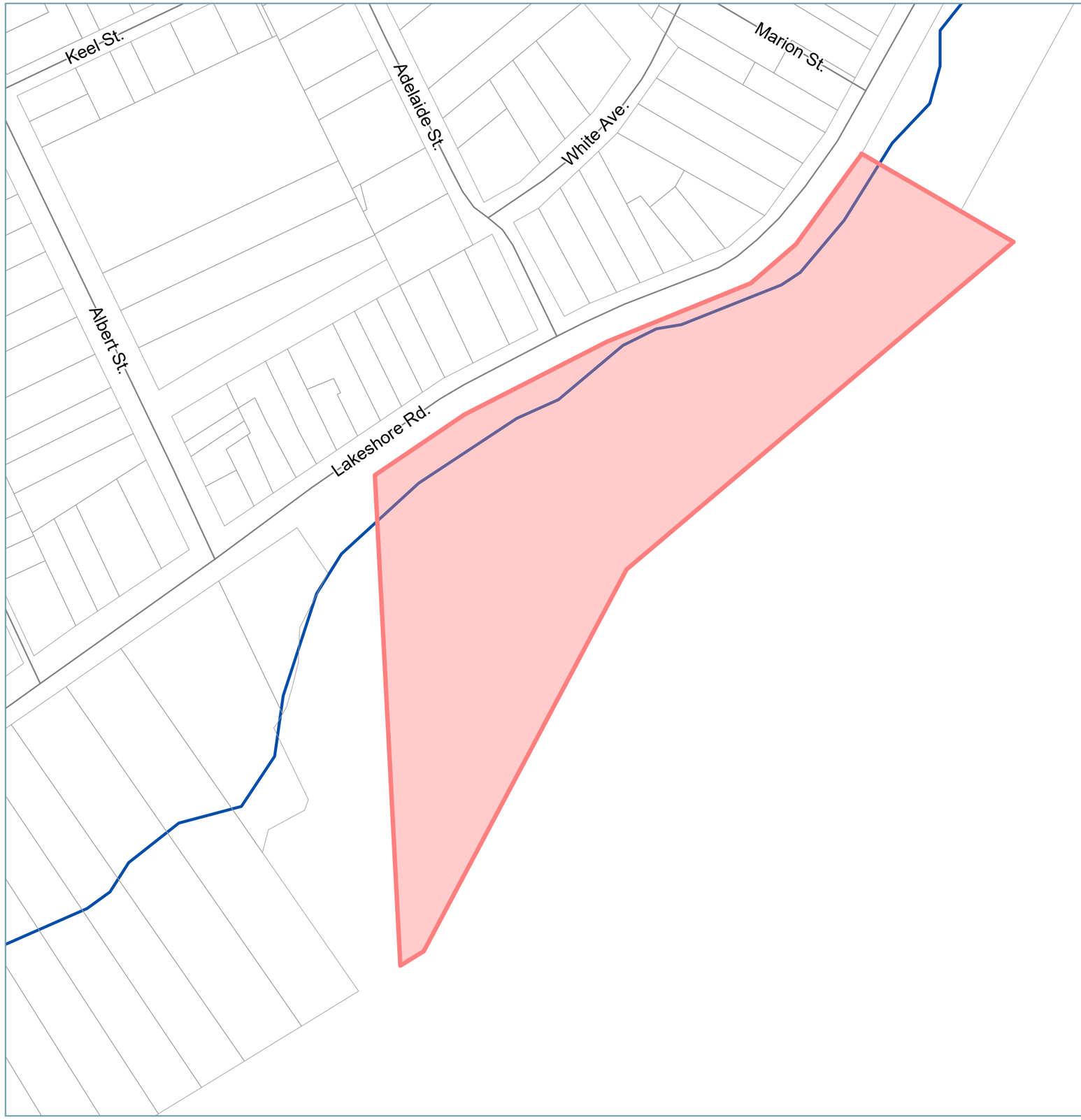
Winger Rd.

0 37.5 75 150 225
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.22 Flintlock Hazard Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 15 30 60 90
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

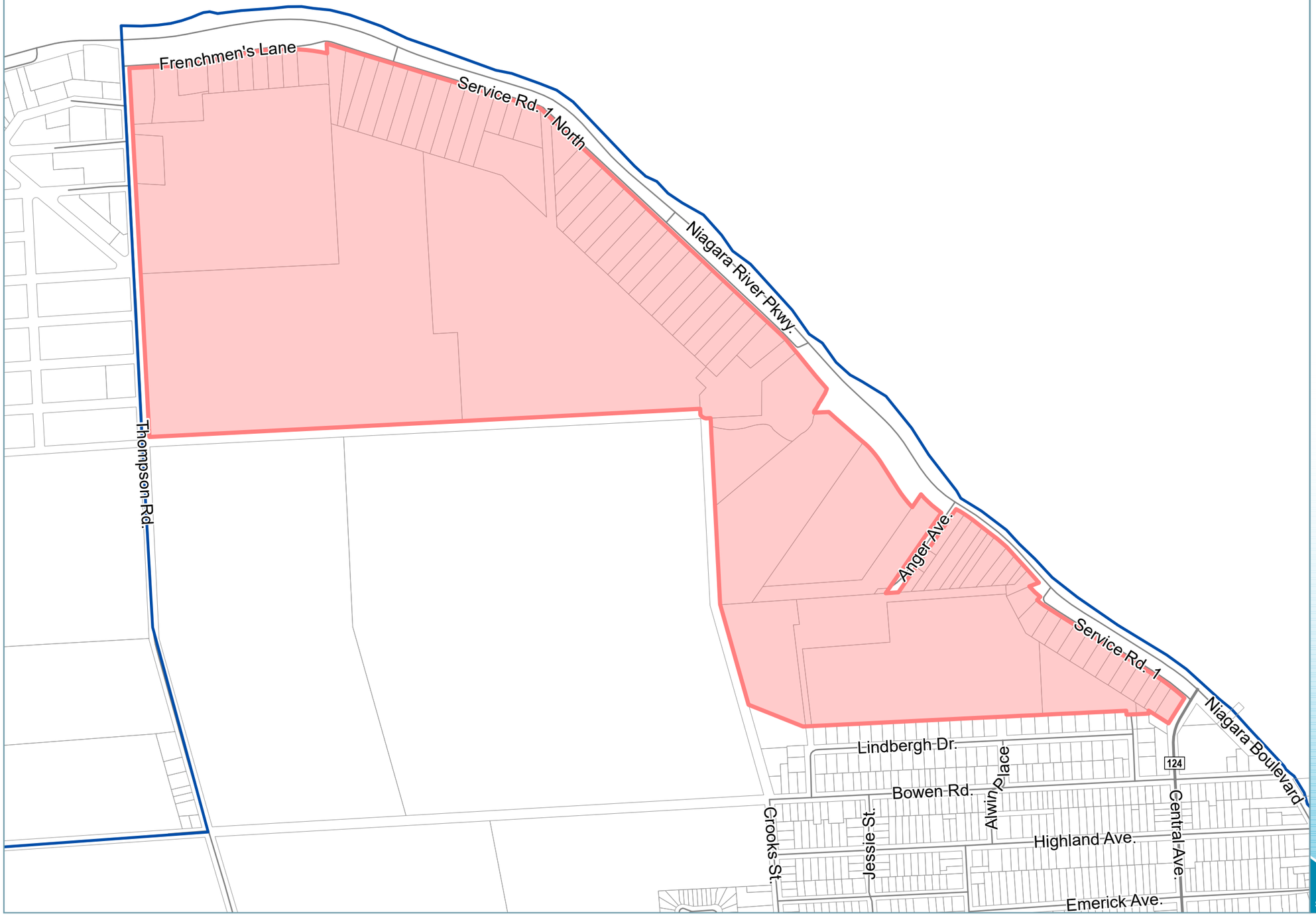
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.23 Frenchman's Creek

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 75 150 300 450 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

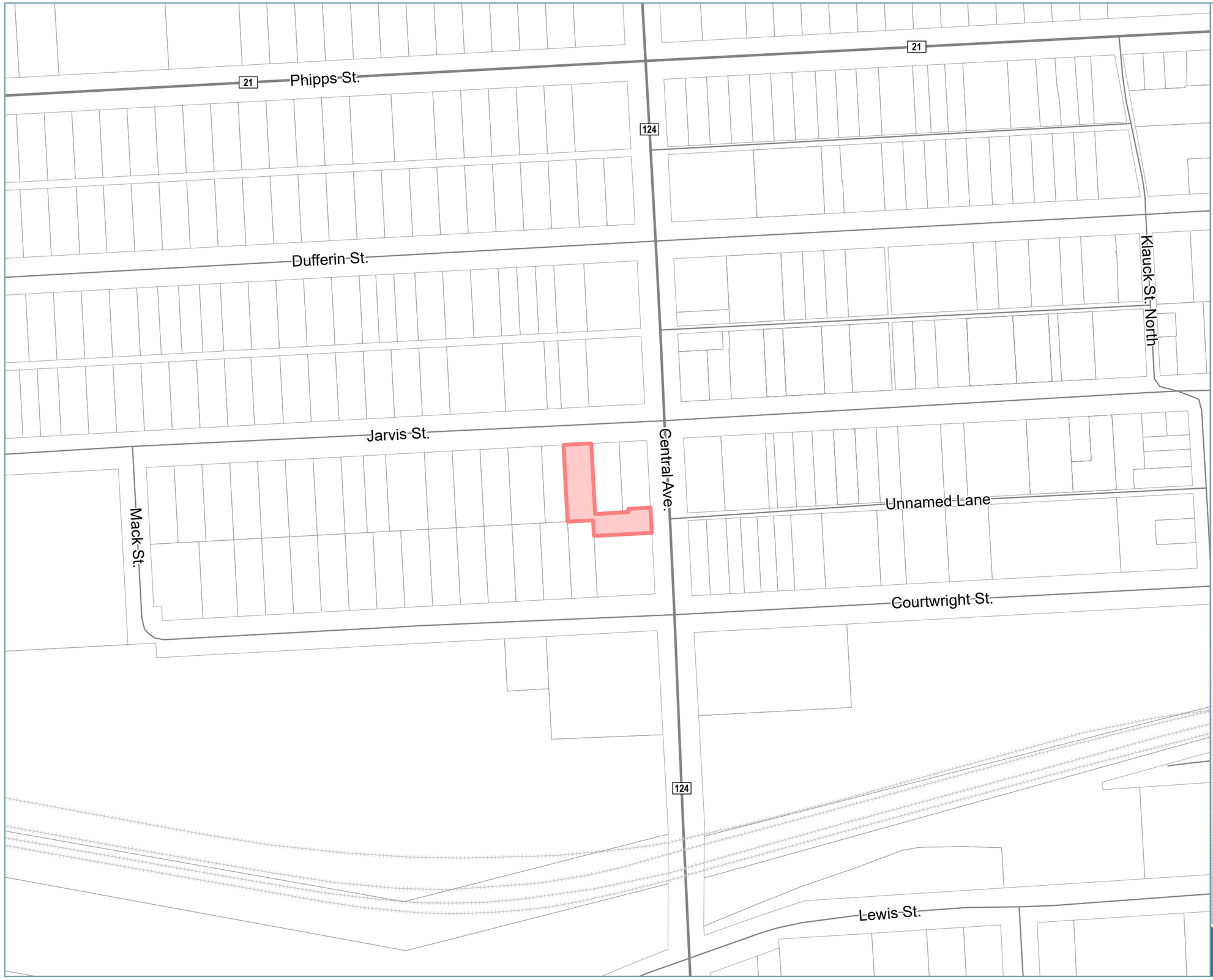
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.24 209 Jarvis Street

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.25 209-215 Ridge Road North

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

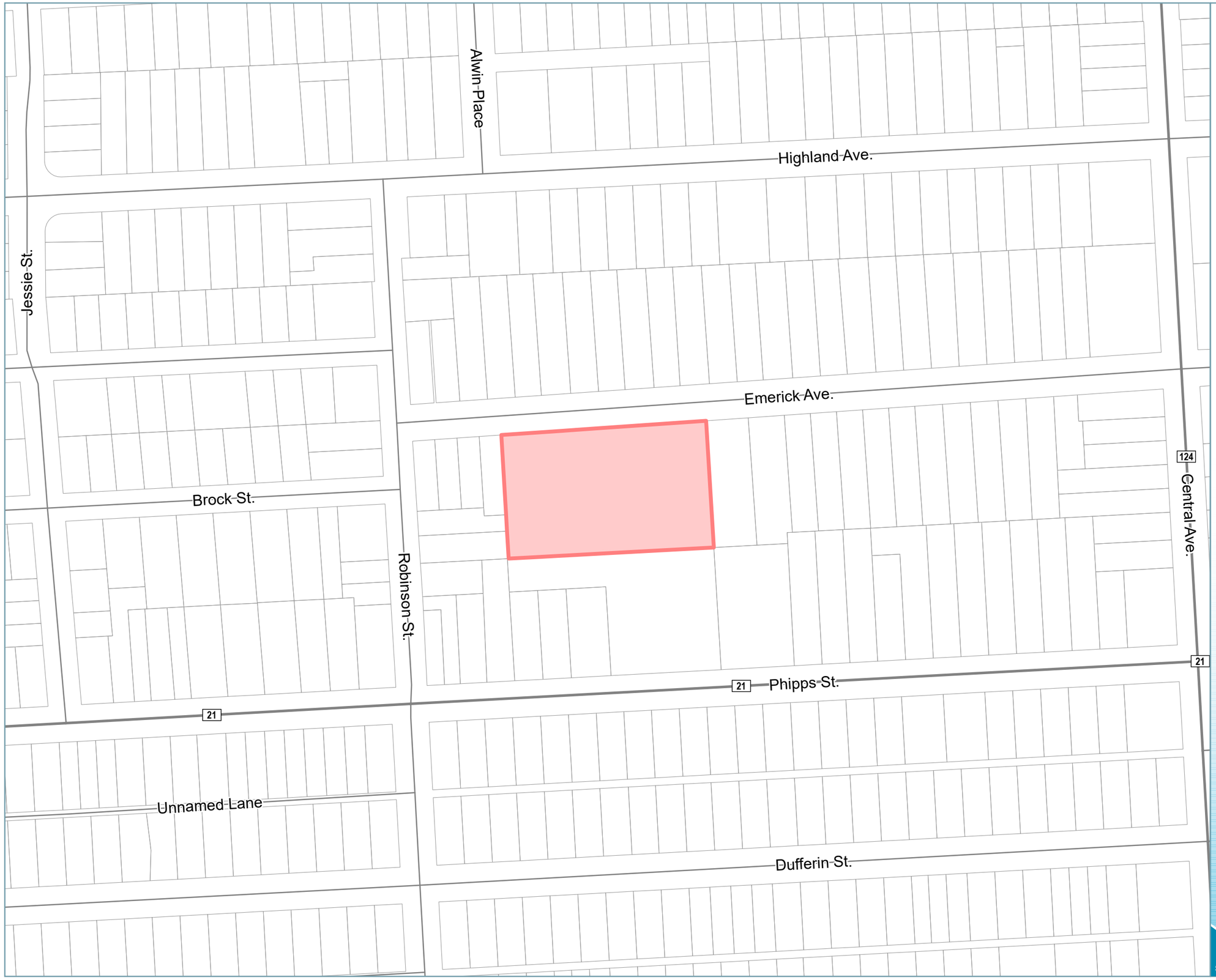
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.26 255 Emerick Avenue

Draft | May 2025

Legend

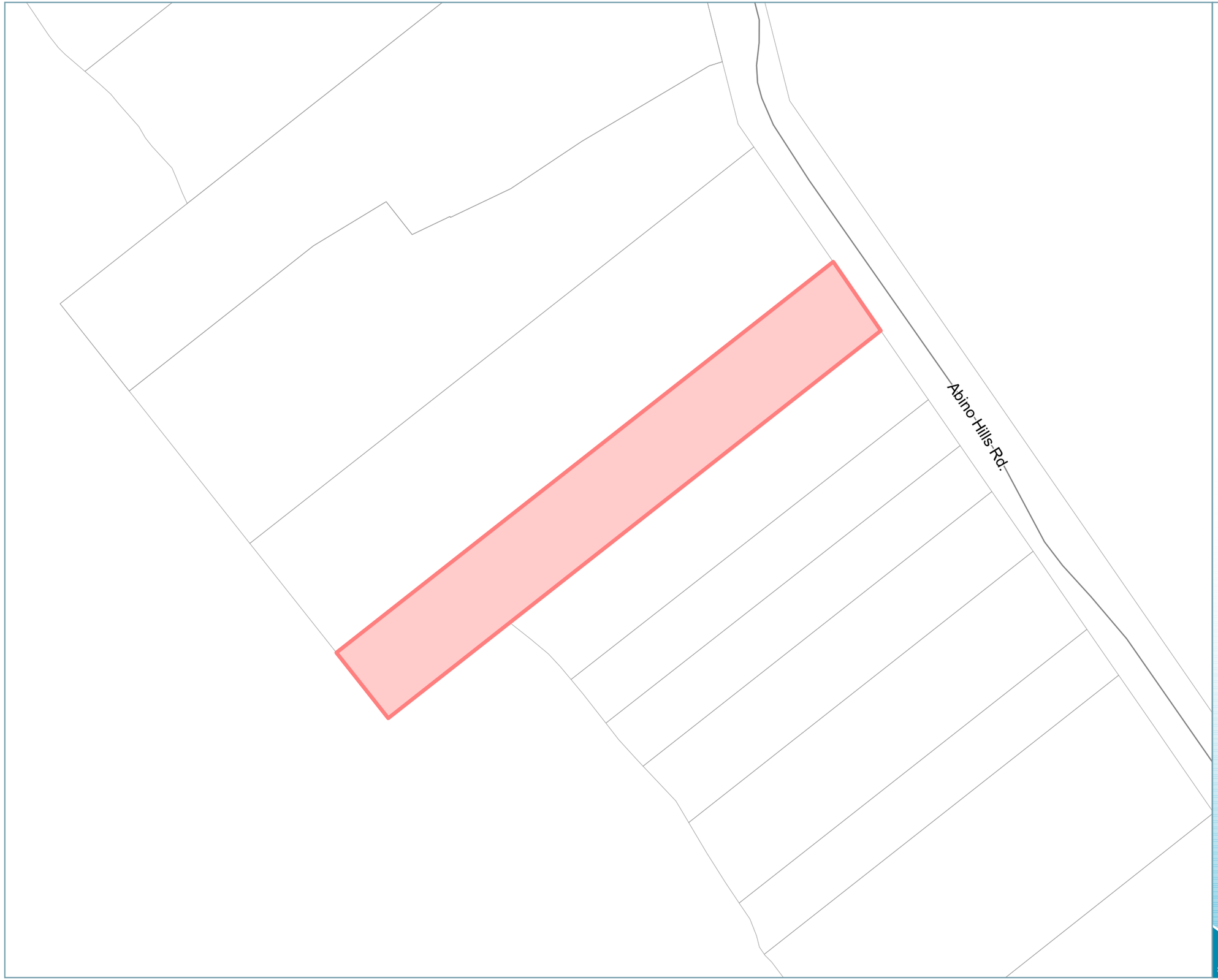
- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)



Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.27 5179 Albino Hills Road

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 15 30 60 90 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

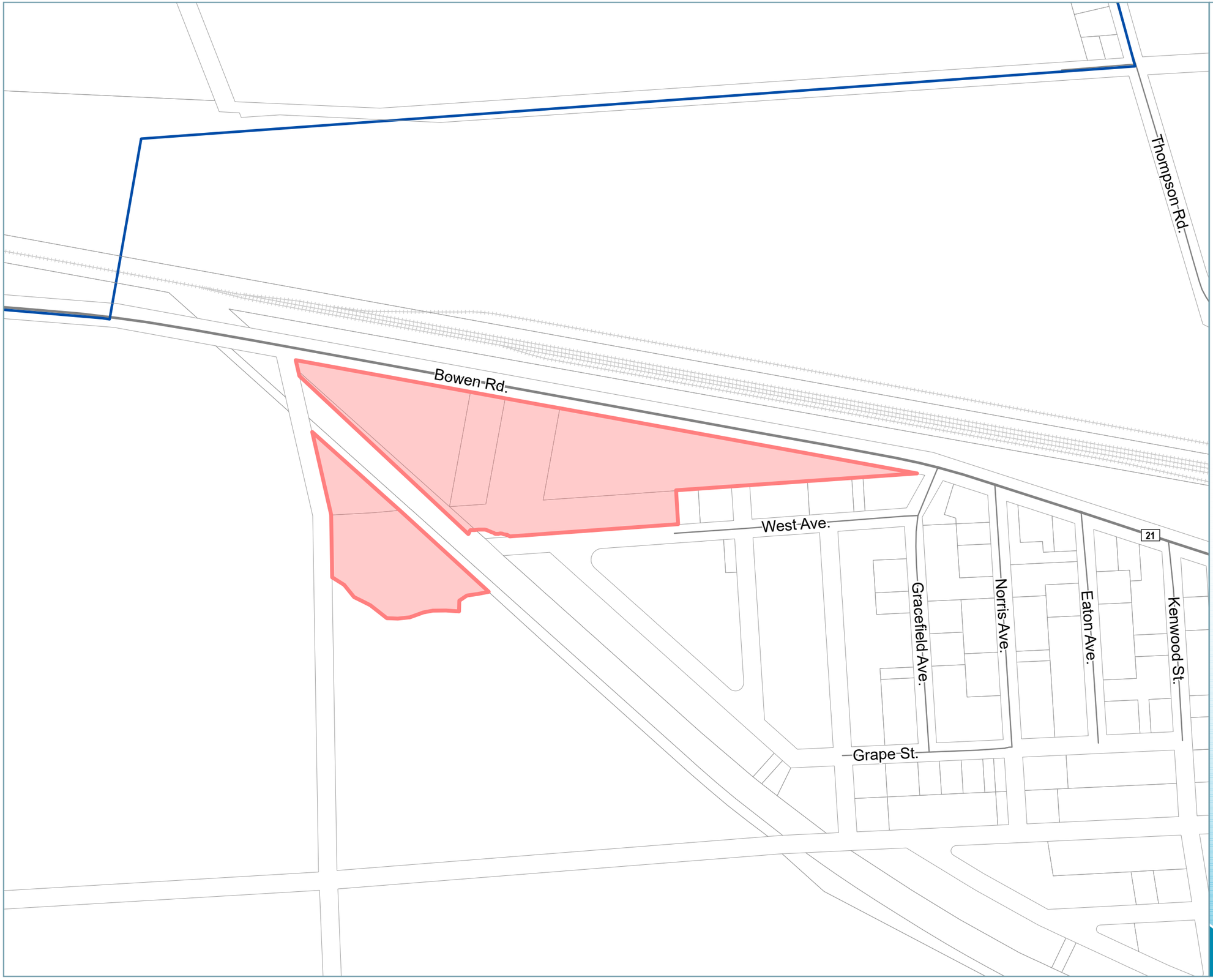
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.28 Bowen Road Industrial Lands

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 37.5 75 150 225
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.29 0 Petit Road, 1011 Gilmore Road, and 0-13130, Thompson Road

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Grape St.
Bridge St.
Commerce Pkwy.
North Service Rd.
Gilmore Rd.
19
122
Industrial Dr.
Thompson Rd.
Spears Rd. North
Pettit Rd.
Bertie St.
Spears Rd.
Action Ave.
William St.
Alliston Ave.
Seymour Ave.
Morrison Ave.
Frey Dr.
Taylor Ave.
QEW
Queen Elizabeth Way

0 75 150 300 450 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.30 80-84 and 94 Jarvis Street

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

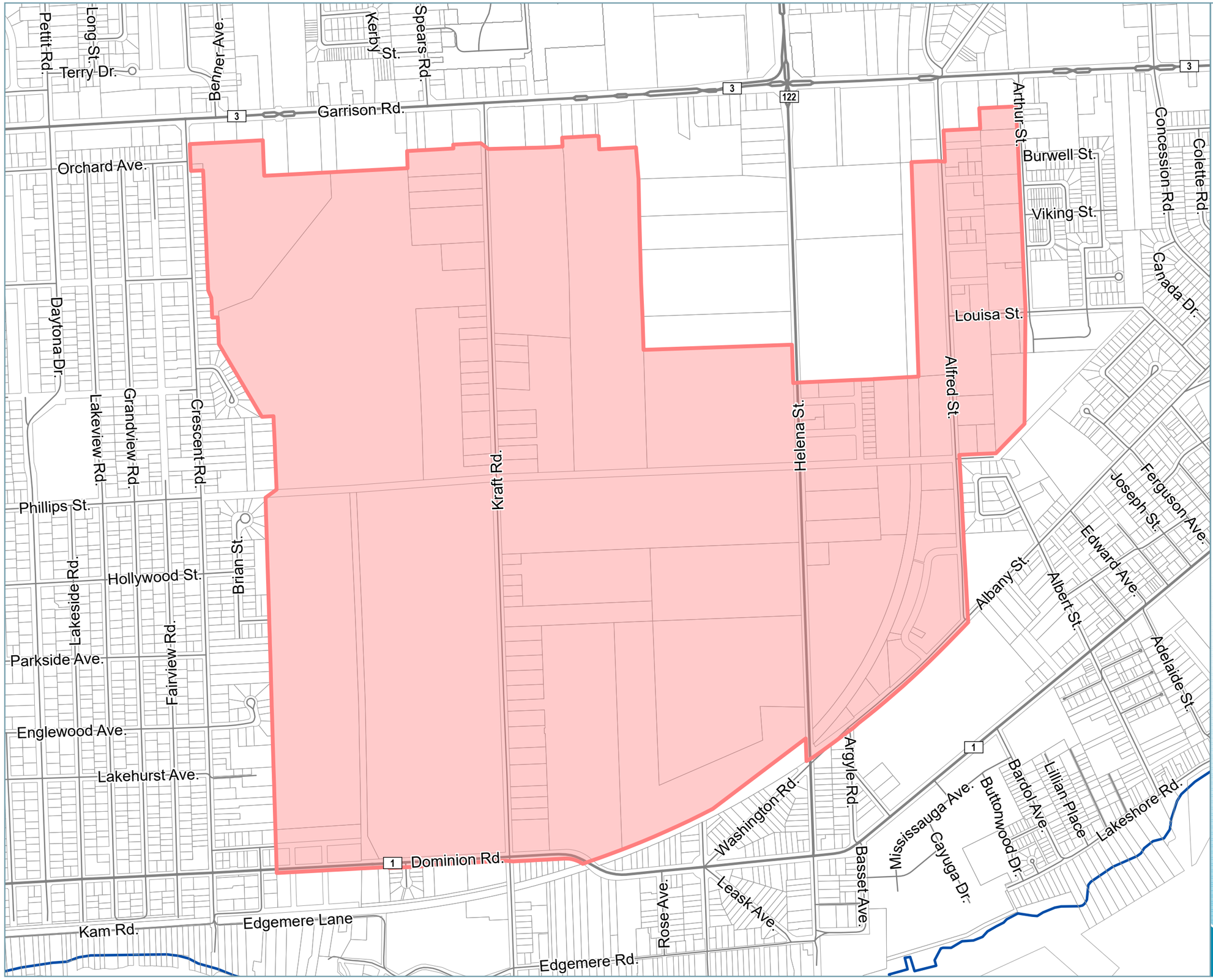
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.31 Kraft Drain Area

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 95 190 380 570 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

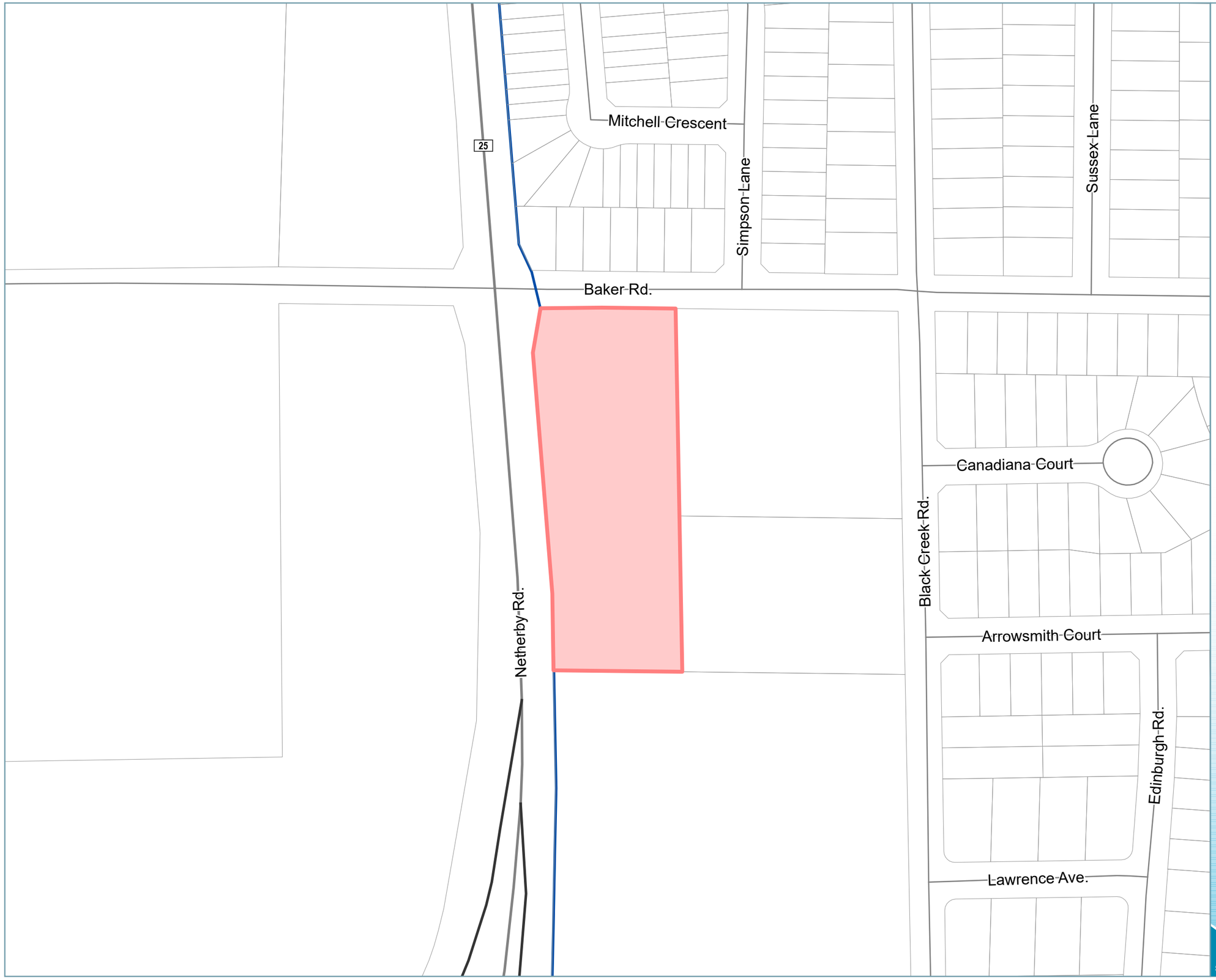
Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.34 0-17644 Baker Road

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary



0 15 30 60 90 Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

WSP

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.35 4301 Niagara River Parkway

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

Morningstar Rd.

Netherby Rd.

25

Niagara River Pkwy.

Black Creek Rd.

Service Rd. 14

0 15 30 60 90
Meters

FORT ERIE ONTARIO
PLANNING FOR THE FUTURE 2051

wsp

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)

Fort Erie Official Plan

Schedule M - Site Specific Policy Areas
G.36 Fort Erie Waterfront Area

Draft | May 2025

Legend

- Subject Lands
- Settlement Area Boundary
- Parcel Boundary

0 410 820 1,640 2,460 Meters

PLANNING FOR THE FUTURE 2051

Source: Town of Fort Erie; Niagara Region (Niagara Open Data); New York State (NYS GIS Clearinghouse)