

Bridgeburg North Secondary Plan

Status Update
PBBS-27-2026

Purpose of This Presentation

- * Provide Council with a status update on the Bridgeburg North Secondary Plan
- * Summarize work completed to date
- * Present the current land use concept
- * Share stakeholder and public feedback
- * Outline next steps and project timing



Study Area Overview



- Located in northeast Fort Erie
- Approx. 165 hectares
- Bounded by:
 - Phipps Street (South)
 - Thompson Road (West)
 - Niagara River Parkway (North & East)
- Located within the Frenchman's Creek watershed

Technical Review Committee (TAC)



PROJECT LEAD



* Linda Redmond, Senior Policy Planner



EXTERNAL REVIEW PARTNERS



* Niagara Region



* Niagara Peninsula Conservation Authority



* Niagara Parks Commission



* Community Focus Group



INTERNAL REVIEW TEAM



* Policy & Community Planning Staff



* Senior Environmental Planner



* Infrastructure Services
(Roads & Servicing)



* Other internal Departments
as needed.

Progress to date



Phase 1

Project Start

- Background research
- Examine opportunities / constraints
- Engage with residents and stakeholders



Phase 2

Explore Land Use Options

- Work together to develop goals, guiding principles and explore land use options/alternatives
- Present options to residents and stakeholders
- Determine preferred land use options



Underway



Phase 3

Develop Secondary Plan

- Prepare secondary plan with resident and stakeholder input
- Present Draft Secondary Plan to Council
- Present final Secondary Plan to Council

Completed

- Background research
- Technical Phase 1 Studies
- Community Focus Group Workshop #1
- Technical Review Committee Meetings
- Environmental Advisory Committee Review
- Public Open House
- Preliminary Concept Development

Here's What We Heard



Community Focus Group



Environmental protection



Connectivity improvements



Complete community design



Housing choice



Infrastructure readiness



Technical Review Committee



Supportive of studies completed to date



Focus on environmental constraints



Ongoing technical refinement



Open House



Environmental protection concerns



Development timing questions



Servicing questions



School planning questions



Addressing Key Issues

Environmental Protection

- Subwatershed Study guiding development limits
- Wetlands, watercourses and woodlands protected
- Restoration and enhancement opportunities identified

Circulation & Connectivity

- Road network under review
- Active transportation connections planned
- Future creek crossing being evaluated

Transportation

- Transportation Study completed
- Intersection improvements under review
- Roundabout feasibility being assessed through future design stages and phases of the TIS.



Preserving the Natural Heritage

Environmental constraints will be mapped and protected through the Planning Process

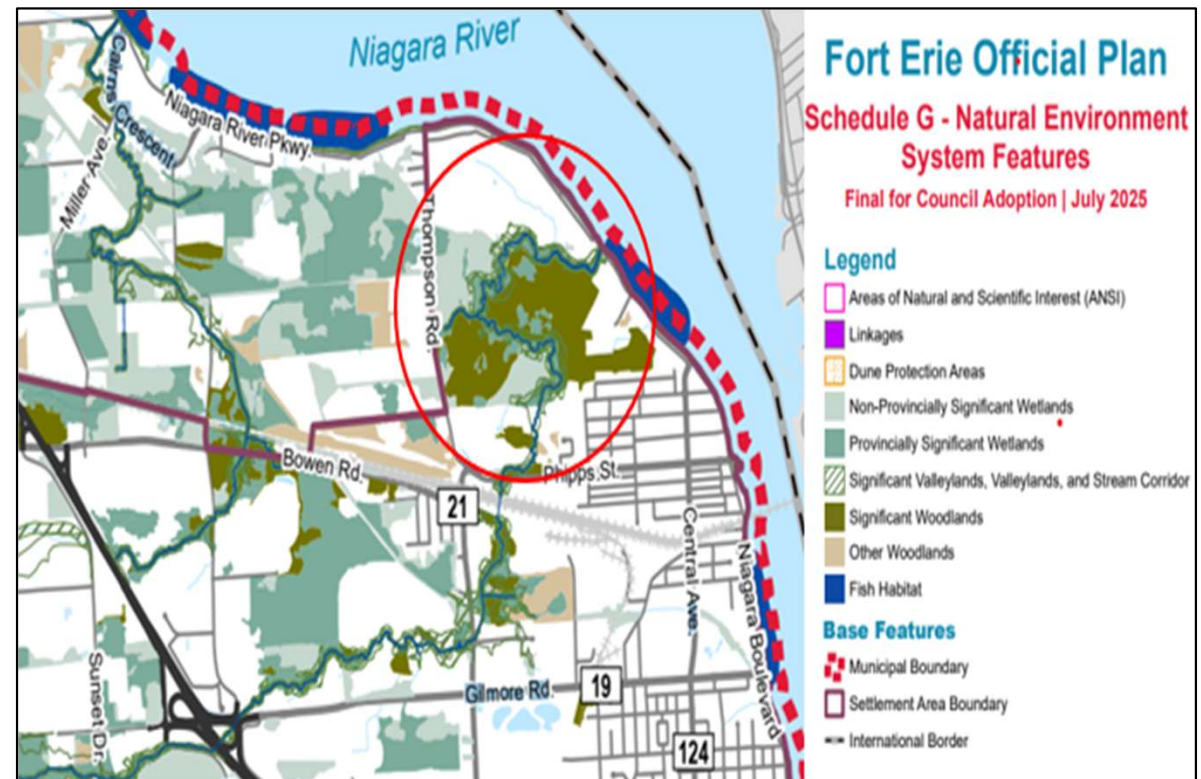
Preserving natural heritage is a critical input to be considered in the development of land use concepts to guide growth and development in this area

Located within the Frenchman's Creek watershed

Environmental constraints will be refined through the fieldwork component of the study

Existing natural heritage areas require protections or buffers

Developable area limits subject to outcomes of the Subwatershed Study and fieldwork



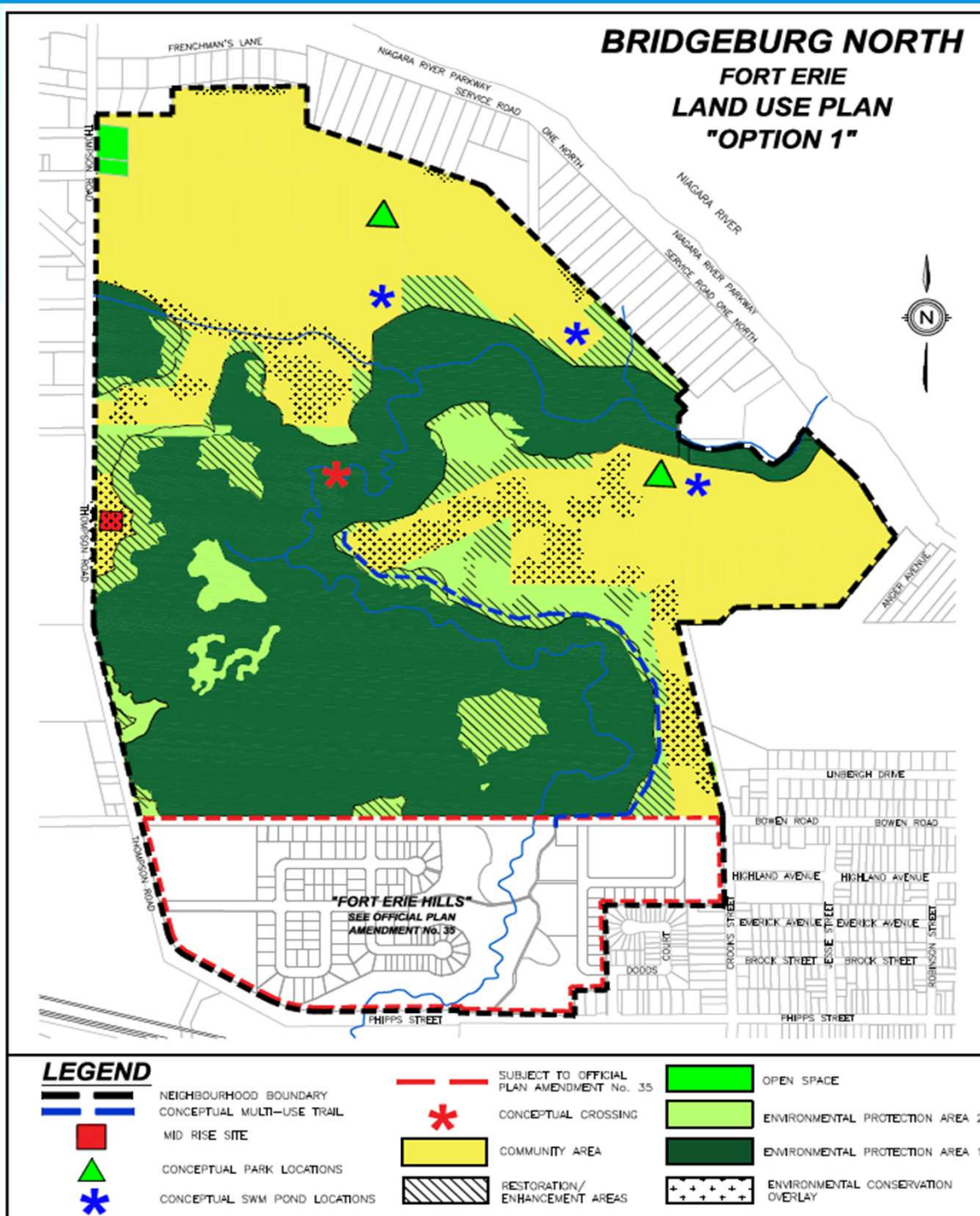
Current Concept Phase 1

Key Features Identified

- * Wetlands & Watercourses
- * Woodlands
- * Natural heritage corridors
- * Frenchman's Creek watershed

Outcomes

- * Community areas
- * Environmental protection areas
- * Open space, park, SWM pond and trail locations
- * Road crossing over the creek.
- * Development limits established
- * Protection policies being developed
- * Restoration and enhancement opportunities identified



Circulation and Timing

Phase 2

Explore Land Use Options

- Work together to develop goals, guiding principles and explore land use options/alternatives
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- Determine preferred land use options

Phase 3

Develop Secondary Plan

- Prepare secondary plan with resident and stakeholder input
- Present Draft Secondary Plan to Council
- Present final Secondary Plan to Council

Summer 2026

- Complete Phase 2 and 3 studies
- Refine land use concept
- Prepare draft policy framework
- Additional Community Focus Group meetings
- Public Open House #2

* Fall 2026

- Agency circulation
- Draft Secondary Plan
- Statutory Public Meeting
- Council consideration

Thank You

