

WELCOME

Fort Erie CPPS and UDG Open House

August 18, 2026



[https://letstalk.forterie.ca/
community-planning-
permit-system-and-urban-
design-guidelines](https://letstalk.forterie.ca/community-planning-permit-system-and-urban-design-guidelines)



Introducing the Community Planning Permit System (CPPS) and Urban Design Guidelines (UDG)

The Town of Fort Erie is working on a **new, made-in-Fort Erie planning framework** called the **Community Planning Permit System (CPPS)**, supported by **Town-wide Urban Design Guidelines (UDGs)**.

The CPPS is a land use planning tool enabled by the Province under the *Planning Act*. This project is about making planning work better, creating a clearer, more predictable, and more understandable way to review development while elevating design quality across the Town.

Why Now?

The Town’s Official Plan sets out how growth should be managed over the long term. To implement the Official Plan’s vision, the Town is updating its development review framework. Introducing a CPPS and modernized UDGs ensures our planning rules align with our vision for complete, cohesive neighbourhoods.

How to Navigate This Open House

				
Chapter 1: Why We’re Here	Chapter 2: Growth Overview	Chapter 3: CPPS and UDGs Overview	Chapter 4: A Closer Look At the CPPS	Chapter 5: Next Steps

Important Note:
The icons on the right tell you what content can change based on your comments and what is required or already decided.

 **DRAFT**
 **REQUIRED**



Chapter #1: Why We’re Here

This Open House is for:

- ✓ **CPPS within the 7 Strategic Growth Areas (SGAs)**
- ✓ **Town-wide Urban Design Guidelines**

It does not cover:

- ✗ Town-wide Zoning By-law Review
- ✗ ZBL Open House was held on July 14th
- ✗ <https://letstalk.forterie.ca/zoning-by-law-review>

Project Timeline



What Happens After This Open House

All feedback will be summarized in a “What We Heard” report and considered in revising the draft CPP By-law and Urban Design Guidelines.

Your input can influence:

- Key rules and standards in the CPPS
- How development decisions are made
- When and how the public is notified of new development applications
- Which elements need refinement before the final draft goes to Council





Chapter #1: Why We're Here

Planning for change is not optional

Based on long-term forecasts in the Town's Official Plan, Fort Erie is projected to grow to approximately **48,050 residents** and **18,430 jobs** by **2051**. Growth is focused in the Town's Strategic Growth Areas, as shown in the map below: **Crystal Beach SGA, Ridgeway SGA, Garrison-Sunset SGA, Garrison West SGA, Garrison East SGA, Niagara Boulevard SGA, and Bridgeburg SGA**, with a target of **50% of new housing** occurring through intensification within existing built-up areas.

The Town is in the process of implementing its Official Plan and is seeking your input on priorities when managing long-term growth and development.

What's already decided, and what's not:

- 🛡️ The Town will continue to grow
- 🛡️ The Official Plan directs where growth should generally occur
- ✏️ How growth is reviewed, regulated, and managed is still being shaped





Chapter #2: Growth realities, choices and trade-offs

What We Can (and Can't) Control

Some parts of growth planning are outside the Town's control. Others are very much within it. Understanding the difference helps focus the conversation on where your input can make a real difference.

We can't control ...	We can control ...
• Provincial planning legislation and timelines • Long term population and employment forecasts • The overall need for housing, jobs, and services	• How new development fits into existing neighbourhoods • What impacts need to be addressed before approval • Who makes decisions for different types of projects • When and how the public is informed and involved
 These factors set the context for planning decisions	 The local planning framework determines how consistently and transparently these decisions are made.

Why This Matters

When planning tools are unclear or fragmented:

- Decisions can be slower and harder to understand
- Public input may come too late in the process
- Impacts can feel reactive instead of managed

Choosing the right planning system helps turn growth into predictable, well-designed outcomes that align with community priorities.



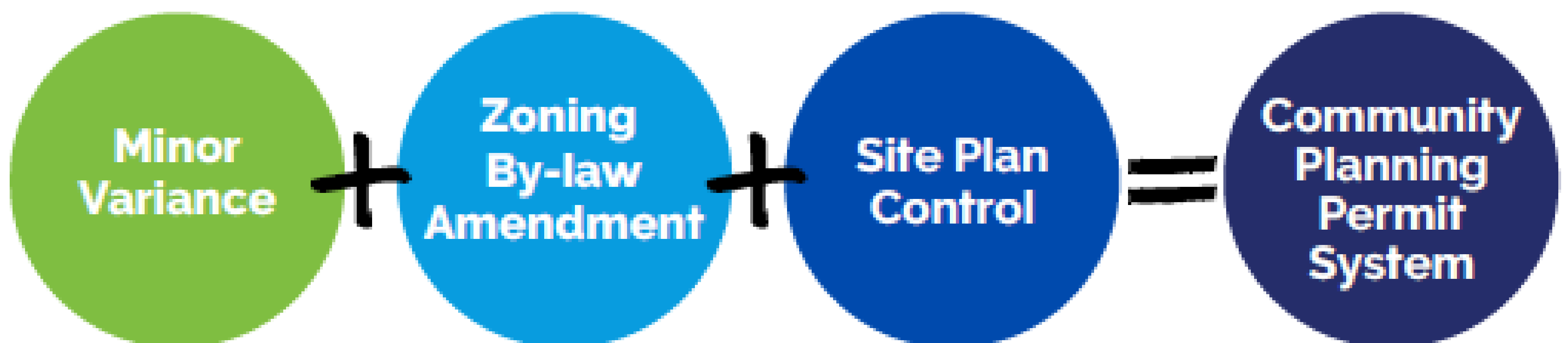
Chapter #3: What is a CPPS and What are UDGs?

The Real Choice: How Growth Happens - CPPS

A Coordinated Planning Framework, Made in Fort Erie

A Community Planning Permit System (CPPS) is implemented through a Community Planning Permit By-law (CPP By-law), which replaces the traditional Zoning By-law for the areas where it applies. It is a planning framework that streamlines applications that implement the Town's Official Plan.

A CPPS combines the applications below into one approval:



What stays the same?

- Provincial planning rules still apply
- The Official Plan remains in place
- There will continue to be situations where a planning permit is not needed

What's different?

- Clear rules about what is permitted and where flexibility exists
- Defined variation limits for certain development standards
- Earlier coordination between applicants and staff
- A focus on resolving issues up front, not at the end of the process

Why this matters?

By bringing decisions together into one process, the CPPS is intended to:

- ✓ Reduce duplication and delays
- ✓ Improve clarity for residents, applicants, and staff
- ✓ Support more consistent and predictable outcomes
- ✓ Make decision-making more predictable and transparent



Chapter #3: What is a CPPS and What are UDGs?

What a CPPS Regulates

Similar to zoning, but with added flexibility

Like a zoning by-law, a CPP By-law sets out standards that guide how land can be developed. These include rules about:

- What types of land uses are permitted
- Where buildings and structures can be located on a lot
- Building height, massing, and lot coverage
- Lot size, dimensions, and landscaping
- Vehicle access, walkways, and parking requirements
- Sustainable and accessibility design elements



What a CPPS Adds

A CPP By-law can also regulate aspects of development that typically fall outside traditional zoning, such as:

- ✓ Urban design and site layout
- ✓ Landscaping and vegetation removal
- ✓ Site alteration
- ✓ Where flexibility may be provided from a development standard (potential variation)
- ✓ Conditions of approval
- ✓ Discretionary and conditional uses
- ✓ The provision of community benefits



Chapter #3: What is a CPPS and What are UDGs?

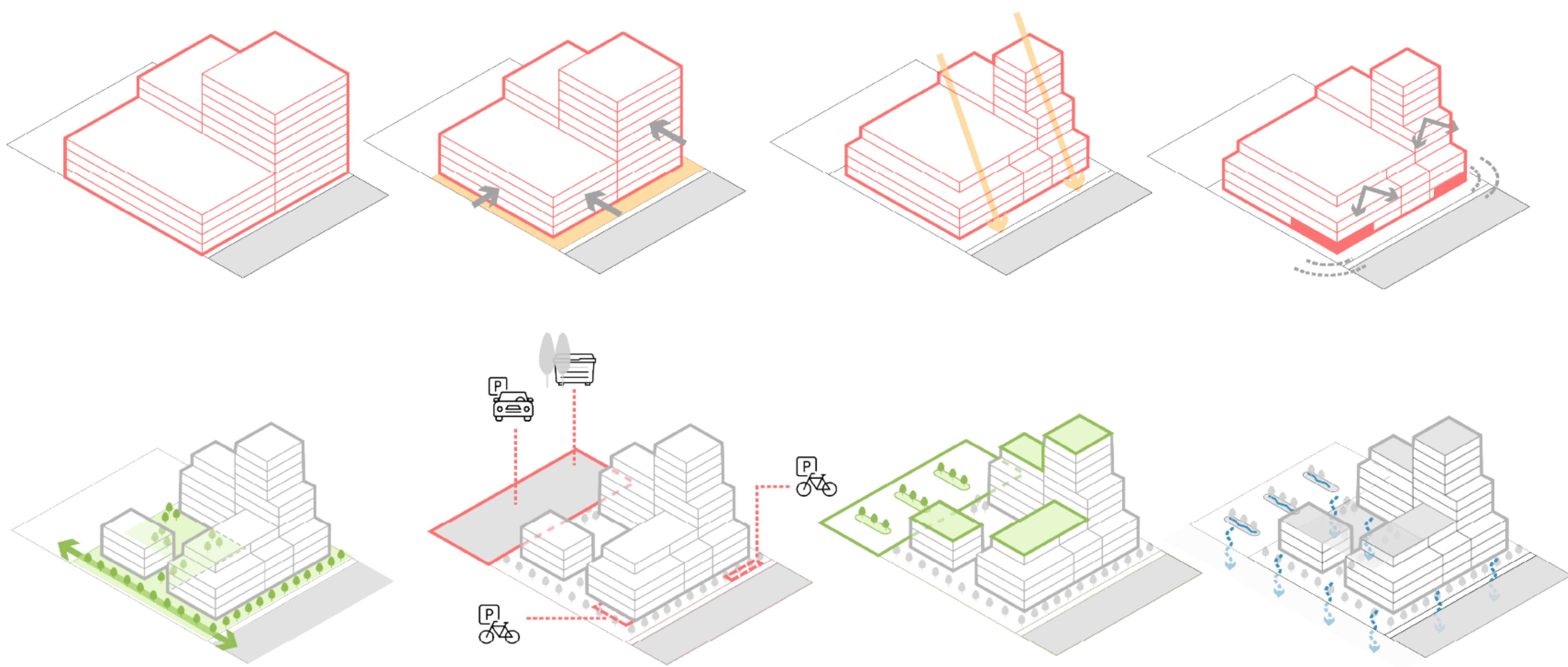
What are UDGs

The Fort Erie Urban Design Guidelines provide a comprehensive design framework to guide new development and redevelopment across the Town. As Fort Erie continues to grow, these guidelines aim to balance new development with the preservation of the Town’s unique natural, cultural, and historic landscapes.

While the Official Plan defines where we grow and the CPP By-law sets the rules for what can be built, the Urban Design Guidelines focus on how development is designed.

Aligning with Provincial Legislation

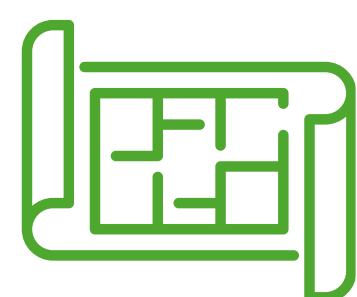
In accordance with updates to Ontario’s Planning Act (Bill 23), Fort Erie’s Urban Design Guidelines focus on objective, functional design elements, such as building height transitions, site layout, and pedestrian safety and accessibility rather than subjective cosmetic architectural details.





Chapter #3: What is a CPPS and What are UDGs?

What Fort Erie UDGs Influence



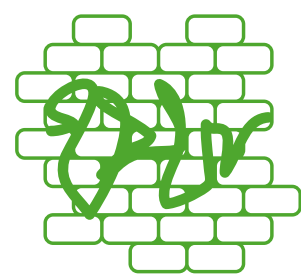
Site Organization and Building Orientation



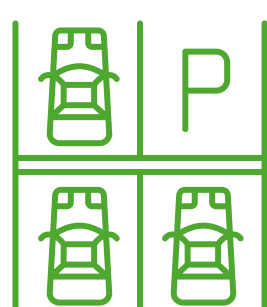
Inclusivity and Accessibility



Active Transportation and Pedestrian Connections



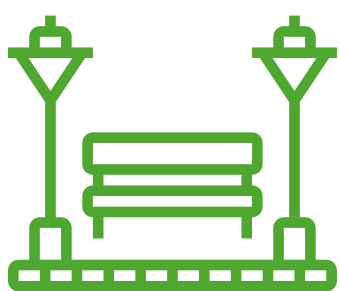
Opportunities for Public Art



Parking, Loading, and Servicing Areas



Climate Responsive and Sustainable Design



Public Realm, Streetscapes, and Landscaping



Typology and Character Area Guidelines

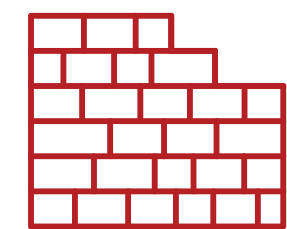
What Fort Erie UDGs DO NOT Cover



Permitted Land Uses and Zoned Densities



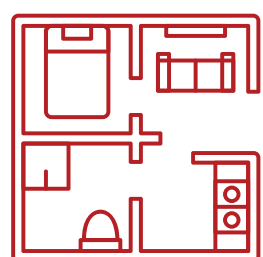
Financial Costs



Mandatory Architectural Styles



Private Property Maintenance



Interior Building Layouts and Floor Plans

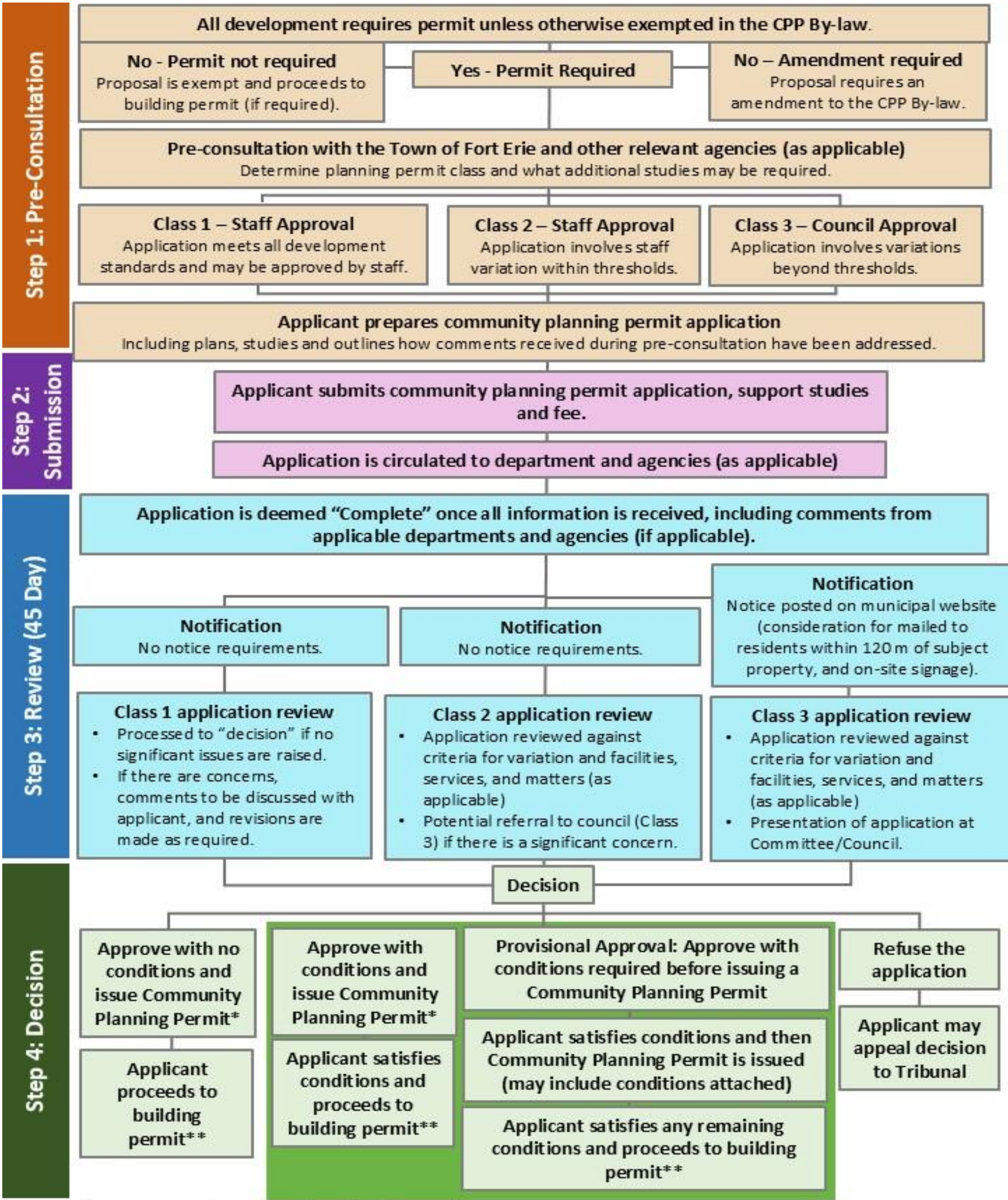


Structural Engineering, Plumbing, Electrical Standards



Chapter #4: A Closer Look at the CPPS

Application Process



*Agreement to be Registered on Title (if required)
**Other permits may need to be obtained from the applicable Conservation Authority



Chapter #4: A Closer Look at the CPPS

Who Makes Decisions and When

One of the most important choices when setting up a Community Planning Permit System (CPPS) is who has the authority to approve different types of development. When a municipality is using a CPPS, it needs to identify what decisions require Council approval and when an approval may be delegated to staff. Decisions must be made within 45 days, so it is important to consider how quickly an individual or group may be able to review applications.

The following framework for classes of development, approval authority and public notices are recommended for the Town of Fort Erie.

	Class 1	Class 2	Class 3
Classes	Meets all development standards of the By-law, no variation is required	Application generally meets the intent, standards, and provisions of the By-law but requires a Staff Variation based on one or more development standards within Class 1 Variation Limits identified and one or more standards in the General Provisions Section.	Application generally meets the intent, standards and provisions of this By-law but requires a Council Variation based on one or more development standards beyond the Class 2 Variation Limit are not met and/or application proposes an alternative to Facilities, Services and Matters.
Approval Authority	Director of Planning and/or their delegate	Director of Planning and/or their delegate	Town Council / Committee



Chapter #4: A Closer Look at the CPPS

Class 1, 2, and 3 Notification Requirements

The legislation provides no public notice requirements for any classes of development after a CPP By-law is in effect. However, the Town is considering notification requirements for Class 2 and Class 3 applications. The proposed notification requirements are:

	Class 1	Class 2	Class 3
Notification Requirement	 No notification required	 Website Notice  Physical signage on the subject property	 Website Notice  Physical signage on the subject property  Letter notice mailed to residents within 120 metres of the subject property

Use a sticky note to tell us what you think

How would the community like to be notified for Staff-decision variations (Class 2 applications)?

How would the community like to be notified if the application is going to Council (Class 3 applications)?



Chapter #4: A Closer Look at the CPPS

Facilities, Services, and Matters (FSM)

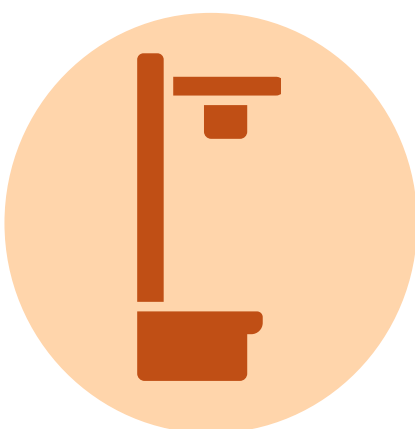
The Proposed FSM Framework

When a municipality is using a CPPS, it may require “facilities, services and matters” in exchange for increased height or density as a condition of approval.

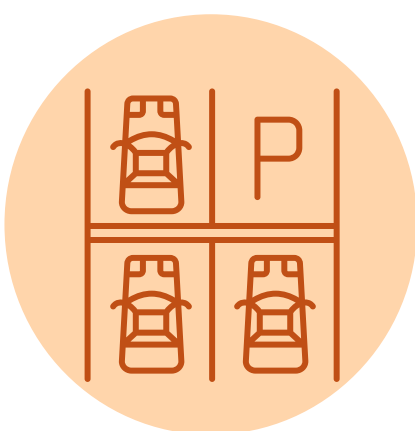
The Town is considering the following types of facilities, services and matters:



- Accessible Dwelling Units
- Purpose-built Rental Units
- Affordable Dwelling Units



- Public Service Facilities
- Public/Active Transportation Infrastructure



- Public Parking



- Public Art
- Conservation of Cultural Heritage Resources



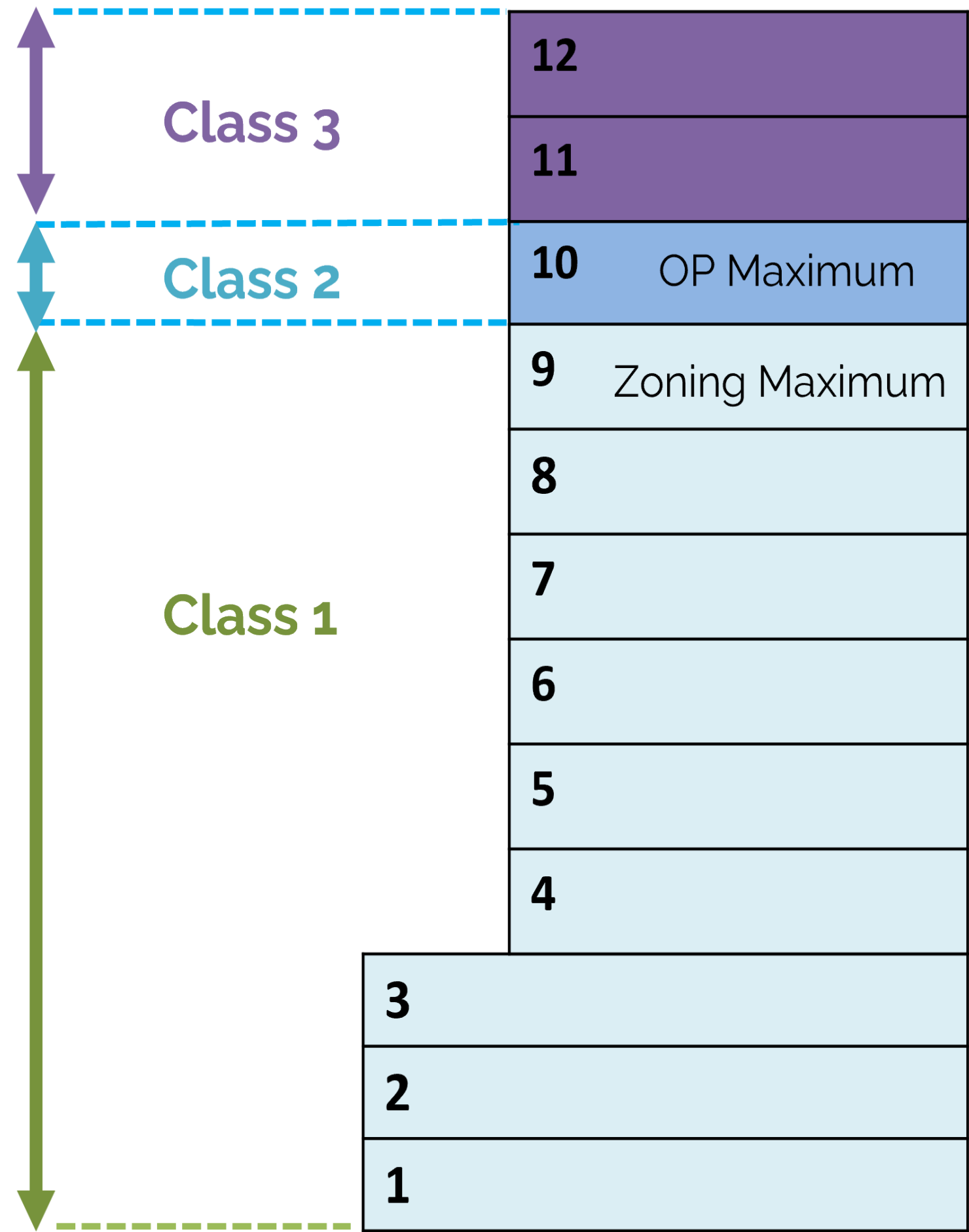
- Protection of Natural Heritage Features
- Implementation of Voluntary Sustainability Measures beyond what is in the Official Plan



Chapter #4: A Closer Look at the CPPS

Sample Development within Garrison Road Strategic Growth Area

Class	Height	Potential FSM Charge
Class 3	11th + Storeys	15% of additional GFA on the 11th storey or higher multiplied by the average cost of residential construction.
Class 2	10th Storey	10% of additional GFA on the 10th storey multiplied by the average cost of residential construction.
Class 1	9 Storeys	Complete Community Charge (4% of land value)



Use a sticky note to tell us what you think

Do you feel like the FSM charges are appropriate? Why or why not?



Chapter #5: Next Steps

Coming Up Next

- Let's Talk Fort Erie: Survey
- Developer Focus Group Meeting and Joint Advisory Team Meeting on Draft CPP By-law
- "What We Heard" summary report on public consultation and stakeholder feedback
- Phase-level report and presentation to Council
- Draft CPP By-law and UDGs for public review in Fall 2026

How to Stay Involved

Subscribe for updates on the project webpage



For further inquiries, contact our Project Contact:

- **Kimberlyn Smith**
Junior Community Planner
ksmith@forterie.ca

