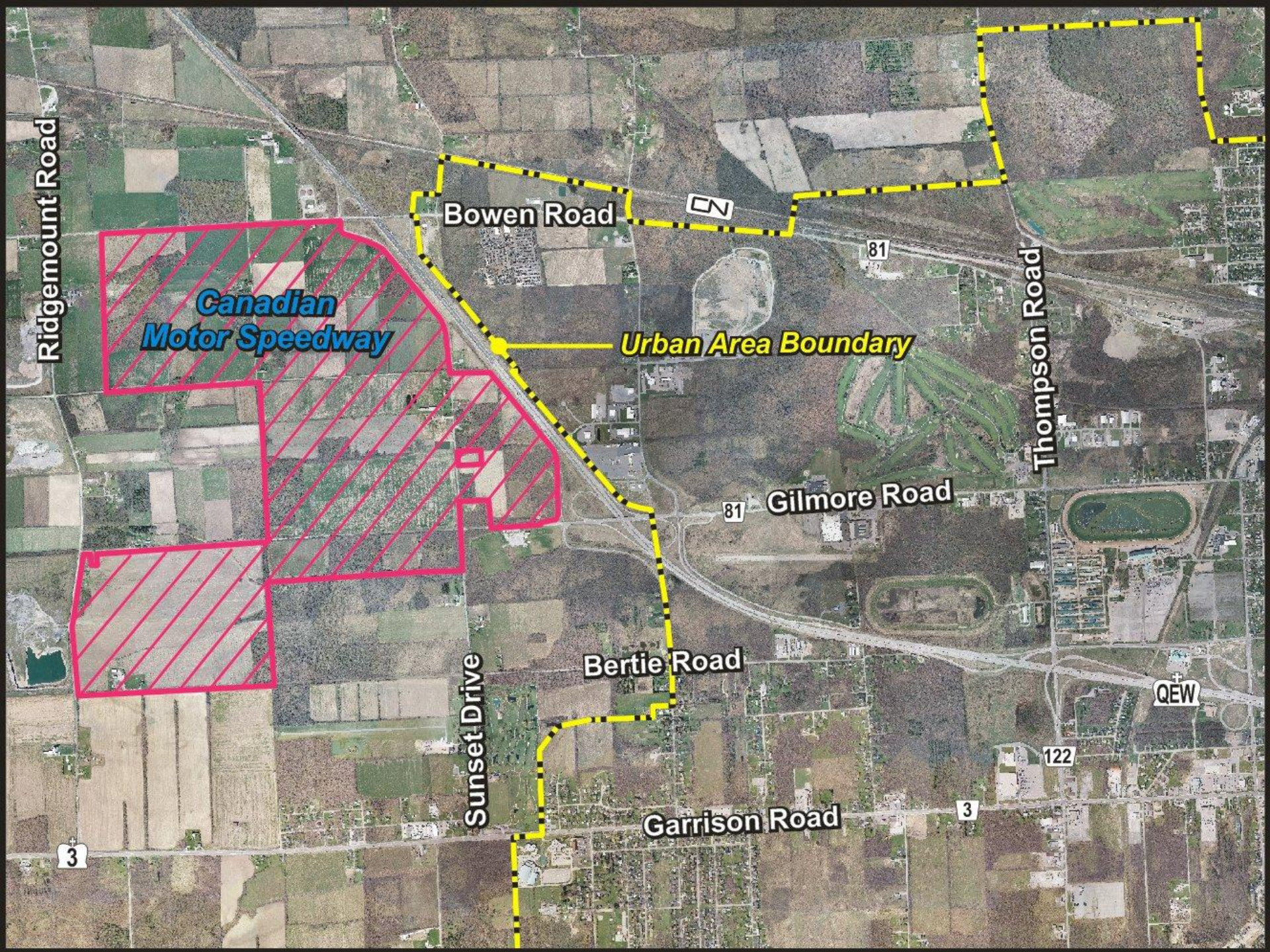


**Recommendation Report
Proposed Regional Policy Plan
Amendment 3-2009
Canadian Motor Speedway
Town of Fort Erie**

ICP & PW Committee

December 9, 2009



Ridgemount Road

**Canadian
Motor Speedway**

Bowen Road

81

Urban Area Boundary

Thompson Road

81

Gilmore Road

Sunset Drive

Bertie Road

QEW

122

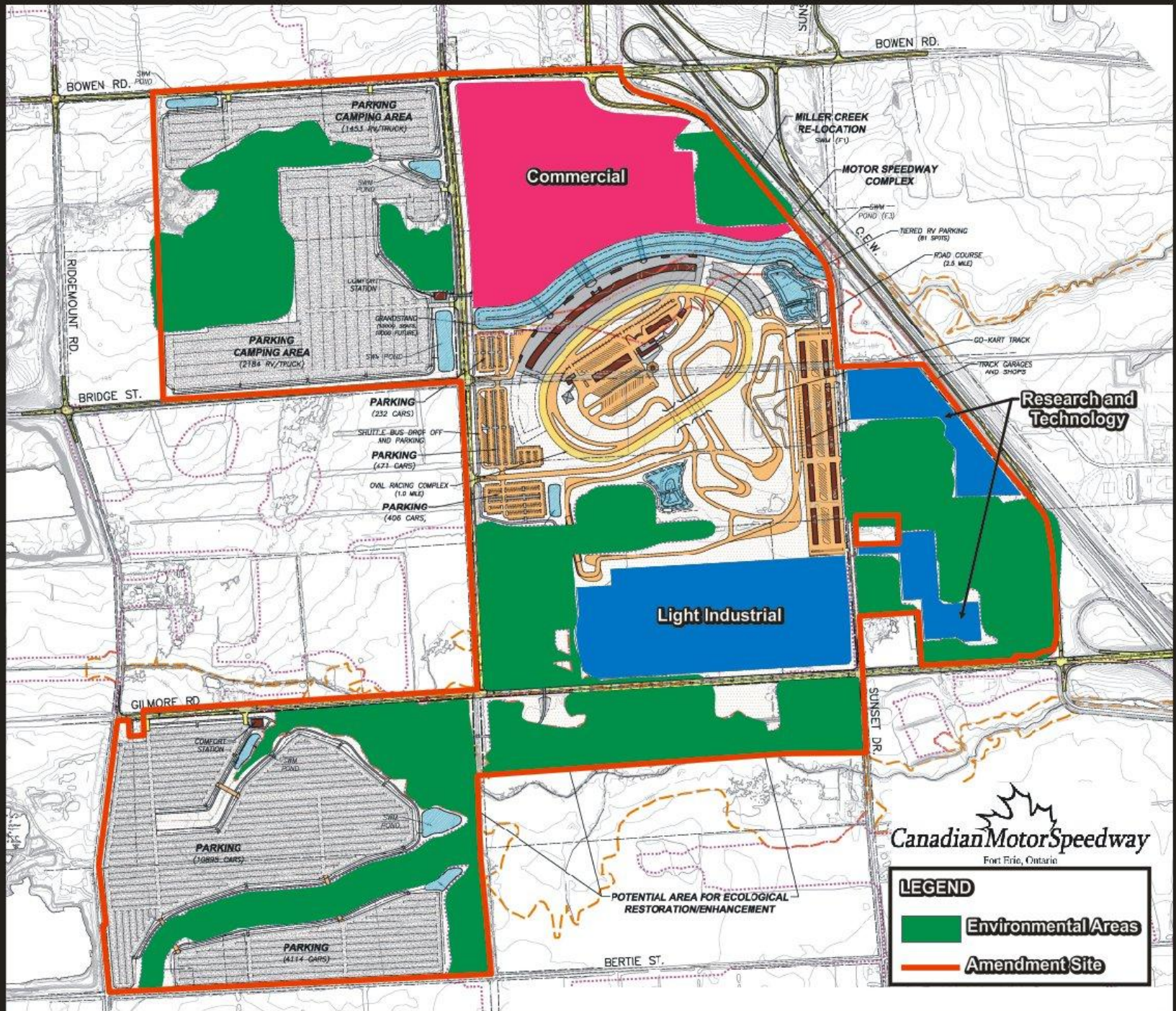
Garrison Road

3

3

The Proposal

- Application submitted March 2, 2009 and deemed a “complete application” April 28, 2009
- The purpose of the application is to provide for a “Special Policy Area” to permit the development of a speedway facility for initially 65,000 spectators with ancillary commercial, recreational and industrial uses on 821 acres of land designated as a “Good General Agricultural Area”. Municipal water and sewers are also proposed to be extended outside of the Urban Area for the project.
- Open House in June by applicants and Joint Public Meeting (Region & Town) in September



Canadian Motor Speedway
Fort Erie, Ontario

LEGEND

- Environmental Areas
- Amendment Site

Key Policy Considerations

- “Special Policy Area” vs. “Urban Boundary Expansion”
- Removal of agricultural land
- Employment land needs
- Infrastructure
- Natural Heritage & Stormwater Management
- Air quality & Noise
- Aggregate resources
- Environmental Site Assessment
- Archaeological

Recommendation

Support application for RPPA 3-2009 “Special Policy Area”, subject to the following policy conditions:

- limits on type and scale of ancillary uses: 75,000 sq ft commercial and 31 ac. Research, Tech. & Innovation with Municipal Comprehensive Review in the future;
- Requirements for more information on servicing needs/cost allocation, road improvements, air quality (noise & odours), natural heritage, stormwater management, agricultural activities, traffic and operations management, environmental site conditions, and archaeological resources;
- Provisions in Zoning By-law Amendment for the above requirements.
- Town of Fort Erie to confirm development and servicing strategy in 2010 Official Plan update

Next Steps

- Policy documents for RPPA 3-2009 and Town Official Plan Amendment to be forwarded to Committee for Council approval in early 2010 with required notice of decision
- Town Zoning By-law Amendment (ZBLA) can only be approved when details on natural heritage, noise and agricultural livestock separation have been confirmed
- “Holding” provisions will be placed in ZBLA for the submission of additional information to be approved and implemented in a site plan agreement with the Town to the satisfaction of the Region, Town and appropriate authority (MOE, MNR, NPCA)