

# Feedback Form

## Regional Electricity Planning in Niagara – February 3, 2022

### Feedback Provided by:

Name: Jeremy Korevaar

Title: Coordinator, Development Approvals

Organization: Town of Fort Erie – Planning and Development Services

Email: [REDACTED]

Date: 2022/02/18

Following the Niagara Region electricity planning engagement webinar held on February 3, 2022, the Independent Electricity System Operator (IESO) is seeking feedback on the draft electricity demand forecast and Engagement Plan. A copy of the presentation as well as a recording of the session can be accessed from the [engagement web page](#).

**Please submit feedback to [engagement@ieso.ca](mailto:engagement@ieso.ca) by February 24, 2022.**

Topic	Feedback
What are some of your key developments, projects, or initiatives that should be considered in developing an electricity demand forecast for the Niagara Region? What drivers might be considered for the high growth scenario?	Please refer to the general comments section
What local issues and concerns should be considered in the electricity planning for Niagara Region?	Click or tap here to enter text.

Topic	Feedback
What information is important to provide to participants throughout this engagement?	Click or tap here to enter text.
Does the proposed Engagement Plan provide sufficient scope and opportunities for input?	Click or tap here to enter text.

## General Comments/Feedback

Below is a list of specific sites for either ICI or residential development that we think should be considered in the planning exercise:

Abatement Technologies (full build out) – 132,000 sf of industrial at 1481 Commerce Parkway, Fort Erie

Siltech Corporation – 150,000 sf of industrial at Pettit Road, Fort Erie

Gilmore Lodge – 160 long-term care beds at 200 Garrison Road, Fort Erie

644 Garrison Road (Apartment Building) – 6-storey, 190 apartment units

Compass Heights – 12-storey, 230 residential units at 7 Central Avenue, Fort Erie

Development at the Old Practice Track – 36 hectares of commercial/ residential uses at Thompson Road, north of QEW

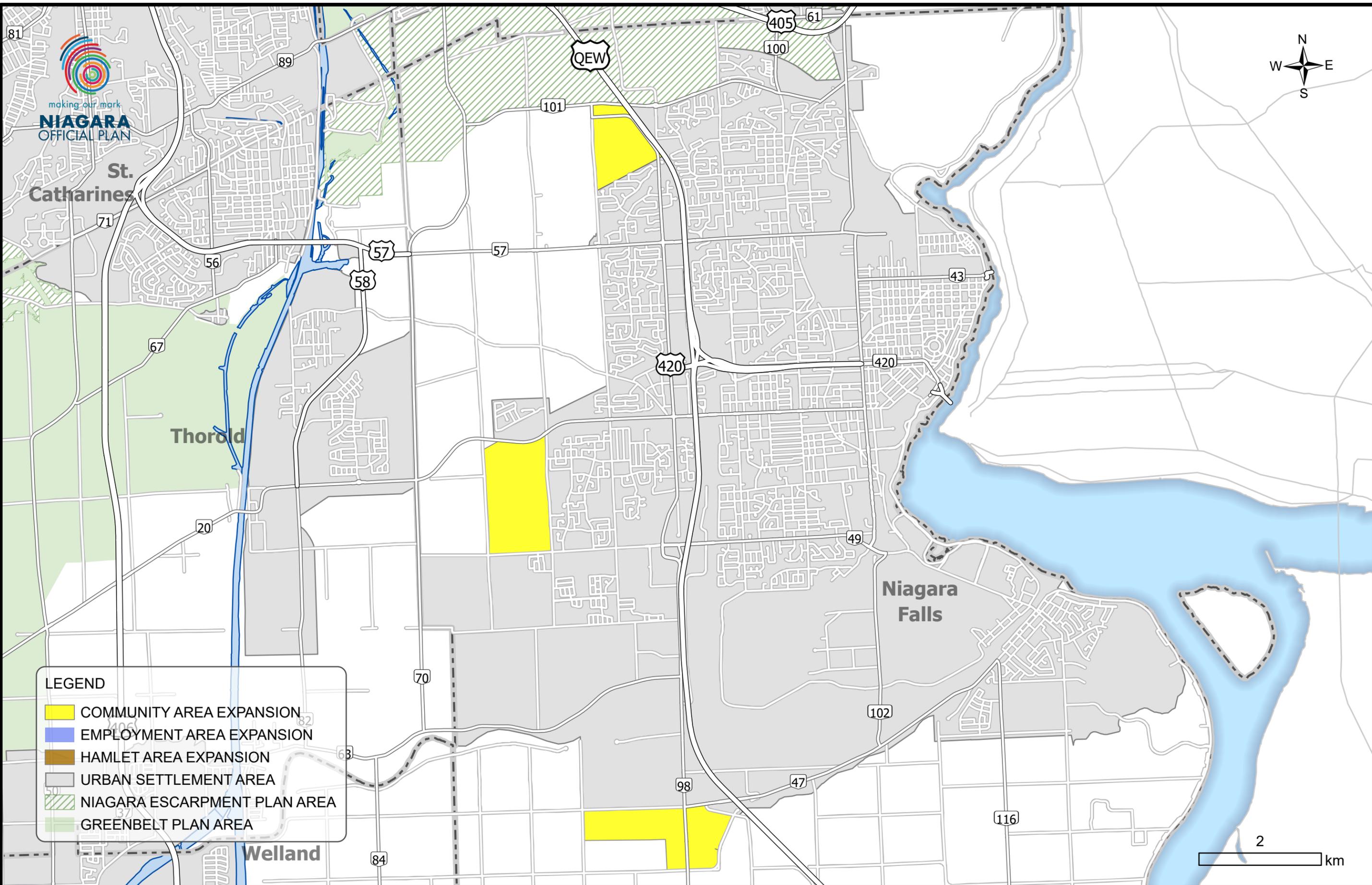
Lion’s on High Street – 10-storey, 62-unit senior’s apartment building at 255 High Street, Fort Erie

Commercial Lands North of Walmart – 16.21 hectares of commercial development, west side of Thompson Road, south of QEW

In addition to the site specific developments mentioned above we draw your attention to the Niagara Region’s Official Plan Update for potential urban boundary expansions totalling 130 hectares of residential and 150 hectares of employment lands. Please contact Niagara Region Planning for more details as the urban boundary expansions are not yet final. We have included with our comments, mapping from the Region with respect to these potential UAB expansions.

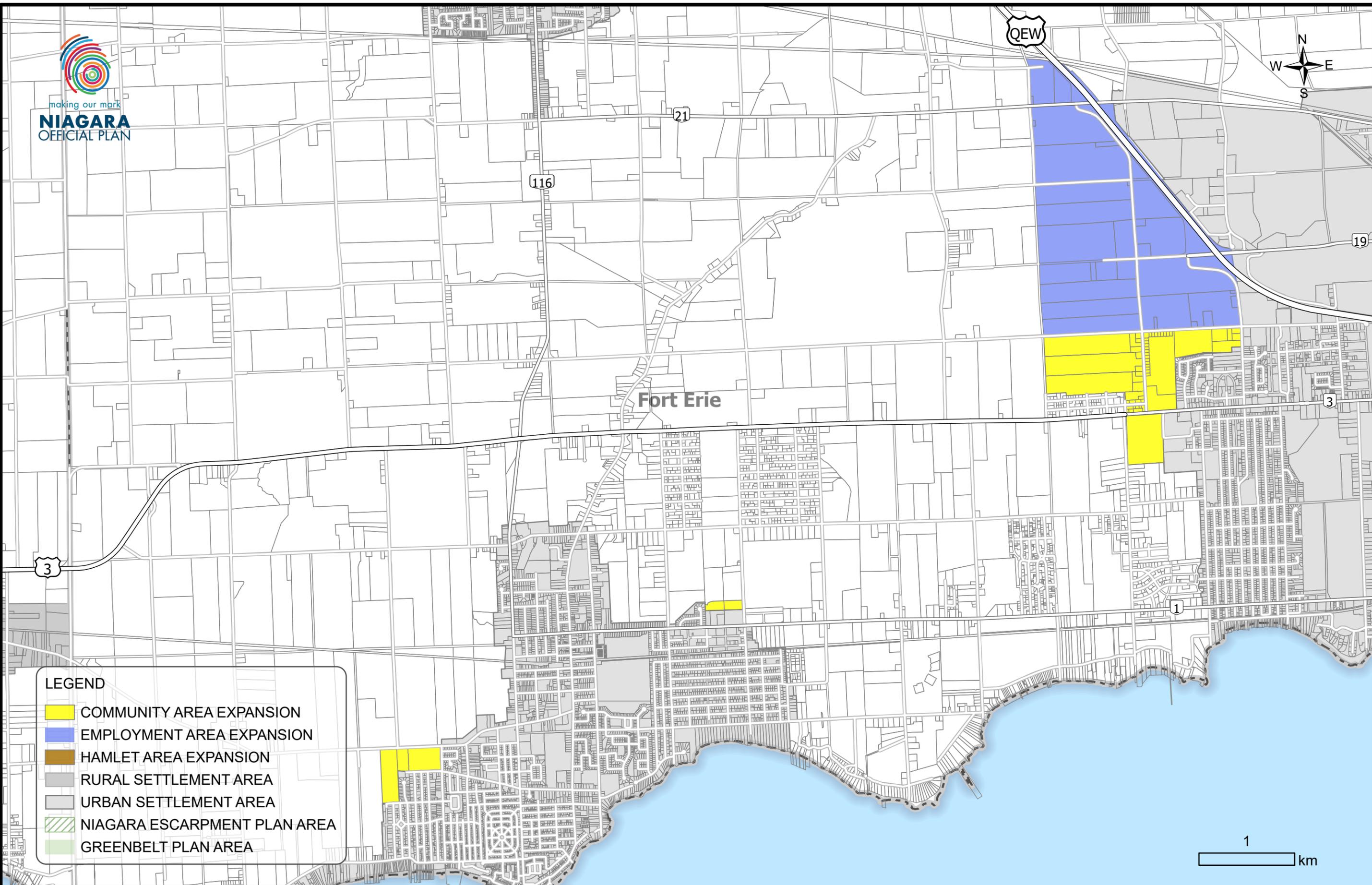
We have also attached an administrative report which was received by our Town Council for the work plan for Secondary Planning initiatives which should also shed some light on priority areas for development in the Town.

**URBAN EXPANSION RECOMMENDATION  
DECEMBER 2021**



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**URBAN EXPANSION RECOMMENDATION  
DECEMBER 2021**

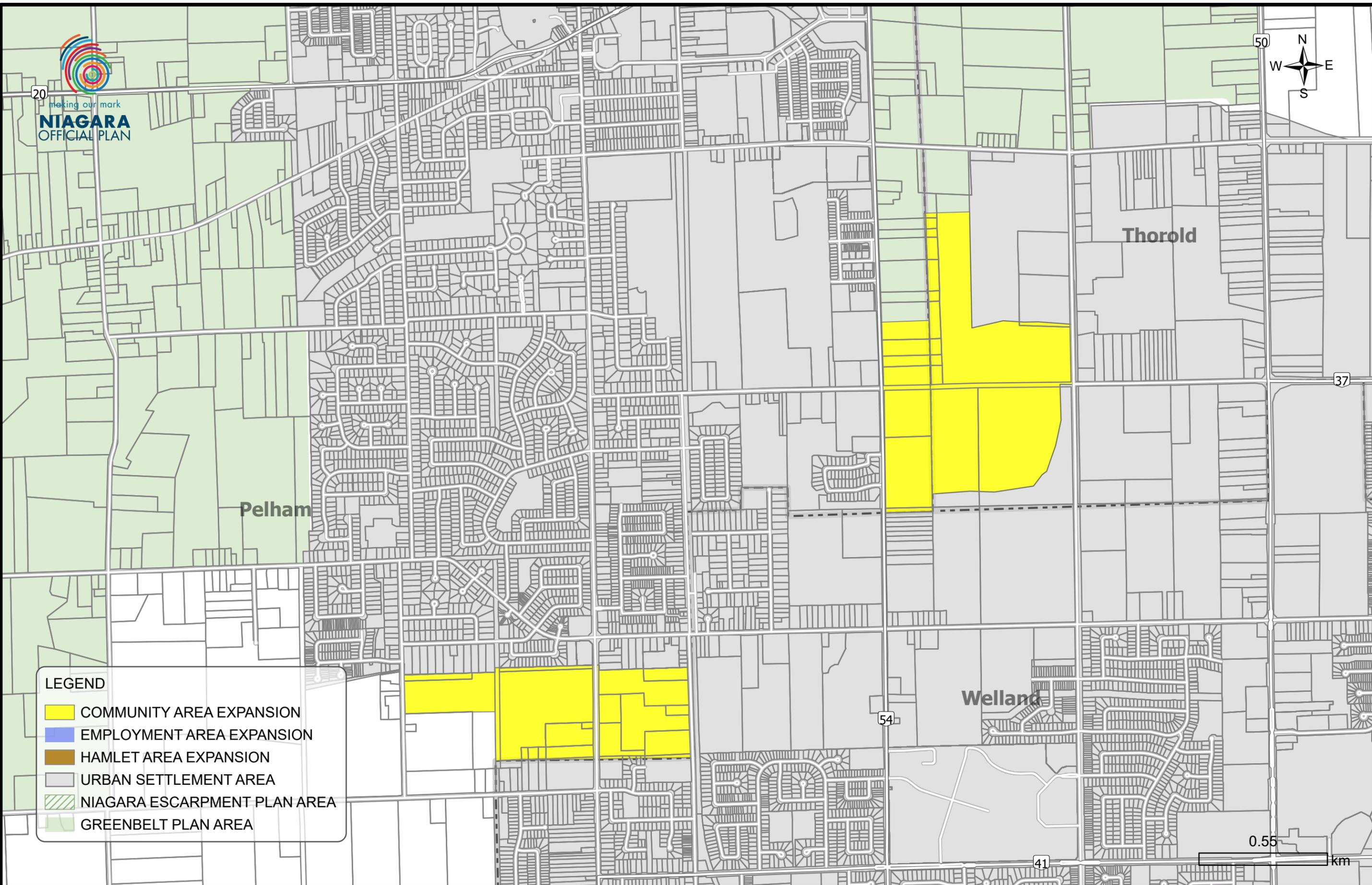


**LEGEND**

- COMMUNITY AREA EXPANSION
- EMPLOYMENT AREA EXPANSION
- HAMLET AREA EXPANSION
- RURAL SETTLEMENT AREA
- URBAN SETTLEMENT AREA
- NIAGARA ESCARPMENT PLAN AREA
- GREENBELT PLAN AREA

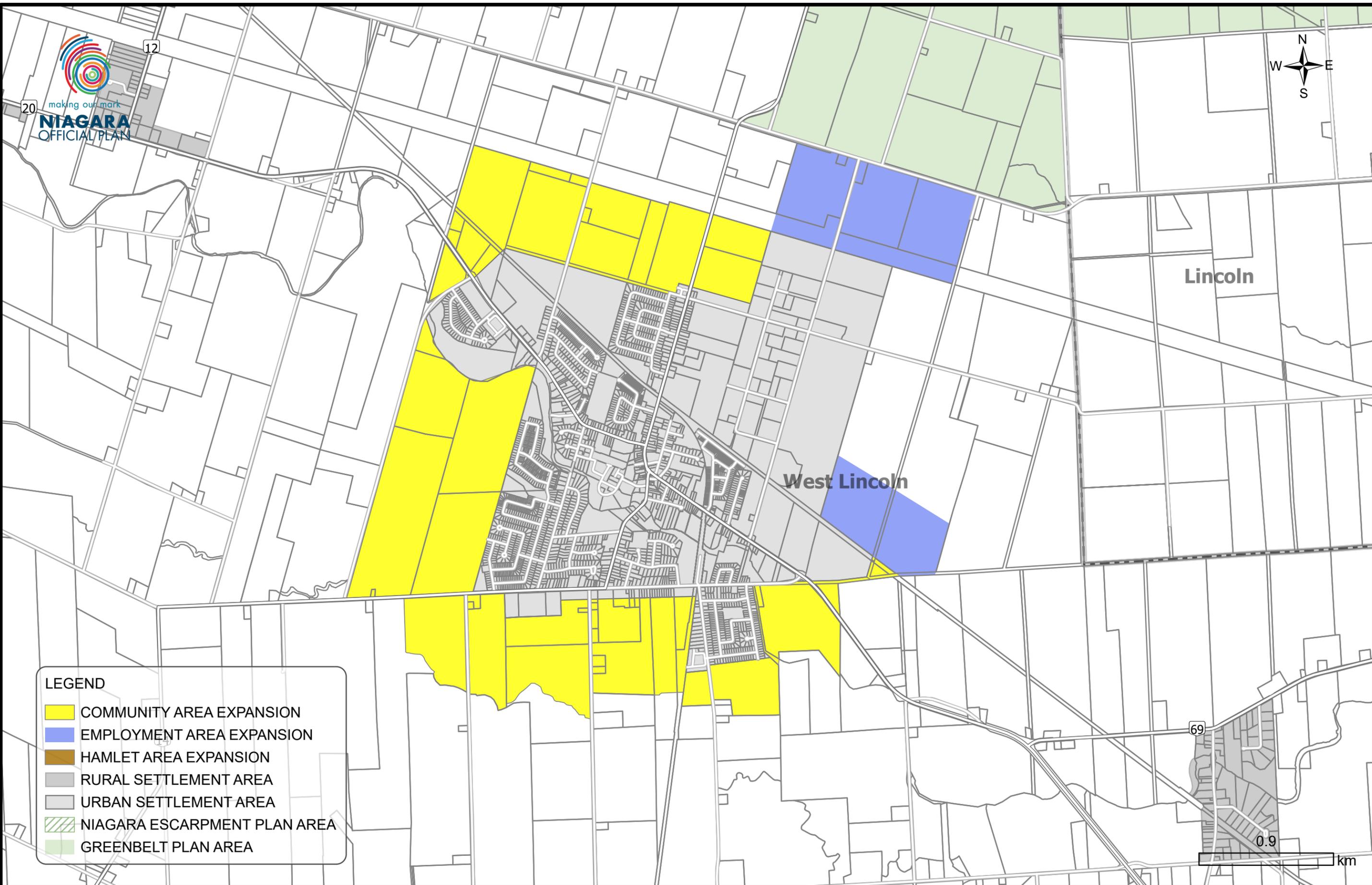
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## Planning and Development Services

<b>Prepared for</b>	Council	<b>Report No.</b>	PDS-105-2021
<b>Agenda Date</b>	December 13, 2021	<b>File No.</b>	350313-001

### **Subject**

**NEIGHBOURHOOD AND SECONDARY PLAN PRIORITIZATION**

### **Recommendations**

**THAT** Council approves the order of priority respecting Secondary Plan completion as follows:

1. **Bridgeburg North Urban Expansion Area**
2. **Walden / Garrison Neighbourhood**
- 3a. **Regional MCR Employment Land Expansion Area**
- 3b. **Regional MCR Community Expansion Area 1**
4. **Crescent / Kraft Neighbourhood**
5. **Regional MCR Community Expansion Area 2**
6. **Lakeshore Neighbourhood**  
and further

**THAT** Council directs staff to circulate a copy of Report No. PDS-105-2021 to the Region of Niagara and the Niagara Peninsula Conservation Authority.

### **Relation to Council's 2018-2022 Corporate Strategic Plan**

- |            |   |
|------------|---|
| Priority 1 | Optimizing Health, Housing & Social Well-Being through Service Access and Healthy Lifestyles.                               |
| Goal 1.1   | Update Town's development policy framework to attract an affordable housing mix and housing options.                        |
| Priority 4 | Promoting Business, Economic Growth and Employment Opportunities.   |
| Goal 4.5   | Promote service excellence and efficiency/effectiveness   |
| Priority 5 | Managed Growth through Responsibility, Stewardship and Preservation.  |
| Goal 5.2   | Review the Town's policies to ensure responsible growth principles (to be confirmed by Council) guide development approval. |

### **List of Stakeholders**

Town of Fort Erie, Region of Niagara and the Niagara Peninsula Conservation Authority  
Landowners / Developers / Residents and Business Owners  
Indigenous and First Nations  
Various Agencies, School Boards, Utilities, Partners and Provincial Ministries

Prepared by:	Submitted by:	Approved by:
<b>ORIGINAL SIGNED</b>	<b>ORIGINAL SIGNED</b>	<b>ORIGINAL SIGNED</b>
Pieter Wasserman, M. Arch (Prof.), MCPUD Neighbourhood Planner and Urban Designer	Kira Dolch, MCIP, RPP, CNU-A Director, Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

**Purpose of Report**

The Purpose of this report is to seek Council direction, either to confirm the current priority, or to modify the priority of the Secondary Planning program, from that which was approved in April 2017.

**Background**

Section 5 of the Town’s Official Plan (OP) directs that Secondary Planning be undertaken for the various neighbourhoods throughout the Town and be incorporated into the Official Plan by way of an Official Plan Amendment (OPA). Council determines the order in which it seeks to have Secondary Plans completed.

Council last considered and modified the Secondary Planning priorities on April 3, 2017, following consideration of Report [PDS-25-2017](#). Staff has since been following the order approved through that report.

In light of the recent spike in development activity, Regional priorities for urban expansion, the completion of the Crystal Beach Secondary Plan and anticipated development interest, planning staff has responded by preparing this report for Council’s consideration.

**Secondary Planning**

A Secondary Plan is a land use plan for a particular area of a municipality that will ultimately form part of the Town's Official Plan. A Secondary Plan directs how a neighbourhood or community will grow over the long term in accordance with the Provincial Policy Statement, Regional Official Plan and the community's vision and the identified growth targets.

A Secondary Plan’s process is conducted in accordance with Sections 17 and 21 of The Planning Act, R.S.O. 1990, c. P.13.

A Secondary Plan proposes various forms of land use, such as residential, commercial, parks and open space, and environmental protection areas, all of which must be appropriately balanced to make a viable community. Changes to the designated land use on certain properties within the Plan area will result in changes to the zoning for those respective properties.

Through this process, the Zoning By-law, which identifies what uses are permitted on a property and where on the property the use can be located, is proposed for changes to match and implement the Secondary Plan.

The Town initiated several “Neighbourhood Plans” in the early 2000’s as a means of formulating more comprehensive development policies for the various neighbourhoods that make up greater Fort Erie. The Town’s Official Plan (OP) Schedule A1, attached as **Appendix “1”**, illustrates the varied neighbourhood boundaries and has generally been the guide for Neighbourhood and Secondary Plan study areas.

Section 5.5.1 of the Town’s current OP directs that all Neighbourhood Plans are to be incorporated into the Official Plan by way of amendment to provide formal status under the *Planning Act*. The OPA that accomplishes this is known as a “**Secondary Plan**”.

### **Mapping References**

The appendices to this report include mapping illustrations to clearly identify the geography of the Official Plan defined Neighbourhoods and Secondary Plan Areas and a summary matrix to reflect staff’s recommended Secondary Plan priority order. The appendices consist of the following:

**Appendix 1** - shows the Official Plan Schedule “A1”

**Appendix 2** - shows the Secondary Plan Status & Recommended Priority Order

**Appendix 3** - shows a Secondary Plan Priority Summary

**Appendix 4**- Upper Canada Consultants letter on Bridgeburg North

For the most part, the Neighbourhood/Secondary Planning activity has proceeded respecting the neighbourhood limits shown on Official Plan Schedule “A1”, with some exceptions. Some of the Plans have included adjacent neighbourhoods when it has been practical / logical to do so for community planning purposes. For example, Ridgeway and Thunder Bay formed a single Secondary Plan, as did Spears and High Pointe, and the Gateway Secondary Plan took in portions of three neighbourhoods for its study area.

### **Analysis**

Since Council’s last review and determination of priority order (April 3<sup>rd</sup>, 2017), the following has occurred:

- The Southend Secondary Plan was approved by way of [Official Plan Amendment \(OPA\) No. 37](#) and the Southend-Riverwalk Core Area CIP program has been completed and passed by Council as [By-law 93-2018](#) to establish the CIP Core Area Incentive Programs.
- The Crystal Beach Secondary Plan (CBSP) was approved by Council at the Council-in-Committee meeting on September 13, 2021 by way of Report [PDS-86-2021](#) . The Town was the approval authority for this Secondary Plan.

- The by-law for the Official Plan Amendment (OPA) and the by-law for the Zoning By-law Amendment (ZBA) to implement the CBSP were submitted to Council on November 22, 2021 at the Regular Council meeting. Notice of decision will be sent within 15 days of this meeting as per the Planning Act. A 20-day appeal period will follow the issue of Notice.
- The Crystal Beach CIP process will commence upon formal approval of the Secondary Plan.

Staff are seeking direction on whether Council wishes to continue with its prescribed priority order as approved in April 2017, or modify the order, prior to staff committing resource time to the next area on the priority list.

In respect to the April 2017 decision, Council approved the following order of Secondary Plans to be completed:

1. **Southend** with subsequent Downtown Core Area CIP (completed)
2. **Crystal Beach** with subsequent Downtown Core Area CIP (completed / appeal period to commence)
3. **Bridgeburg Urban Expansion Area**
4. **Walden / Garrison / East Kraft**
5. **Lakeshore**

In consideration of the recent completion of the Crystal Beach Secondary Plan and the subsequent process of the Downtown Core Area CIP incentive program for Crystal Beach, staff believes it is important to provide Council with the opportunity to confirm or modify the order of priority set out in April 2017.

### **Current Considerations**

#### **Urban Area Boundary Expansions**

The Provincial Government introduced A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) in 2019 as part of the More Homes, More Choice: Ontario's Housing Supply Action Plan. The objective of the Growth Plan is to increase housing supply, create more jobs, attract business investments and better align infrastructure needs in the Province. The Growth Plan is intended to provide municipalities with greater flexibility in local planning decision-making. Specifically, the Growth Plan:

- Helps ensure that intensification and density targets better reflect growth rates, local realities and market conditions;
- Allows municipalities to make changes to their settlement area boundaries more quickly and easily, while continuing to provide protection for employment and agricultural lands, as well as natural areas; and
- Provides policies that direct intensification around transit to increase the supply of housing and jobs near transit hubs.

According to the Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update Report [PDS-33-2021](#), the population growth allocations for Fort Erie is 33,930 for 2021 and 48,050 for 2051. In order to accommodate this population growth, both identified greenfield sites and urban intensification need to be considered. Intensification rate is a measure of how much growth can be accommodated in built-up areas rather than new greenfield areas. Fort Erie has an intensification rate to 2051 of 50%. It should be noted that achieving the minimum 2021 Growth Plan forecasts would keep the Regional Core housing need at 13%, Ideally the goal would be to increase intensification beyond these targets to assist in lowering the housing need by providing more supply.

Regional report [PDS-33-2021](#) identified that regional staff are recommending the allocation of 155ha of Employment Area Lands and 105ha of Community Area Lands to Fort Erie, by way of an urban boundary expansion. The specific location and configuration of these areas has yet to be confirmed by the Region

Based on the draft policies in the Region's Draft Official Plan, the addition of the above noted lands will require Secondary Plans to be prepared prior to development. Therefore, the following areas have been included in the Secondary Plan priority list as anticipated new development areas:

- Regional MCR Employment Land Expansion Area
- Regional MCR Community Expansion Area 1
- Regional MCR Community Expansion Area 2

#### Region of Niagara's new Official Plan

The Region of Niagara is currently working on the Draft Niagara Official Plan. As per the Consultation Response and Further Policy Development report - [PDS 36-2021](#) by the Region on September 15, 2021, the anticipated completion of the Niagara Official Plan is July 2022. The process of developing Secondary Plans according to the new Regional Official Plan may involve the preparation of additional technical studies to evaluate matters such as:

- appropriate policies for different land uses, built-form and a variety of housing options to meet community needs now and in the future,
- the availability and capacity of infrastructure and transportation connections,
- recommendations for protection and conservation of natural heritage features and systems,
- consideration of the long-term financial impacts of the community, identification of locations for parkland and community facilities, and
- providing urban design direction that will enhance both the public and private realm.

These additional studies, reports and requirements, as part of the development of Secondary Plans process, may have an impact on the cost and time spent on future Secondary Plans.

### Development Activity

The Town has experienced a record setting year for new residential growth with the anticipated neighbourhood growth areas being in line with expectation.

When considering the findings of Planning And Development Services – Development, Building and By-Law Statistical Reporting – Second Quarter - [PDS-68-2021](#), over recent years, new residential permit activity has been predominantly located in the Ridgeway-Thunder Bay neighbourhood. Some residential growth surges in other parts of Fort Erie, such as Stevensville and Spears-High Pointe, have been surpassed by the Garrison and Douglastown neighbourhoods, representing the highest number of permits issued, holding 19 and 18 permits issues or 24% and 23% of the total permits issued. This totals 47% of the new residential permits issued in Q2-2021. The remaining permits for new residential building issued were represented by Spears/High Pointe with 15 permits (19%), Ridgeway/Thunder Bay with 11 permits (14%), Crystal Beach with 9 permits (11%), Stevensville with 3 permits (4%) and Rural and Lakeshore with 2 permits each (3% each). All of these higher activity areas have Secondary Plans in place to guide development with the exception of Bridgeburg North (Urban Expansion Area) and Lakeshore.

It is important to recognize that the number of permits issued does not always coincide with the number of units created.

### Future Secondary Plan Areas

#### Bridgeburg North Urban Expansion Area

The Province's decision to withdraw its appeal over inclusion of the Bridgeburg North Urban Area Expansion resulted in owner / developer ability to pursue development within the expansion area. This area in past years was not top priority as it was determined that the ownership should come together under an agreement to proceed comprehensively in preparing required studies in support of future development. Such study work would confirm available development lands while also confirming extent of environmental constraints and protection areas. Following confirmation on developable areas, a comprehensive servicing strategy will also be need to be completed to guide the build out of the Bridgeburg North lands.

Recently, Upper Canada Consultants has advised staff, through **Appendix "4"**, that they represent the four major landowners in the Bridgeburg North Secondary Plan Area. These landowners have agreed to prepare an overall sanitary servicing strategy including pumping station location and design; a stormwater management strategy; a Transportation Assessment and Environmental Studies to inform the secondary planning process.

### Walden / Garrison Neighbourhood

This area consists of the remnants of completed Secondary Plans, these being the Southend Secondary Plan, Gateway Secondary Plan and the Spears-High Pointe Secondary Plan. Garrison Road passes straight through this area and therefore poses development potential on both the north and south edges of the road. The central and strategic location of this area has significant commercial, residential and mixed-use potential as well as the ability to stitch together the Secondary Plan areas.

### Regional MCR Employment Land Expansion Area

Depending on the exact location of Employment Lands expansion, Environmental Impact and similar studies may be required as a result of water courses, wetlands and other geographical features. Locations close to the QEW would provide for good access and possible growth of new economic sectors.

### Regional MCR Community Expansion Area 1 (Spears West)

The Community Expansion lands to the north west of the existing Spears-High Pointe Secondary Plan will add to the growing subdivision development occurring in this area. The area may tie into the Spears-High Pointe Secondary Plan while respecting patterns and guidance already set by the neighbouring area.

### Crescent Park / Kraft Neighbourhood

Crescent Park is mostly built out as a neighbourhood. There is opportunity for infill residential and some medium density intensification to support a complete community.

Servicing of the main Kraft Neighbourhood presents significant challenges given the large presence of environmentally designated lands, this area of Town will be considered in conjunction with the Kraft Neighbourhood given the limited development potential.

### Regional MCR Community Expansion Area 2 (Crystal Beach)

Smaller in scale than the other expansion areas, these additional lands may relieve current developmental pressure in Crystal Beach as it has seen an increase in development in recent years. The recent completion of the Crystal Beach Secondary Plan will also provide guidance to growth in the area and act as a guiding document to the growth pattern of adjacent lands.

### Lakeshore

The Lakeshore Neighbourhood stretches from Beatrice Street in the east to the easterly limits of the Crescent Park Neighbourhood. There are large development parcels or potential assemblies within this neighbourhood as well as smaller pockets suitable for consideration towards infilling and/or intensification, and the neighbourhood itself has considerable waterfront exposure.

Staff would recommend the Lakeshore Neighbourhood be identified for the No. 5 position at this time, given the larger parcel availability that could afford a structured mix of density and form.

### Staff Recommended Action

Staff are currently completing the Crystal Beach Secondary Plan and will be starting the Downtown Core Area CIP for this area. Given that the Crystal Beach Secondary Plan is drawing to a close and in consideration of the level of activity occurring in the remaining aforementioned neighbourhoods staff are seeking Council consideration on the following priority order, which reflects the original order recommended in April 2017, and the addition of Regional MCR Urban Expansion areas:

1. Bridgeburg North Urban Expansion Area
2. Walden / Garrison Neighbourhood
- 3a. Regional MCR Employment Land Expansion Area
- 3b. Regional MCR Community Expansion Area 1
4. Crescent / Kraft Neighbourhood
5. Regional MCR Community Expansion Area 2
6. Lakeshore

Decision on the order of priority is at the sole discretion of Council.

### **Financial/Staffing and Accessibility (AODA) Implications**

There may be financial implications when the new Regional Official Plan is approved as it is expected that there will be the necessity of additional specialty studies for new Secondary Plan areas. It is expected that costs may range between \$50,000 and \$200,000 per Secondary Plan. Some of the required studies may include:

- Sub-watershed Plan
- Functional Servicing Study or Infrastructure Review that includes water and wastewater servicing plans, and stormwater management
- Transportation study
- Development Phasing Plan
- Financial Impact Analysis
- Sustainability and Resiliency Review

No impediments to the AODA legislation are expected to be developed through the amendments proposed.

### **Policies Affecting Proposal**

The Town's Official Plan places strong emphasis on the Neighbourhood / Secondary Planning component in achieving more detailed land use distribution and a "complete community" approach to providing long term growth management planning for ultimate build-out scenarios for the many Neighbourhoods in Fort Erie.

The Region's recent Growth Management Exercises and Draft Niagara Official Plan (2021) support continued Secondary Planning efforts as a way to promote and manage smart growth, and to encourage increased densities and in-filling to reduce urban sprawl while optimizing existing infrastructure. The Town's Official Plan also identifies this planning approach as a means of furthering its goals and policies at a more detailed level.

Secondary Plans require alignment with provincial and regional policy while attempting to balance local level context that is in the best interests of the residents, employers and natural environment. Secondary Plans require approval of the Region of Niagara, but the Region has delegated approval authority to the Town in two instances (Douglstown / Black Creek and Crystal Beach) and the potential for additional instances of delegation of authority may occur in future at the discretion of the Region.

### **Communicating Results**

No additional communication is recommended at this time.

### **Alternatives**

This report supplies Council with Planning and Development Services (PDS) staff recommendations on a suggested priority order for the pursuit of Secondary Planning.

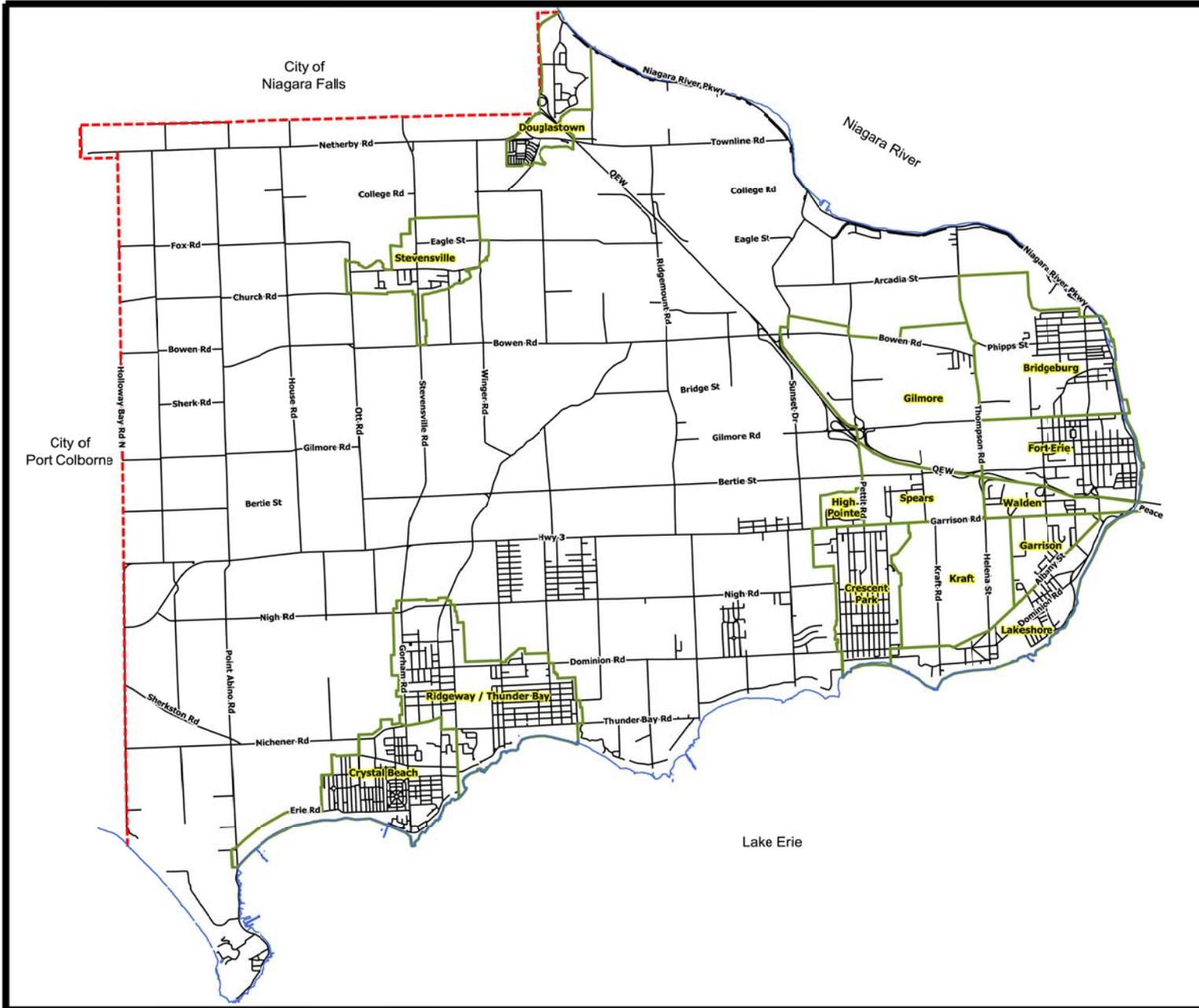
Council may alternatively choose to modify the priority order as recommended by staff herein.

### **Conclusion**

Subject to Council's approval of this report and the recommendations contained herein, or through an alternate direction of Council, staff shall continue with the currently in-progress Crystal Beach Secondary Plan and Downtown CIP until its conclusion. The outcome of Council's decision will provide staff with guidance in preparing for the next Secondary Plan.

### **Attachments**

- Appendix "1"** Official Plan Schedule `A1' – Neighbourhoods
- Appendix "2"** Secondary Plan Status and Recommended Priority Order
- Appendix "3"** Summary of Secondary Plan Priority Order
- Appendix "4"**- Upper Canada Consultants letter on Bridgeburg North



**TOWN OF FORT ERIE  
OFFICIAL PLAN**

**NEIGHBOURHOODS**

**LEGEND**

- Under Appeal
- Municipal Boundary
- Neighbourhood Boundaries



COMMUNITY & DEVELOPMENT SERVICES



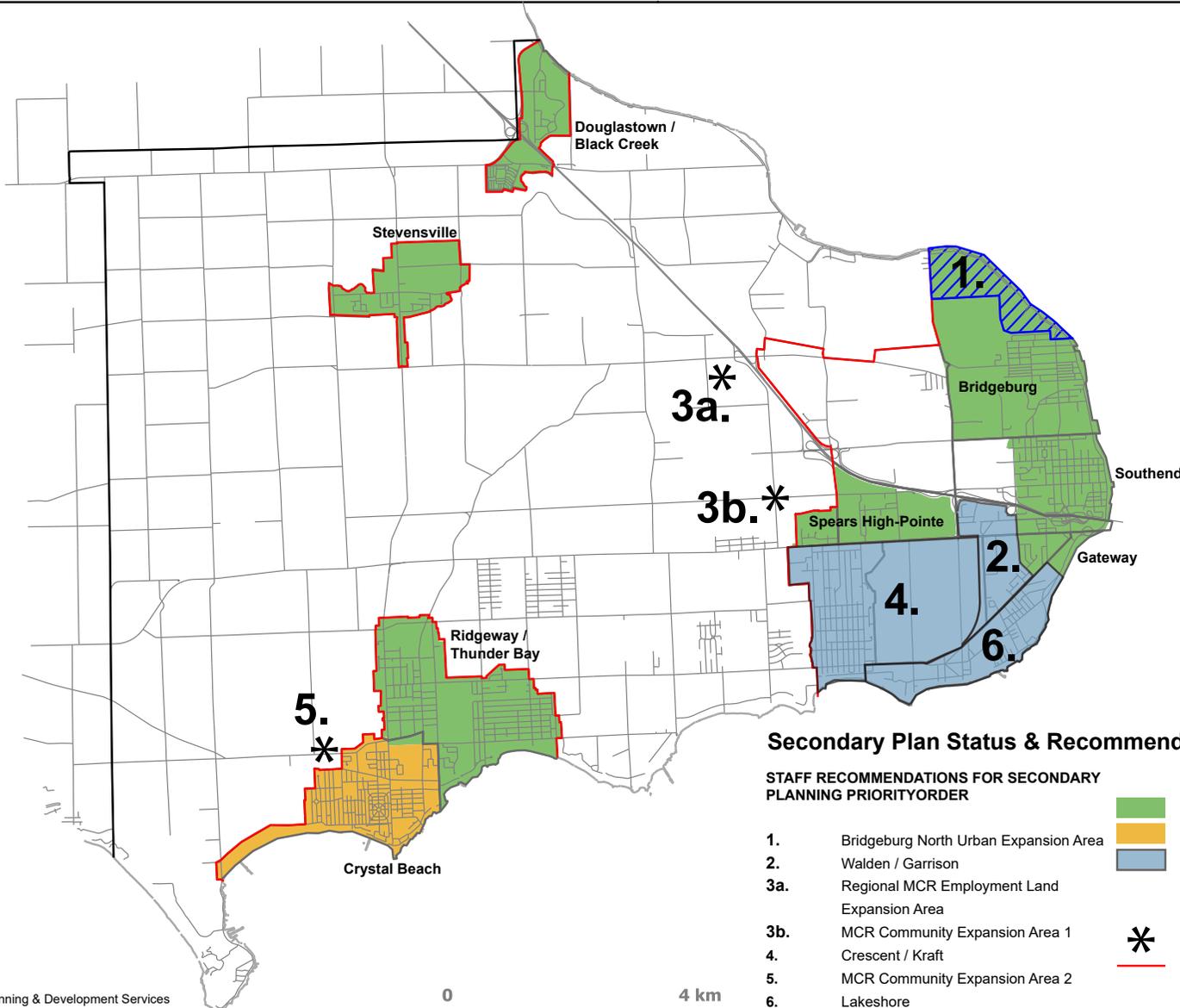
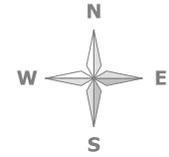
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October 19, 2011

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**SCHEDULE**

**A1**



**Secondary Plan Status & Recommendation Priority Order**

**STAFF RECOMMENDATIONS FOR SECONDARY PLANNING PRIORITY ORDER**

- 1. Bridgeburg North Urban Expansion Area
- 2. Walden / Garrison
- 3a. Regional MCR Employment Land Expansion Area
- 3b. MCR Community Expansion Area 1
- 4. Crescent / Kraft
- 5. MCR Community Expansion Area 2
- 6. Lakeshore

**SECONDARY PLAN (BY STATUS)**

- Completed & Approved
- Completed
- To be determined

**OTHER FEATURES**

- General area
- Urban Boundaries



## Secondary Plan Priority Summary

The following summary matrix reflects staff's recommended order of priority

	Secondary Plan Name	Background Points	Key Considerations	Recommendation Rationale
1.	Bridgeburg North Urban Expansion Area	<ul style="list-style-type: none"> <li>Added through appeal.</li> <li>Not included in existing Town servicing studies.</li> <li>Environmental constraints</li> </ul>	<ul style="list-style-type: none"> <li>Servicing, drainage, natural and environmental features study work to support developable lands need for all areas of Plan Area.</li> <li>Landowner participation commitments.</li> <li>Public / stakeholder consultation.</li> <li>Budget and resources considerations</li> </ul>	<ul style="list-style-type: none"> <li>The Secondary Plan cannot proceed without necessary comprehensive studies completed first.</li> <li>Overall land uses for expansion area need identification.</li> <li>OP and ZBL Amendments required for secondary plan level detail depending on lands included.</li> <li>Outstanding study work on key servicing route.</li> </ul>
2.	Walden / Garrison	<ul style="list-style-type: none"> <li>Two portions are remnants of Gateway SP</li> <li>Gap Area between two existing SP</li> </ul>	<ul style="list-style-type: none"> <li>Immediate potential for Garrison frontage</li> <li>Potential both north and south of Garrison.</li> <li>Examine increased densities to enhance feasibility of servicing.</li> </ul>	<ul style="list-style-type: none"> <li>Consolidate remnant portions of Neighbourhoods post Gateway SP.</li> <li>Large parcels of under-utilized lands</li> <li>Residential potential both in north and south Plan Area explored for increased density.</li> <li>Seek to review and refine uses and transitional densities in proximity to Garrison.</li> </ul>
3a.	Regional MCR Employment Land Expansion Area	<p>Seven parcels are identified as strategic lands for the Town to consider for future employment use. The parcels are selected based on the requirements identified by the Province and Region for proposed settlement area expansion outside of an MCR:</p> <ul style="list-style-type: none"> <li>Parcels B (27.6ha) and C (38.2ha) from the CMS lands;</li> <li>Parcels A (18.5ha) and B (33.0ha) from the QEW and Bowen Road lands; and</li> <li>Parcels A (24.3ha), C (39.3ha) and D (9.4ha) from the Eagle Street lands.</li> </ul>	<p>Study work will be required for each candidate site which could include:</p> <ul style="list-style-type: none"> <li>Environmental Impact Study (EIS)</li> <li>Planning Justification Report;</li> <li>Sub-watershed Study and Stormwater Management Plan;</li> <li>Water/Wastewater Servicing Study;</li> <li>Transportation Impact Assessment (TIA);</li> <li>Agricultural Impact Assessment (AIA);</li> <li>Financial Impact Study.</li> </ul>	<p>The feasibility of employment lands require sufficient access to major transportation corridors, such as Provincial highways or heavy rail, for example. Consideration may also be given to mitigating traffic impacts to more sensitive land uses, where feasible</p>
3b.	MCR Community Expansion Area 1 (Spears West)	<p>Parcels have been identified as strategic lands for the Town to consider for future residential use, should a need be identified. These parcels are selected based on the requirements identified by the Province and the Region for proposed settlement area expansion outside of an MCR.</p>	<p>Study work will be required for each candidate site which could include:</p> <ul style="list-style-type: none"> <li>Planning Justification Report;</li> <li>Sub-watershed Study and Stormwater Management Plan;</li> <li>Water/Wastewater Servicing Study;</li> <li>Transportation Impact Assessment (TIA);</li> <li>Agricultural Impact Assessment (AIA);</li> <li>Financial Impact Study.</li> </ul>	<ul style="list-style-type: none"> <li>There are significant servicing constraints identified within the Spears High Pointe-Crescent Park candidate lands.</li> <li>These studies could be shared with the Regional MCR Employment Land Expansion Area lands.</li> <li>These candidate lands offer strategic opportunities to develop Regionally significant employment lands due to their locations.</li> <li>It was determined that development should be phased from east to west due to access to the QEW and potential for available servicing in the adjacent Gilmore settlement area</li> </ul>

## Secondary Plan Priority Summary

The following summary matrix reflects staff's recommended order of priority

4.	Crescent / Kraft	<ul style="list-style-type: none"> <li>• Drainage and wet weather issues had largely limited new development.</li> <li>• Improvements are taking effect.</li> <li>• High degree of environmental protection (PSW)•Drainage /servicing issues</li> </ul>	<ul style="list-style-type: none"> <li>• High degree of potential with in-filling being mostly predictable along existing, unimproved / unopened road allowances.</li> <li>• Lands adjacent to Garrison have highest potential in short term (<i>Landsthat can be serviced by Frenchman's Creek Trunk</i>).</li> <li>• High degree of environmental protection (PSW).</li> <li>• Drainage / servicing issues / feasibility</li> </ul>	<ul style="list-style-type: none"> <li>• Lower in priority given the Neighbourhood practical expectations of in-filling with lower densities. Some smaller lot and ground-based medium can be expected, but SP would help to determine most appropriate locations.</li> <li>• South side of Garrison long term residential commercial could be considered during process.</li> <li>• Level of natural and environmental constraints diminishes need to seek development in the short or even long term.</li> <li>• Lowest priority and potential for future development with the exception of lands adjacent to Garrison Road, which could be dealt with on a site-specific application / amendment basis.</li> </ul>
5.	MCR Community Expansion Area 2 (Crystal Beach)	<p>Parcels have been identified as strategic lands for the Town to consider for future residential use, should a need be identified. These parcels are selected based on the requirements identified by the Province and the Region for proposed settlement area expansion outside of an MCR.</p>	<p>Study work will be required for each candidate site which could include:</p> <ul style="list-style-type: none"> <li>• Planning Justification Report;</li> <li>• Sub-watershed Study and Stormwater Management Plan;</li> <li>• Water/Wastewater Servicing Study;</li> <li>• Transportation Impact Assessment (TIA);</li> <li>• Agricultural Impact Assessment (AIA);</li> <li>• Financial Impact Study.</li> </ul>	<ul style="list-style-type: none"> <li>• These lands offer an opportunity to provide residential lands to accommodate the Town's future growth.</li> <li>• The parcel is accessible via arterial roads and has access to municipal water supply and sanitary sewer.</li> <li>• The parcel is largely designated Agricultural with some environmental features along the southern border.</li> <li>• Analysis determined that approximately 99.6% of the lands are developable from an environmental perspective but is subject to findings of an EIS AIA prior to the development of the parcel.</li> <li>• Given the presence of agricultural structures, the AIA also requires a Minimum Distance Separation (MDS 1) assessment for barns on agriculturally designated lands and will require a 1.5km buffer area (as per the MDS 1 Guidelines).</li> </ul>
6.	Lakeshore	<ul style="list-style-type: none"> <li>• Growth mostly centred around Erie Beach</li> <li>• Some in-filling available in other pockets</li> </ul>	<ul style="list-style-type: none"> <li>• Identification of potential in-filling and intensification</li> </ul>	<ul style="list-style-type: none"> <li>• Several opportunities for medium or higher density development or in-filling exist;</li> <li>• Work to identify such areas for long term.</li> </ul>



**UPPER CANADA  
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**October 19, 2021**

**UCC FILE No. 2158**

**To:** Kira Dolch, MCIP, RPP, CNU-A  
Director of Planning and Development Services  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

**Re: Prioritization of Secondary Plans in the Town of Fort Erie  
Bridgeburg North Secondary Plan**

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Upper Canada Consultants (UCC) are pleased to submit this letter in support of the prioritization of the Bridgeburg North Secondary Plan. Our Staff have been following progress on the Town's Secondary Planning program and understand that the Town plans to seek direction from Council on the prioritization of the next secondary plan this fall.

UCC represents the four major landowners in the Bridgeburg North Secondary Plan Area: Hert Inc., Fort Erie Hills International Inc., FCBB Lands Inc. and 2585908 Ontario Inc (Vaughn Gibbons). Together, our clients own over 100 hectares of developable land in the Bridgeburg North Secondary Plan Area. A map showing our client's land holdings is attached to this letter for the Town's reference.

Our clients have signed a Participation Agreement to demonstrate their commitment to working collaboratively with the Town throughout the Secondary Planning process and beyond. The Participation Agreement appoints UCC as the Participants' consultant to provide Planning and Engineering Services in support of the completion of the secondary plan and the subsequent development applications for the individual properties. Participants have agreed to prepare an overall sanitary servicing strategy for all of the secondary plan lands; a stormwater management strategy for the Hert and BBFC lands (Fort Erie Hills and 2589508 lands drain independently of this area), and; stormwater management servicing strategies and designs for the Fort Erie Hills and 2589508 lands. Through entering into the Participation Agreement, the Participants have also agreed to have UCC act on their behalf to engage with Town Staff, Council and the public at consultation events and to prepare planning documentation and communicate on their behalf throughout the process.

The participants and Upper Canada have also engaged the services of RV Anderson to undertake a Transportation Assessment and provide input into Pumping Station location and design. Beacon Environmental is engaged by each of the Participants individually to undertake Natural Heritage Constraints Analyses and Environmental Impact Studies and will continue to participate with the Consultant team throughout the secondary planning process.

The Participants' intentions are to develop their lands as soon as practicable. To this end, UCC will be coordinating the completion of detailed specialized studies and undertaking planning and engineering that will be informed by existing conditions on the ground. Our hope is that these detailed studies based on actual field conditions will be value-added and serve the secondary plan process in such a way that it is immediately implementable following approval and adoption. We look forward to working collaboratively with the Town and agencies in this regard.



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Housing supply is an important component of the housing affordability equation. Undue delays caused by the necessity to complete detailed study following a secondary planning process reduces the supply of shovel ready housing and delays development unnecessarily. Our intention is to engage in a collaborative secondary planning process that will leverage the detailed analysis undertaken by the private landowner Participants and result in an informed plan that can be immediately implemented through the subdivision process following completion of the secondary plan.

As a starting point, UCC have developed a preliminary servicing scheme to demonstrate the conceptual servicing strategy for the Participants' lands. This plan is attached to this letter for the Town's review and consideration and as a starting point for discussion.

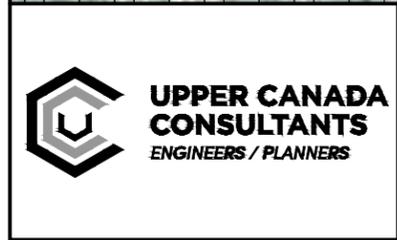
UCC have successfully implemented this collaborative approach to secondary planning in Pelham and Thorold in the past and believe it is an appropriate and efficient way to bring greenfield development lands on stream in a fashion that represents the interests of the community and landowners.

UCC and the Participant landowners are excited about the commencement of the Bridgeburg North Secondary Plan and look forward to collaborating with the Town on the completion of it. We respectfully request that the Town prioritize the Bridgeburg North Secondary Plan as the next Secondary Plan on the priority list due to the willingness of the Participants to engage and participate in this process. Please contact me at your convenience so we can discuss the next steps in the Bridgeburg North Secondary Plan process.

Sincerely,

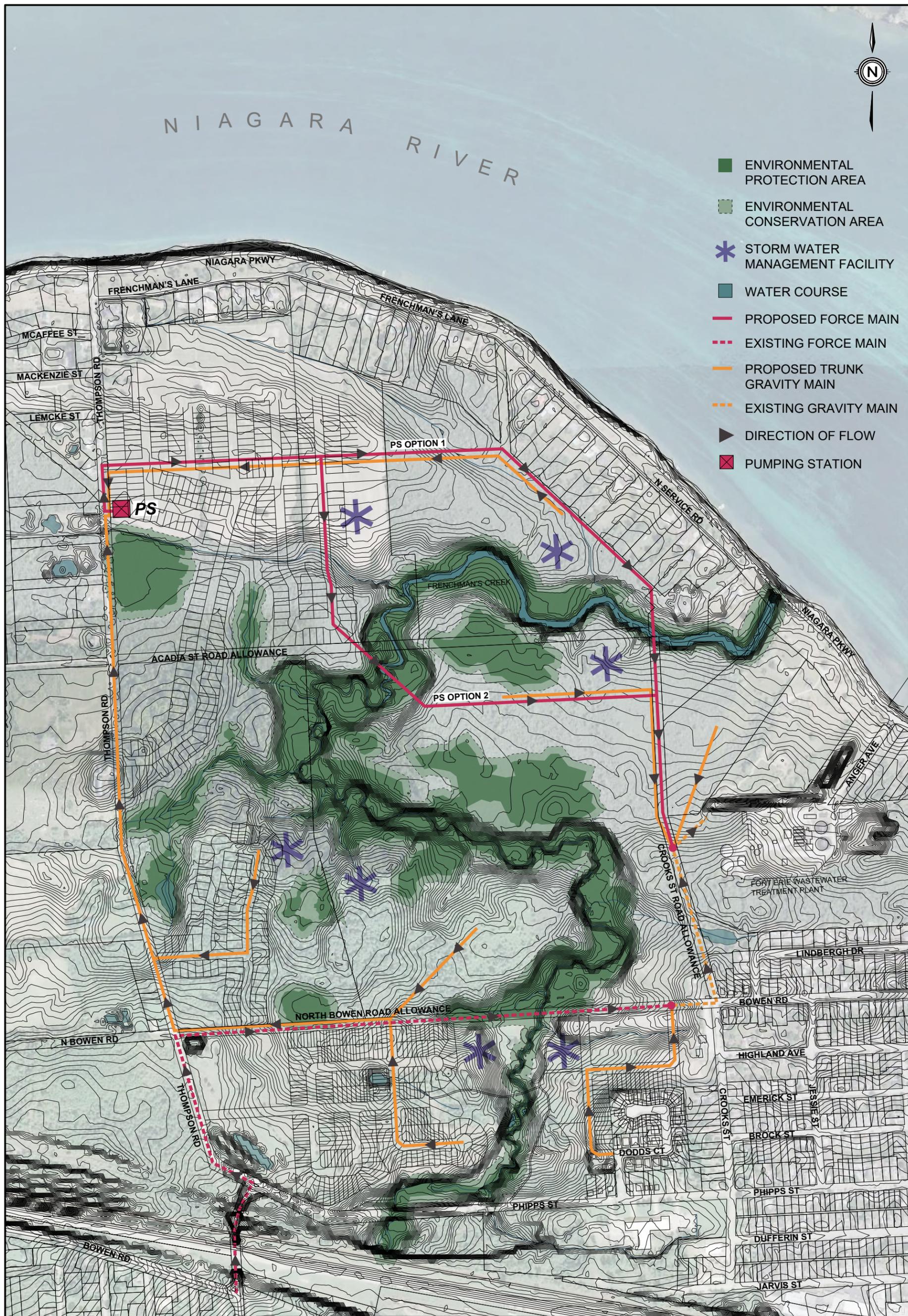
Matt Kernahan, MCIP, RPP  
Planning Manager  
Upper Canada Consultants

cc: Pieter Wasserman, TOFE  
Signe Hansen, TOFE  
Martin Heikoop, UCC  
Richard Dekorte, Hert Inc.  
Mike Colosimo, FCBB Lands Inc.  
Vaughn Gibbons, 2585908 Inc.  
Randy Hoffner, Fort Erie Hills International Inc.

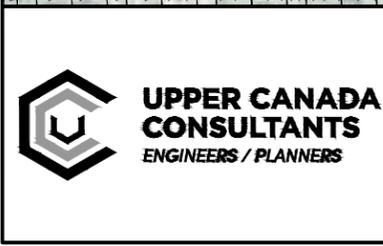


**BRIDGEBURG NORTH SECONDARY PLAN**  
**TOWN OF FORT ERIE**  
**PROPERTY OWNERSHIP**

DATE	2021-10-19
SCALE	1:7500 m
REF No.	-
DWG No.	<b>2158-PO</b>



- ENVIRONMENTAL PROTECTION AREA
- ENVIRONMENTAL CONSERVATION AREA
- ✱ STORM WATER MANAGEMENT FACILITY
- WATER COURSE
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED TRUNK GRAVITY MAIN
- EXISTING GRAVITY MAIN
- DIRECTION OF FLOW
- PUMPING STATION



**BRIDGEBURG NORTH DEVELOPMENT**  
**TOWN OF FORT ERIE**  
**PRELIMINARY SERVICING STRATEGY**

DATE	2020-12-22
SCALE	1:7500 m
REF No.	2058
DWG No.	2058-SS