



The Municipal Corporation of the Town of Fort Erie

By-law No. 13-2020

Being A By-law To Enact An Amendment To The
Official Plan Adopted By By-law No. 150-06 For The Town Of Fort Erie
Planning Area

Amendment No. 44
Region of Niagara (Owners)
745 Crescent Road

350309-0499

The Municipal Council of the Corporation of the Town Of Fort Erie in accordance with the provisions of Section 17 of the Planning Act R.S.O. 1990 enacts as follows:

1. **That** amendment No. 44 to the Official Plan for the Town of Fort Erie consisting of the attached explanatory text is hereby adopted and approved.
2. **That** this by-law shall come into force and take effect on the day of the final passing thereof.
3. **That** the Clerk of the Town of Fort Erie is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 20th day of January, 2020.

Mayor

Clerk

I, Carol Schofield the Clerk, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By-law No. 13-2020 of the said Town. Given under my hand and the seal of the said Corporation this ____ day of _____, 20

AMENDMENT NO. 44
TO THE
OFFICIAL PLAN
FOR THE
CORPORATION OF THE TOWN OF FORT ERIE

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PART "A" - THE PREAMBLE

SECTION 1

TITLE AND COMPONENTS

This document, when approved in accordance with Sections 17 and 21 of The Planning Act, 1990, shall be known as Amendment No. 44 to the Official Plan adopted by By-law No. 150-06 of the Fort Erie Planning Area.

Part "A", the Preamble does not constitute part of this amendment.

Part "B", the Amendment, consisting of the following text and map (designated Schedule "A") constitutes Amendment No. 44 to the Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area.

Also attached is Part "C", the Appendices, which do not constitute part of this amendment. These Appendices (1 through 3 inclusive) contain the background data, planning considerations and public involvement associated with this amendment.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the land use designation of certain lands shown on Schedule A attached hereto from "Institutional" to "Urban Residential" to permit the use of the site for Urban Residential purposes.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this amendment, are located at 745 Crescent Road as shown on Schedule "A" attached hereto.

SECTION 4

BASIS OF THIS AMENDMENT

Subsection 13.7(III) of the Official Plan adopted by By-law No. 150-06 of the Fort Erie planning area provides that amendments may be made to the Official Plan. Policies in Subsection 13.7(III) have been considered in the preparation of this amendment and the following factors have been reviewed in supporting this amendment to the Official Plan:

a) The need for the proposed use:

With the decommissioning of the water tower, the lands at 745 Crescent Road are surplus to the Region's needs and will be sold. The proposed residential use will provide housing alternatives and residential intensification in a predominantly residential neighbourhood.

b) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development:

The area surrounding 745 Crescent Road is predominantly residential. The existing Crescent Park Neighbourhood is almost entirely single detached dwellings. The proposed amendment will complement the existing neighbourhood by providing the opportunity for a mix of building forms.

c) The physical suitability of the land for such proposed use, and in the case of lands exhibiting or abutting a Natural Heritage feature, demonstration of compliance with the Natural Heritage policies of this plan:

The site is approximately 0.3 hectares in size and is flat. The site is adequately sized to accommodate a variety of residential uses.

d) The location of the area under consideration with respect to:

- (i) the adequacy of the existing and proposed highway system in relation to the development of such proposed areas,**
- (ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto, and**
- (iii) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations of the Ministry of the Environment and the Regional Niagara Health Services Department and any other appropriate authority deemed advisable;**

The subject property has frontage on Crescent Road and Fairview road which are both municipal roads. Fairview Road requires reconstruction if it is to be accessed by future development but the site has existing access to Crescent Road. Water, sanitary sewers and storm sewers exist along Crescent Road. Crescent Road has sidewalks on one side for convenient pedestrian access. Development with frontage on Fairview Road would require

the construction of Fairview Road and water, sanitary sewers and storm sewers up to and across the frontage of the subject property.

The site located within a built up area with convenient access to Regional and municipal roads, transit, physical, social and commercial services, and educational facilities. Crescent Road is on the Town's transit route and there is a transit stop in close proximity to the subject property.

e) The compatibility of the proposed use with uses in adjoining areas:

The proposed residential uses on the subject sites are compatible with the adjacent residential uses in the area.

f) The effects of such proposed use on the surrounding area in respect of the minimizing of any possible depreciating or deteriorating effect upon adjoining properties:

There is no evidence to suggest that the introduction of additional residential lands into the neighbourhood will depreciate adjoining properties.

g) The potential effect of the proposed use on the financial position of the Municipality:

The current Official Plan and Zoning By-law designations for the surplus property severely restrict the use of the site. The existing Official Plan designation would only permit public uses which typically do not generate property tax revenue for the Town. The redesignation of the subject property to a Urban Residential will increase the possibility for the Town to generate property tax revenue from the property.

h) The potential effect of the proposed use in relation to the intent and implementing regulations of the Environmental Protection Act.

None.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The relevant policies of the Official Plan adopted by By-law No. 150-06 of the Fort Erie planning area shall apply to the implementation and interpretation of this Amendment.

PART "B" - THE AMENDMENT

All of this part of the document entitled "Part "B" - "The Amendment" consisting of the following policies and attached maps designated as Schedule "A" (Land Use Plan) constitute Amendment No. 44 to the Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area. The Official Plan adopted by By-law No. 150-06 for the Fort Erie Planning Area is hereby amended as follows:

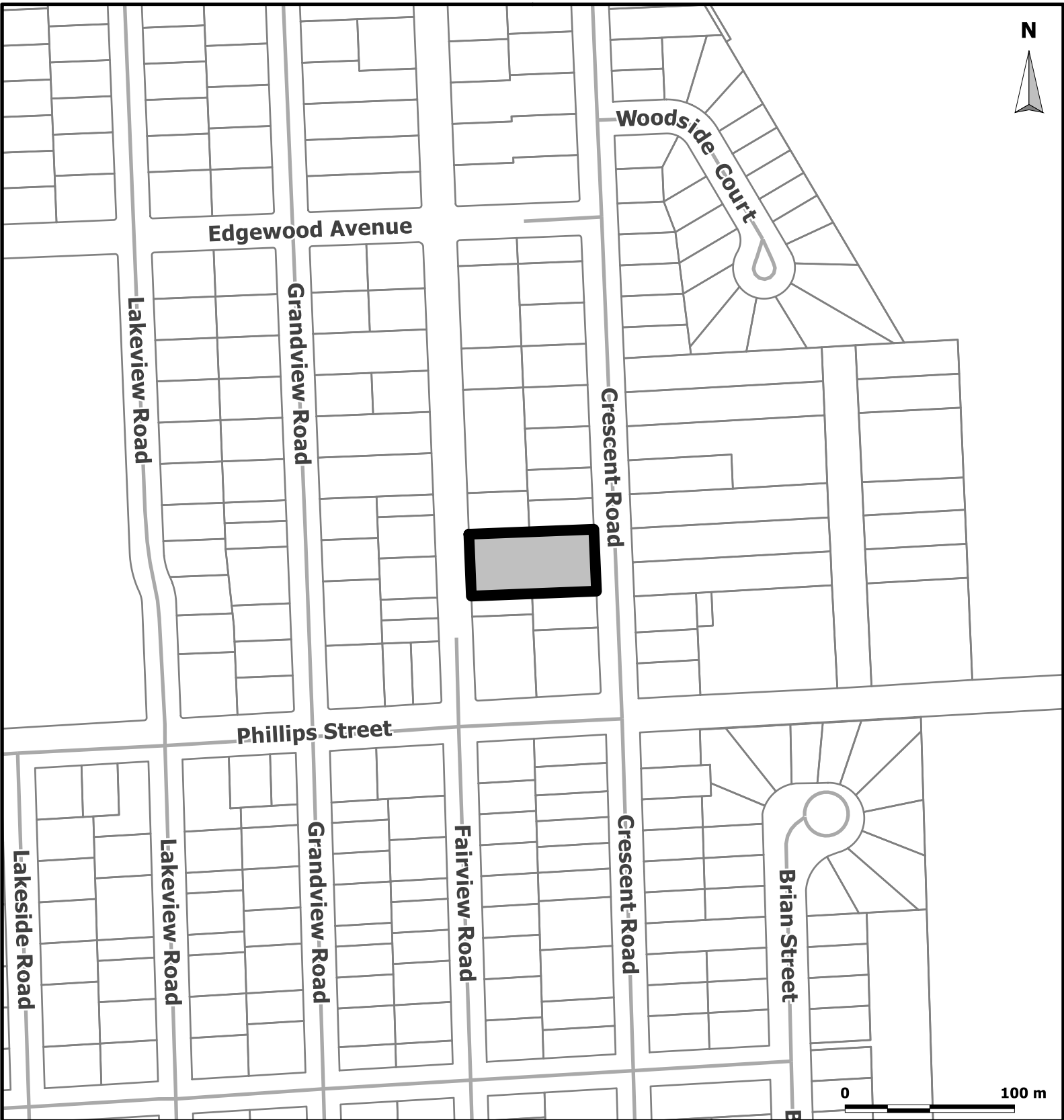
The subject lands described as 745 Crescent Road on the attached Schedule A are hereby redesignated to:

Urban Residential

PART "C" - THE APPENDICES


- Appendix 1 - Notice of Public Meeting
- Appendix 2 - Public Meeting Minutes
- Appendix 3 - Circulation comments

SCHEDULE "A"



By-law No. 13-2020

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO THE OFFICIAL PLAN
PASSED THIS 20th DAY OF JANUARY, 2020**






 Subject Lands - 745 Crescent Road

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**Owner/Applicant: – Regional Municipality of Niagara
745 Crescent Road**

**COMBINED OFFICIAL PLAN ZONING BY-LAW AMENDMENT
APPLICATION 350309-0499**

DATE: November 12, 2019
TIME: 6:00 PM
LOCATION: MUNICIPAL TOWN HALL COUNCIL CHAMBERS

	<p><u>LOCATION OF SUBJECT LANDS</u></p> 
	<p>WHAT WILL THIS AMENDMENT CHANGE:</p> <p>To re-designate the former water tower site from Institutional to Urban Residential and rezone the property from a Public zone to Residential Multiple 1 (RM1) zone. The amendments will permit a variety of residential dwelling types to be developed on the site, including single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouse dwellings, block townhouse dwellings and uses, buildings and structures accessory to the permitted uses.</p>
	<p><u>GETTING MORE INFORMATION</u></p> <p>Input on the proposed Official Plan and Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later.</p> <p>A copy of the Information Report will be available to the public by 5:00 PM on November 6th, 2019. The information report will be available in the Council agenda portion of the Town's Web Site: www.forterrie.ca or from the Planning and Development Services Department.</p> <p><u>CONTACT INFORMATION</u></p> <p>Matt Kernahan, MCIP, RPP, Senior Development Planner Planning and Development Services Department Town Hall, 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 905-871-1600 ext. 2507 Or by e-mailing your comments to: mkernahan@forterie.ca</p> <p><u>PROVIDING YOUR COMMENTS OR REQUESTING NOTICE OF DECISION</u></p> <p>To provide input in writing, or to request written notice of the decision of the Zoning By-law Amendment, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca</p>
	<p>The Town of Fort Erie has not yet made a decision regarding this application. After considering any written comments and the comments from the public meeting, a Recommendation Report will be prepared for a future Council-in-Committee meeting.</p> <p>If a person or public body would otherwise have an ability to appeal the decision of the Town of Fort Erie's Municipal Council to the Local Planning Appeal Tribunal but the person or</p>

public body does not make oral submissions at a public meeting or make written statements to the Town of Fort Erie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Erie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, please send a letter c/o Carol Schofield, Manager, Legislative Services/Clerk, 1 Municipal Centre Drive, Fort Erie, Ontario, L2A 2S6 or an email to cschofield@forterie.ca

- (b) Jeff Moore, 6694 Riall Street, Niagara Falls

Mr. Moore stated that he was present to represent the owner of the property at 0 Louisa Street. He is not opposing anything. He attended the meeting in the Atrium about two weeks ago. The owner owns 3.2 acres which are directly adjacent to Phase 2 on the east side of Arthur Street. He just got a copy of the report today and what bothers him is they have that designated as ND for neighbourhood development and now they have proposed parkland. He questioned if they would have time to address that.

- (c) Denise Everett, 244 Dufferin Street

Ms. Everett questioned if there is any plan for any future neighbourhood parks because in Phase 1 the 5% was bought or the Town received the money for the parkland instead of having a park.

- (d) Al Humphreys, 1010 Arthur Street

Mr. Humphreys referred to the plan where they are going to extend that road that runs behind the bingo hall that they've cut off now and he questioned if there are going to be townhouses backed up on the side of his property. They will be cutting right across the bingo hall parking lot right adjacent to his property on the east side of Arthur. He questioned if they are going to be building that up, like raising ground because it has a natural grade that comes from Garrison Road down Arthur Street. They have drainage issues. About 3 years ago the Roads Department put tiles under the driveways, they removed manholes and now he has a drainage problem with water running into his driveway. If they are going to be higher then he is going to get more water on his property.

Mayor Redekop closed the Public Meeting.

- (b) Official Plan Amendment and Property Rezoning

Re: Regional Municipality of Niagara - Owner/Applicant - 745 Crescent Road. The applicant is proposing to re-designate the former water tower site from Institutional to Urban Residential and to rezone the property from a Public Zone to Residential Multiple 1 (RM1) Zone. The amendments will permit a variety of residential dwelling types to be developed on the site, including

APPENDIX "7" TO ADMINISTRATIVE REPORT PDS-7-2019 DATED DECEMBER 2, 2019

single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouse dwellings, block townhouse dwellings and uses, buildings and structures accessory to the permitted uses.

Mayor Redekop announced that this portion of the meeting would be devoted to the holding of a Public Meeting to consider an Official Plan Amendment and a Property Rezoning Amendment to permit a variety of residential dwelling types to be developed on the site.

Mr. Kernahan, Senior Development Planner, delivered a PowerPoint Presentation which is available for viewing on the Town's website.

Mr. Kernahan confirmed the statutory requirements for the Public Meeting were met, summarized the purpose of the meeting and reviewed the related report.

Mayor Redekop enquired if the applicant wished to speak to the proposed amendments.

Pam Salvatore stated she is a Real Estate Coordinator with the Region and was present to answer any questions of Council.

Mayor Redekop enquired if anyone present wished to speak in favour of the proposed amendments.

No person(s) came forward.

Mayor Redekop enquired if anyone present wished to speak in opposition of the proposed amendments.

(a) Rev. William Thomas, 4065 Village Creek Drive

Rev. Thomas stated he is not speaking in favour or against this or the last application. He questioned why it's an either or. It sounded to him like it was either going to be an apartment building or affordable housing or a market. He explained that much of the research coming out of CMHC and other places suggest to find opportunities for mixed housing where you would have market rate housing in the same location as affordable or subsidized housing. He questioned if that would be part of the consideration when projects like this are moving forward, where developers

can be encouraged and even incentivized to incorporate affordable, subsidized housing into what is also a market situation. He thinks that the Town and the Region should think about ways that can happen. He thinks that improving conversation and communication between the various levels of government including the Province about an affordable housing policy that would make it reasonable and doable.

(b) Ms. Archibald, 755 Crescent Road

Ms. Archibald stated this vacant land is directly beside her property. They have been there since June of last year. The Region had work done on the lot in the amount of \$30,000. She questioned why after spending all of that money and now they're going to redevelop this lot. She questioned how the lot is zoned and if they have any recourse on what is being built. She explained that she and her husband are opposed to townhouses, triplexes and anything other than single family dwellings. The entire Crescent Park is single family dwellings. Their property values reflect the type of neighbourhood. An apartment building or townhouses is not something they would want to live beside.

(c) Rejeanne Asselin, 330 Helena Street

Ms. Asselin stated that she is opposed to high rises almost anywhere in the Town of Fort Erie. They are trying to build one across from her property. The neighbourhood is against it. She asked Council to think about making a voting referendum on what the whole population wants for future planning in Fort Erie. She thinks most of the people coming in are elderly people from Toronto and they like the little houses and properties where they have room and leisure space. These multiple apartment buildings is not Fort Erie. We are not Toronto and want to keep our Town quaint and beautiful. She stated she is handicapped and can't maintain her property as much as she would like to. She advised that if the Town would stop building those high rises that it would be appreciated by a lot of residents. She suggested that before the Town does all of its planning, to take a vote and have people do it over the internet or call in on what they would like to have for future planning in Fort Erie.

(d) Gail Taylor, 756 Crescent Road

Ms. Taylor advised she attended the original open house meeting a couple of weeks ago and expressed that she would rather see single family dwellings. She knows that Crescent Park used to be the big place to go but it's getting older now. The whole park is single family dwellings and it would be a misfit by putting multiple buildings in the area. She doesn't want to see mix-match of housing in the area.

Mayor Redekop closed the Public Meeting.

7. Consent Agenda Items

7.1 Request to Remove Consent Agenda Items

None.

7.2 Consent Agenda Items for Approval

PDS-67-2019 Planning and Development Services -
Development, Building and By-law
Statistical Reporting - Third Quarter 2019

That: Council receives Report No. PDS-67-2010 regarding development, building and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report No. PDS-67-2019 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Corporation, District School Board of Niagara and Niagara District Catholic School Board. **(Carried)**

Recommendation No. 1
Moved by: Councillor Lubberts

That: Council go into closed session to discuss a legal matter pertaining to the Favero property on Garrison Road at the end of the Council-in-Committee Meeting. **(Carried)**

IS-39-2019 Notification of Intent to Negotiate an
Extension of the Contract with Tokmakjian
Inc. for Conventional Transit Services

That: Council receives Report No. IS-39-2019 regarding a single

APPENDIX "6" TO ADMINISTRATIVE REPORT PDS-71-2019 DATED DECEMBER 2, 2019

RE: [External] Combined Official Plan and Zoning By-law Amendment - 745 Crescent Road
 Municipal Planning to: Matt Kernahan 10/18/2019 08:20 AM
 From: "Municipal Planning" <MunicipalPlanning@enbridge.com>
 To: "Matt Kernahan" <MKernahan@forterie.ca>

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman

Municipal Planning Coordinator
 Long Range Distribution Planning

ENBRIDGE GAS INC.

TEL: 416-495-5386

500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

Safety. Integrity. Respect.

From: Matt Kernahan <MKernahan@forterie.ca>

Sent: Thursday, October 17, 2019 4:59 PM

To: Matt Kernahan <MKernahan@forterie.ca>

Cc: Salvatore, Pam <pam.salvatore@niagararegion.ca>

Subject: [External] Combined Official Plan and Zoning By-law Amendment - 745 Crescent Road

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

An application has been received from the Region of Niagara for a Combined Official Plan and Zoning By-law Amendment for 745 Crescent Road. The Region of Niagara is proposing to change the Official Plan designation of the property to Urban Residential and the zoning to Residential Multiple 1 (RM1) zone to permit the future owner of the site to develop it for residential purposes. The proposed Official Plan designation and Zoning would permit the development of the site for single detached, semi-detached, duplex, triplex, fourplex, townhouse dwellings or some combination thereof.

A notice of complete Application and Public Meeting is attached for your information.

The following was submitted with the application package:

1. Application form
2. Survey Plan

APPENDIX "6" TO ADMINISTRATIVE REPORT PDS-71-2019 DATED DECEMBER 2, 2019

RE: Combined Official Plan and Zoning By-law Amendment - 745 Crescent Road
 Cara Lampman to: Matt Kernahan 10/23/2019 09:04 AM
 Cc: "Salvatore, Pam"
 From: "Cara Lampman" <clampman@npca.ca>
 To: "Matt Kernahan" <MKernahan@forterie.ca>
 Cc: "Salvatore, Pam" <pam.salvatore@niagararegion.ca>

5 Attachments



ARN 270302002101100 - NPCA MAP.pdf 2018-04-05-59R-16123.pdf



2019-09-11-Final Planning Justification Brief.745 Crescent Road. Fort Erie.pdf



2019-09-30-application 745 crescent road SIGNED.pdf Public Notice for Distribution - 745 Crescent.docx

Good morning,

The NPCA has reviewed the information provided and the NPCA Mapping of the site and is satisfied that the subject parcel is outside the NPCA Regulated Area. As such, the NPCA has no objection to the subject applications.

Cara Lampman**Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)
 250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
 Tel: 905-788-3135 | extension 272
clampman@npca.ca
www.npca.ca

From: Matt Kernahan <MKernahan@forterie.ca>

Sent: October 17, 2019 4:59 PM

To: Matt Kernahan <MKernahan@forterie.ca>

Cc: Salvatore, Pam <pam.salvatore@niagararegion.ca>

Subject: Combined Official Plan and Zoning By-law Amendment - 745 Crescent Road

An application has been received from the Region of Niagara for a Combined Official Plan and Zoning By-law Amendment for 745 Crescent Road. The Region of Niagara is proposing to change the Official Plan designation of the property to Urban Residential and the zoning to Residential Multiple 1 (RM1) zone to permit the future owner of the site to develop it for residential purposes. The proposed Official Plan designation and Zoning would permit the development of the site for single detached, semi-detached, duplex, triplex, fourplex, townhouse dwellings or some combination thereof.

A notice of complete Application and Public Meeting is attached for your information.

The following was submitted with the application package:

1. Application form
2. Survey Plan
3. Planning Justification Report

APPENDIX "6" TO ADMINISTRATIVE REPORT PDS-71-2019 DATED DECEMBER 2, 2019

Re: 745 Crescent Road Woiceshyn, Donna to: Matt Kernahan 10/24/2019 09:32 AM
 Cc: "Richard Brady", "Salvatore, Pam", "Kira Dolch", "Sinclair, Jeffrey"
 From: "Woiceshyn, Donna" <donna.woiceshyn@niagararegion.ca>
 To: "Matt Kernahan" <MKernahan@forterie.ca>
 Cc: "Richard Brady" <rbrady@forterie.ca>, "Salvatore, Pam" <pam.salvatore@niagararegion.ca>, "Kira Dolch" <kdolch@forterie.ca>, "Sinclair, Jeffrey" <Jeffrey.Sinclair@niagararegion.ca>

Hi Matt

There is nothing wrong with the property. For us it was too small a scale for the type of projects NRH or the Region would do. However we would be supportive of anyone who would like to build an affordable housing project. Jeff and I are back from Ottawa on Friday if you would like to discuss.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Matt Kernahan <MKernahan@forterie.ca>
 Date: 2019-10-23 9:35 a.m. (GMT-05:00)
 To: "Woiceshyn, Donna" <donna.woiceshyn@niagararegion.ca>
 Cc: Richard Brady <rbrady@forterie.ca>, "Salvatore, Pam" <pam.salvatore@niagararegion.ca>, Kira Dolch <kdolch@forterie.ca>
 Subject: 745 Crescent Road

CAUTION: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Donna,

Not sure if you remember me or not but we sat on the Housing Affordability Innovation Committee together for a time back in 2016-2017. In any event, I am currently working with Pam Salvatore on rezoning a piece of property in the Crescent Park neighbourhood of Fort Erie. The property was previously used as a water tower and is in the middle of a residential neighbourhood. The property will be rezoned to permit a range of residential housing types including singles, semis, duplex, triples, fourplexes and towns. One thing that often comes up at Council when I am processing development applications is Fort Erie's need for affordable housing and I am often questioned whether developments will include it.

I understand that Niagara Regional Housing did not indicate any interest in acquiring the property at 745 Crescent Road. In anticipation of the questions I will receive at Council, I am hopeful that you can shed some light on the reasons why. Any information you could provide would be appreciated.

Thanks,

Matt

Matt Kernahan, MCIP, RPP, CNU-A
 Senior Development Planner
 Town of Fort Erie
 1 Municipal Centre Drive
 Fort Erie, Ontario
 Canada



Re: Combined Official Plan and Zoning By-law Amendment - 745 Crescent
Road 
Chris Millar to: Matt Kernahan

10/23/2019 11:13 AM

Matt,

In review of the applications for OPA/ZBA on these Region owned lands, I have a couple comments and a question.

As I have not undertaken a Secondary Plan for this neighbourhood, I am offering my observations at a cursory level for consideration.

- Crescent Park is predominantly a single detached neighbourhood. As such, consideration for increasing or including opportunities for a range of housing type is appropriate. The proposed medium density designation would assist in this regard. Furthermore, the proposed RM1 zoning would also be appropriate in order to implement the proposed designation change.
- Recognizing the site played host to one of the Region's water towers (since removed and cleared through RoSC) it raises question over whether the site could be suitable for additional density, given what occupied the site previously was an imposing structure in terms of height. While the RM1 zoning considered generally ground-based medium density, the site may also be suitable for an apartment form. Perhaps additional consideration could be given to a small apartment building being a permitted use. Maintaining a 3 storey (12m) maximum as found in the RM1 zoning should provide for approximately 12-16 units while also respecting height of surrounding residential. Something of this nature can still be considered less visually intrusive than the water tower previously located on these lands.
- The site is on the Town's transit route and is very close to St. Philomena Catholic Elementary, which brings me to my question: With all levels of government focusing attention towards affordable housing issues, this would appear to represent an opportunity for the Region's Real Estate Division to consult with the Region's Affordable Housing Division to see if there is any merit in pursuing an affordable housing project at this location. If this is not the case, it would be beneficial to understand why for Town's general awareness and future reference. While it is understood that not every regional property or site being divested is a suitable site for affordable housing, this one does appear to hold such potential.

I trust these comments are of use in your consideration of the applications submitted.

Chris Millar, CPT, CNU-A, MCIP, RPP
Neighbourhood Planner
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario
Canada
L2A 2S6

TEL: 1-905-871-1600 ext.2503
FAX: 1-905-871-6411



Interoffice Memorandum

November 5, 2019

To: Matt Kernahan, Senior Development Planner
From: Signe Hansen, Manager, Community Planning
Subject: **745 Crescent Road – OPA/ZBA**

I have no comments, relative to this application for a combined Official Plan and Zoning By-law Amendment for 745 Crescent Road.

Should the property be severed in the future, cash-in-lieu of parkland will be required based on assessed value. In addition, one new street tree will be required per residential lot, based on Town standards.

Signe Hansen, OALA, CSLA, MBA
Manager, Community Planning
/sh



Interoffice Memorandum

November 13, 2019
File No. 350309-0499

To: Matt Kernahan, Senior Development Planner
From: Jeremy Korevaar, Coordinator, Development Approvals
Subject: **COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATION – 745 CRESCENT ROAD – COMMENTS**

On behalf of the Infrastructure Services Department, Engineering Services Division, we have reviewed the above noted Combined Zoning By-law and Official Plan Amendment application and have no comments or objections.

We note to the applicant that future development of the subject lands is subject to Pre-Consultation with the Town of Fort Erie Planning and Development Services department. A development proposal that includes driveway access(es) to the subject lands from the unopened road allowance of Fairview Road will require the construction of Fairview Road to an urban standard including watermains, sanitary sewers and storm sewers. The road and underground servicing construction must extend from Phillips Street to the north limit of the subject lands. The cost to construct this road and services will be borne entirely by the developer.

The applicant is further advised that the Town's Official Plan has identified Crescent Road from Dominion Road to Garrison Road as a Collector Road with a desired road allowance width of 23.0m. The current road allowance is 20.2m. Therefore a road widening of 1.40m will be required should the property be developed as a Plan of Subdivision or if applications for either Consent to Sever or Site Plan Approval are received.

Jeremy Korevaar, C.E.T.
Coordinator, Development Approvals