



August 25, 2021

Isaiah Banach
Planning and Development
Niagara Region
1815 Sir Isaac Brock Way
P.O. Box 1042
Thorold, ON L2V 4T7

Via e-mail: isaiah.banach@niagararegion.ca

Dear Mr. Banach,

***Re: Urban Area Boundary Expansion Request – Black Creek Commons
Additional Clarity on Request and Mapping***

As you are aware, we are the planning consultants for Jukic Group Inc. who are “the Owners” of 10 parcels located between the Stevensville Secondary Plan area and the Douglas Town-Black Creek Secondary Plan area, including the property municipally addressed as 2900 College Road (“subject lands”). We have attached a map of the subject lands for your easy reference. The purpose of this letter is to clarify our requested urban boundary expansion and to support the staff recommendation in Report No. PDS 33-2021.

On July 2, 2021 we submitted a request to have 67.34 hectares from the subject lands added as urban area within the Town of Fort Erie. That request follows the mapping referenced above, which again is attached, and on August 11, 2021 we submitted a letter to you reiterating our request and confirming our support for the Region’s re-evaluation of their growth forecasts and land needs as it pertains to additional community and employment land areas.

Our request to have 67.34 hectares from the subject lands added as urban area within the Town of Fort Erie would contribute to the Region’s land needs to the year 2051. However, we feel it is necessary to clarify that the request does in fact include that the entirety of the 371.74 hectares be brought into the urban area boundary in order to create a cohesive connection between and expansion of the Stevensville Secondary Plan area and the Douglas Town-Black Creek Secondary Plan area. More specifically, of the 371.74 hectares requested to be brought into the urban area, only the 67.34 hectares would contribute to the net developable area within that urban area. Our

August 11, 2021 request to have the Regional mapping updated was intended to clarify the difference between the urban area boundary and the net developable forming the request. The remaining area would be maintained as is without the introduction of new urban land use designations.

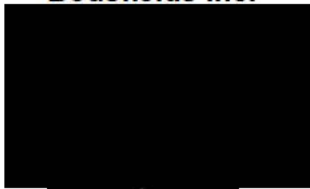
In this regard, the attached map shows two things: 1) the subject lands which include 371.74 hectares to form a newly expanded urban area boundary (shown in pink with red boundary outlines); and 2) 67.34 hectares (shown in purple) representing the net developable area of land that will be made available to accommodate Regional population and job growth to 2051. I trust the above provides some additional measure of understanding with respect to our request.

In addition, as is outlined in our letter dated August 11, 2021, we support staff's recommendation as it relates to the "Made-in-Niagara Forecast and the Revised Land Needs Assessment". We commend the Region for re-evaluating their growth forecasts and land needs as it pertains to additional community and employment land areas and support Regional planning staff in their recommendation to include an additional 35 hectares of community area land and 210 hectares of additional employment area land.

We agree with the Made-in-Niagara Forecast and the Revised Land Needs Assessment and ask that Regional Council approve the revised community and employment land needs areas.

Should you require any additional information or clarification, please feel free to contact Evan Sugden at esugden@bousfields.ca or 905-549-3005 Ext. 259 or the undersigned.

Respectfully submitted,
Bousfields Inc.

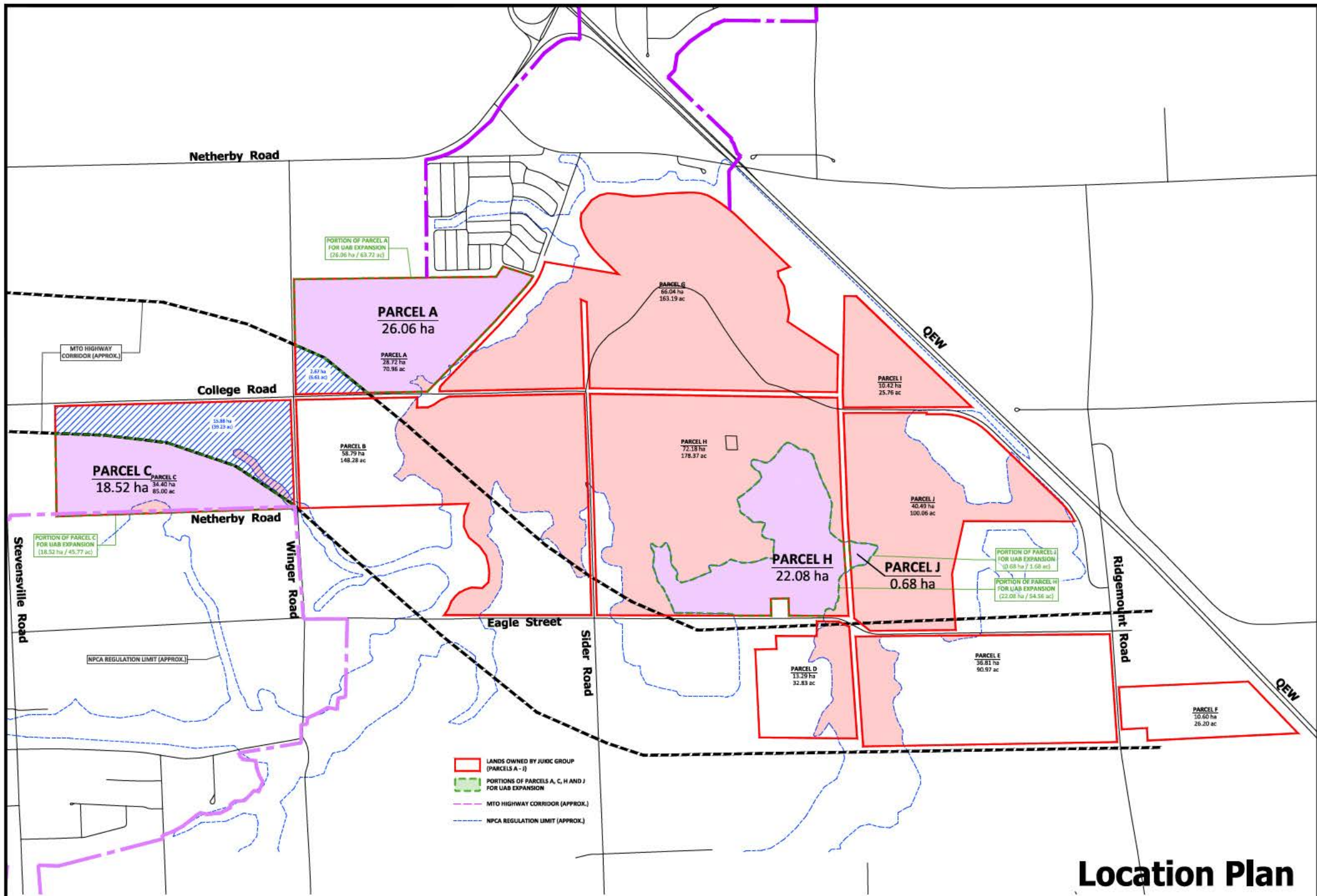


David Falletta MCIP, RPP
Partner

ES/df:jobs

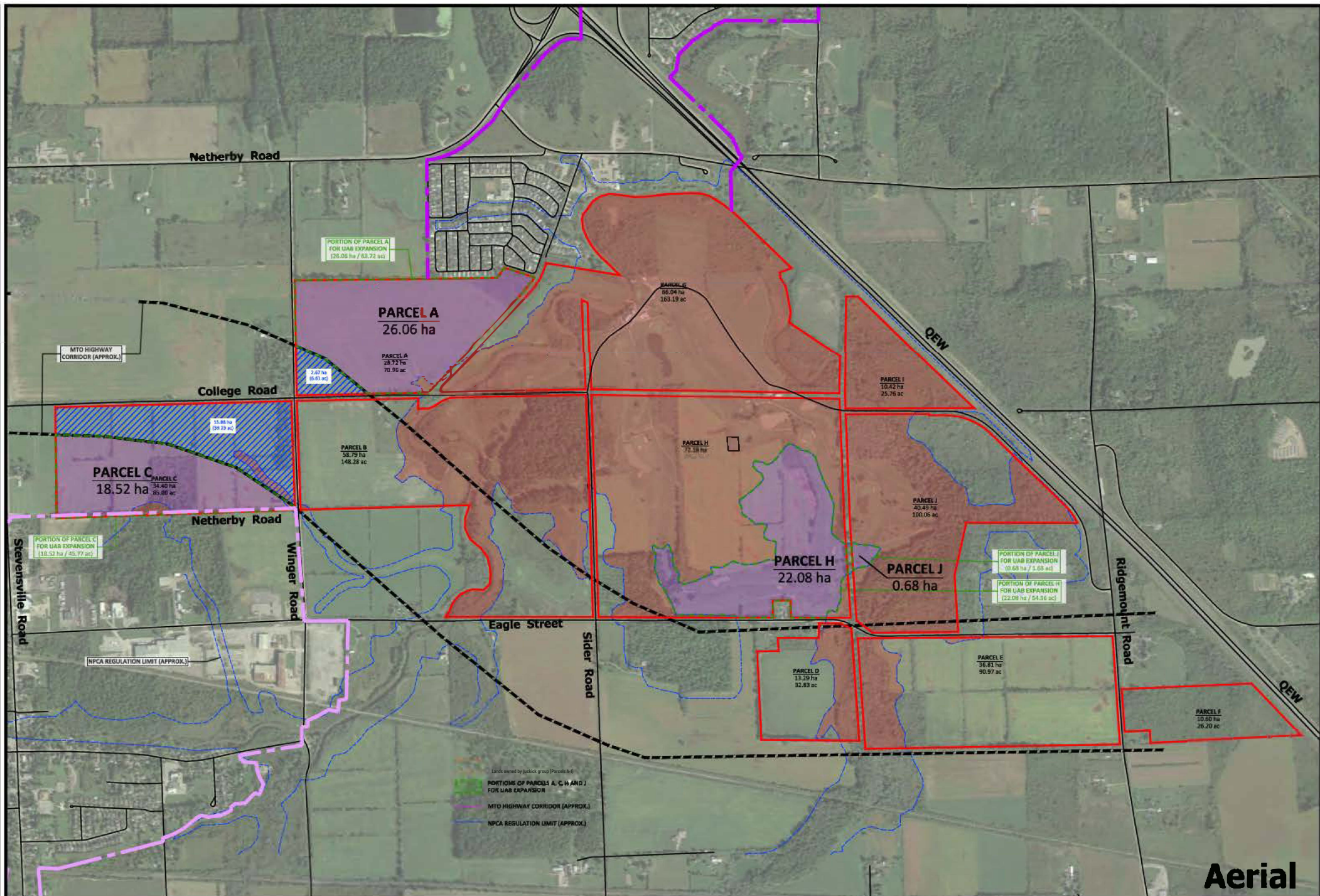
Attachment (1)

Cc. *Client*
Stikeman Elliott
Greg Bowie
Town of Fort Erie



Location Plan

- Lands Owned Jukic Group (Parcels A - J)
- Parcels to be Added to UAB
- MTO Highway Expansion
- NPCA Regulation Limit (approx.)
- Douglas Town-Black Creek Secondary Plan Border
- Stevensville Secondary Plan Border



Aerial

- Lands Owned Jukic Group (Parcels A-J)
- Parcels to be Added to UAB
- MTO Highway Expansion
- NPCA Regulation Limit (approx.)
- Douglas Town-Black Creek Secondary Plan Border
- Stevensville Secondary Plan Border

MASTER PLAN

Netherby Rd

Winger Rd

VILLAGE

GOLF

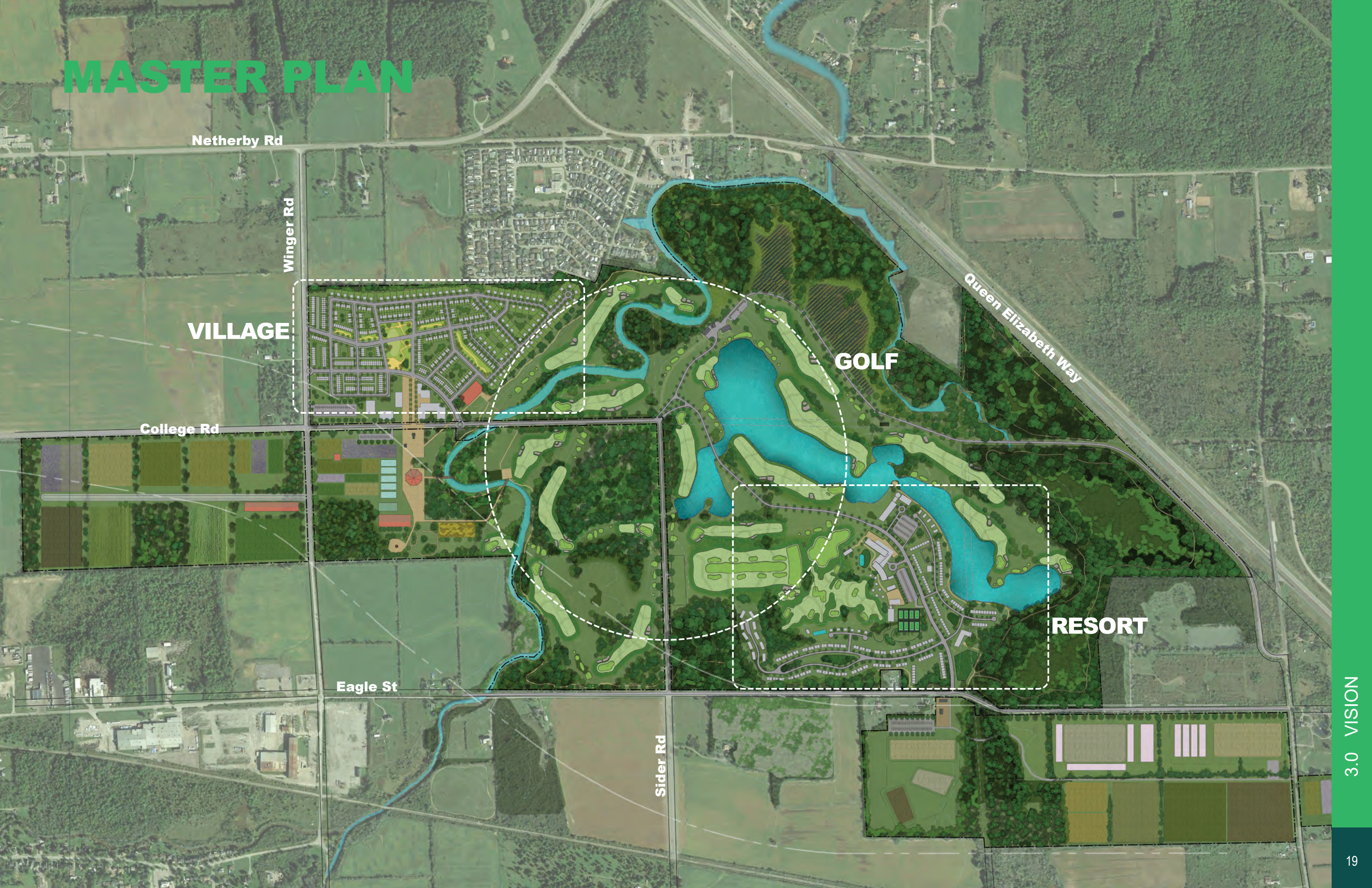
Queen Elizabeth Way

College Rd

RESORT

Eagle St

Sider Rd



MASTER PLAN

...GOING BACK TO BASICS

