

From: [Millar, Chris](#)
To: [REDACTED]
Cc: [McCauley, Kirsten](#)
Bcc: [Bowie, Greg](#)
Subject: RE: Crystal Beach Boundary Extension
Date: Thursday, January 27, 2022 11:58:00 AM

Good Morning Mr. Aldridge,

I understand from the message below that you have inquired about available documents.

The following link provides access to recent growth management information and staff's draft expansion recommendations that includes Fort Erie.

<https://www.niagararegion.ca/official-plan/settlement-area-boundary-review-dec-2021.aspx>

Sincerely,
Chris Millar

From: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>
Sent: Thursday, January 27, 2022 9:42 AM
To: Bowie, Greg <Greg.Bowie@niagararegion.ca>; Millar, Chris <Chris.Millar@niagararegion.ca>
Subject: FW: Crystal Beach Boundary Extension

Good morning,

Can one of you please respond to the inquiry below?

Thanks,
Kirsten

From: Geoffrey Aldridge [REDACTED]
Sent: Thursday, January 27, 2022 9:35 AM
To: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>
Subject: FW: Crystal Beach Boundary Extension

CAUTION EXTERNAL EMAIL: 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.

Hello Kirsten:

I just received this e-mail from one of the neighbours:

Morning Geoffrey,

Just wondering if you know anything about the Region's plan to expand the boundaries of Fort Erie and specifically Crystal Beach. It looks like three good size plots of farmland between Schooley, Rebstock and Michener (across from the new Marz development) are going to be added.

The claim the town is trying to increase density while expanding is interesting and may help your case for less density.

It would seem to be applicable that if substantial acreage is going to be added to Crystal Beach that the new homes to be built there over the next 30 years would take the pressure off intensification. I'm sure there is a 'catch'.

Can you shed some light on this either by comment, referring me to someone else or referring me to a document?

Thanks

Geoffrey

From: Geoffrey Aldridge

Sent: January 12, 2022 8:20 AM

To: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>

Subject: Fort Erie Exempt From Region Approval - Time Sensitive

GM Kirsten:

Another resident following this Secondary Plan issue asked me a question that I can't answer. They noticed that the SP says it is exempt from needing Region Approval and believes that the Planning Act requires it.

- 1) Is it true that the Region has exempted the Town?
- 2) If it is true, why would you not want to review and approve it?

I am putting in an Appeal tomorrow and have included this as one of the many issues identified by residents. If you are able to answer these questions by tomorrow, I will amend my appeal accordingly.

Thank you

Geoffrey

From: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>

Sent: January 7, 2022 4:17 PM

To: [REDACTED]

Subject: RE:: Online Form - Enquiry from Region website - Aldridge

Hi Geoffrey,

As discussed on the phone, the Province is directing a certain amount of population and employment growth to the Region to 2051. The Region has, in consultation with local municipalities, undertaken a review of growth trends and development potential across Niagara to determine how this growth will be allocated to each local municipality.

Fort Erie has been allocated a 2051 population of 48,050 based on housing growth of 7,360 units between 2021 and 2051. At 50% intensification, this means the municipality shall plan to accommodate a minimum of 3,680 new housing units within the already developed (built-up areas) across all communities in the Town of Fort Erie by 2051.

The Province has mapped built-up areas and this is reflected in the Region's Official Plan on Schedule A.

The Region and Town will monitor the implementation of the Official Plan policies and development trends. This is done to ensure alignment with Official Plan policies and municipal investment/funding are connected.

Thanks,
Kirsten

From: Geoffrey Aldridge [REDACTED]
Sent: Thursday, January 6, 2022 7:12 AM
To: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>
Subject: RE: Online Form - Enquiry from Region website - Aldridge

CAUTION EXTERNAL EMAIL: 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 Kirsten:

Thank you for a clear reply to my questions. You may not appreciate how refreshing that is.

One question and one comment.

- 1) Would you please quantify what a 50% intensification rate means. Does that mean that over the developed area of Fort Erie that the density has to be increased by 50%? I think that has

a 2051 time frame.

- 2) What happens if TOFE cannot project meeting your 50%+ target?

Here is the basis of my question: There is a property down the road from me that in the Neighbourhood Plan of 2005 had a target of 17 units on about 3 acres. TOFE has now targeted a minimum of 37 to 75 units – 2 to 4 times greater than before! I understand the technical aspects of this development but the impact on the 12 neighbours bordering this property will be significant. TOFE is justifying this on the principle of 'The Greater Good' – that the harm to these neighbours is justified by the good that adding this extra capacity will bring to the Town. In reality this is about an extra 50 units over what the community was expecting.

I am bluntly at a loss to understand why it is so urgent/mandatory that such an increase in density has to be squeezed in here.

I am not asking you to comment on this development per se. I just want to know what happens if the target is missed by 50 units.

- 3) The reason I reached out to the Region is that I have trouble getting responses from TOFE Planning.

Regards

Geoffrey

From: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>
Sent: January 5, 2022 5:24 PM
To: [REDACTED]
Cc: Tikky, Alexandria <Alexandria.Tikky@niagararegion.ca>
Subject: RE: Online Form - Enquiry from Region website - Aldridge

Hi Geoffrey,

Thank you for your message. I have provided the below information to address your questions.

- 1) What is the target that Fort Erie has to reach?

The Region is currently preparing its new Official Plan. Through this work, the Region has identified a minimum 50% intensification rate for Fort Erie. This rate has been endorsed in principle by Regional Council through the Region's land needs assessment.

- 2) Is Crystal Beach considered part of Fort Erie's targets or do you have a target for CB specifically?

The intensification rate is applied across the local municipality to the already developed areas (also known as built-up areas) to accommodate growth through infill or redevelopment.

3) What documentation have you received from Fort Erie as to how they are going to reach your target?

Local municipalities will use intensification strategies and secondary plans to direct where and how much growth can be accommodated in certain areas of the municipality. These strategies and plans will identify development standards to achieve complete communities and assess requirements to ensure efficient use of services.

I understand that you also recently had discussions with Regional Development Planning staff, including with respect to local planning matters, regarding specific concerns with the proposed development on Rebstock Road referenced in your request. For further information on local planning matters, you may wish to contact the Town's planning department.

Thanks,
Kirsten

Kirsten McCauley, MCIP, RPP

Senior Planner – Secondary Plans, Long Range Planning
Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7
Phone: 905-980-6000 ext. 3532
Email: kirsten.mccauley@niagararegion.ca

From: Tikky, Alexandria <Alexandria.Tikky@niagararegion.ca>

Sent: Monday, January 3, 2022 11:40 AM

To: [REDACTED]

Subject: RE: Online Form - Enquiry from Region website

Hi Geoffrey,

Thank you for reaching out to us. We are currently looking into this matter. We will have a response to you in the next day or two.

Best regards,

Alexandria Tikky

Senior Planner, Planning and Development Services
Niagara Region
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7
Phone: 905-980-6000 ext. 3593
Toll-free: 1-800-263-721

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Building Community. Building Lives.

From: Niagara Region Website <webmaster@niagararegion.ca>

Sent: Wednesday, December 22, 2021 1:25 PM

To: Making Our Mark <makingourmark@niagararegion.ca>

Cc: webincoming <webincoming@niagararegion.ca>

Subject: Online Form - Enquiry from Region website

Enquiry from Region website

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

name

Geoffrey Aldridge

phone

[REDACTED]

email

[REDACTED]

municipality

Fort Erie

other mun

subject

Growth Management for Fort Erie / Crystal Beach

comments

I just left a voice mail. Feel free to reply to that or this e-mail. I live in Crystal Beach, Fort Erie. We are opposing the rezoning of a property for much higher density. The Town tell us they have to do this to meet Region density targets. 1) What is the target that Fort Erie has to reach? 2) Is Crystal Beach considered part of Fort Erie's targets or do you have a target for CB specifically? 3) What documentation have you received from Fort Erie as to

how they are going to reach your target? Are you allowed to share that with and if so, please do so? Thank you Geoffrey Aldridge

reply
yes

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<https://www.niagararegion.ca/projects/growth-management/default.aspx>



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