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Making Our Mark – Niagara Official Plan Team
Niagara Region, Planning & Development
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**RE: 1257 Pettit Rd, Fort Erie
SABR 1149
Settlement Area Boundary Expansion**

LANDx Developments Ltd. are planning consultants to the owners of 1257 Pettit Road (the “Subject lands”) in the Town of Fort Erie and would like to offer our support for the Urban Recommendation 2 with respect to Fort Erie included in Report PDS 41-2021 presented to Planning and Economic Development Committee December 8, 2021. As recommended in PDS 41-2021, we agree it is appropriate that 1257 Pettit Rd be included in the expanded Urban Area Boundaries for Fort Erie.

In May 2021, Niagara Region released draft criteria to determine appropriate locations for expansions to community/residential and employment lands. These included an evaluation of Provincial Policy, municipal sanitary servicing and water supply, transit and transportation, environmental protection and natural resources, agriculture and agri-food network, aggregate resources, and growth management. Appendix 3 of PDS 4102921 described a revised Land Needs Assessment for Fort Erie by 2051 identifying a need for 105 ha for Community Area and 175 ha for Employment Area expansions.

1257 Pettit Rd. is within of the area identified as Recommendation 2 - Community Lands providing an Expansion Area of 93 ha. Recommendation 2 lands are generally located South of Bertie Road, West of Pettit Road, and East of Sunset Drive, and North of Garrison Road. While currently outside the existing urban boundary the abutting lands immediately to the south and west are within the urban area are being developed with single detached residences also known as the High Pointe Subdivision.

The subject lands have been recommended for inclusion within the Fort Erie Community Area as part of Recommendation 2 and the rationale is outlined in Report Appendix 9 under Settlement Area Boundary Review (SABR) ID 1149. The lands are further detailed in Report Appendix 4 Niagara Falls and Fort Erie Expansion Area-wide Context Review.

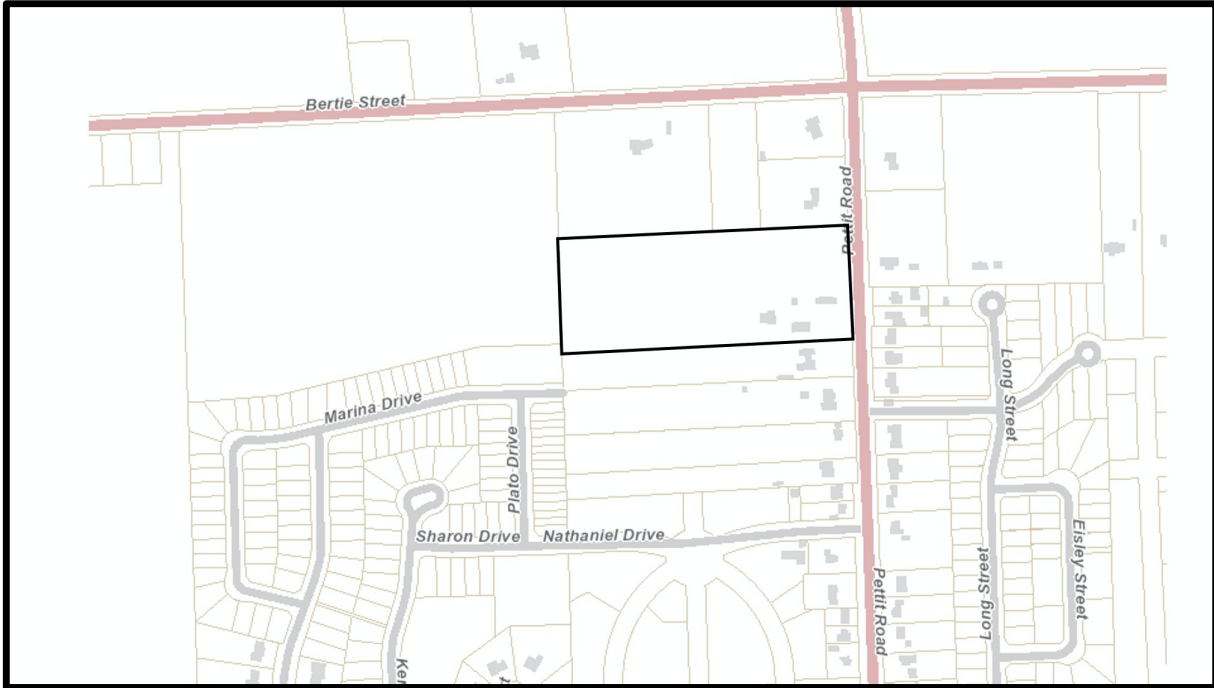


Figure 1: Subject Property Key Map

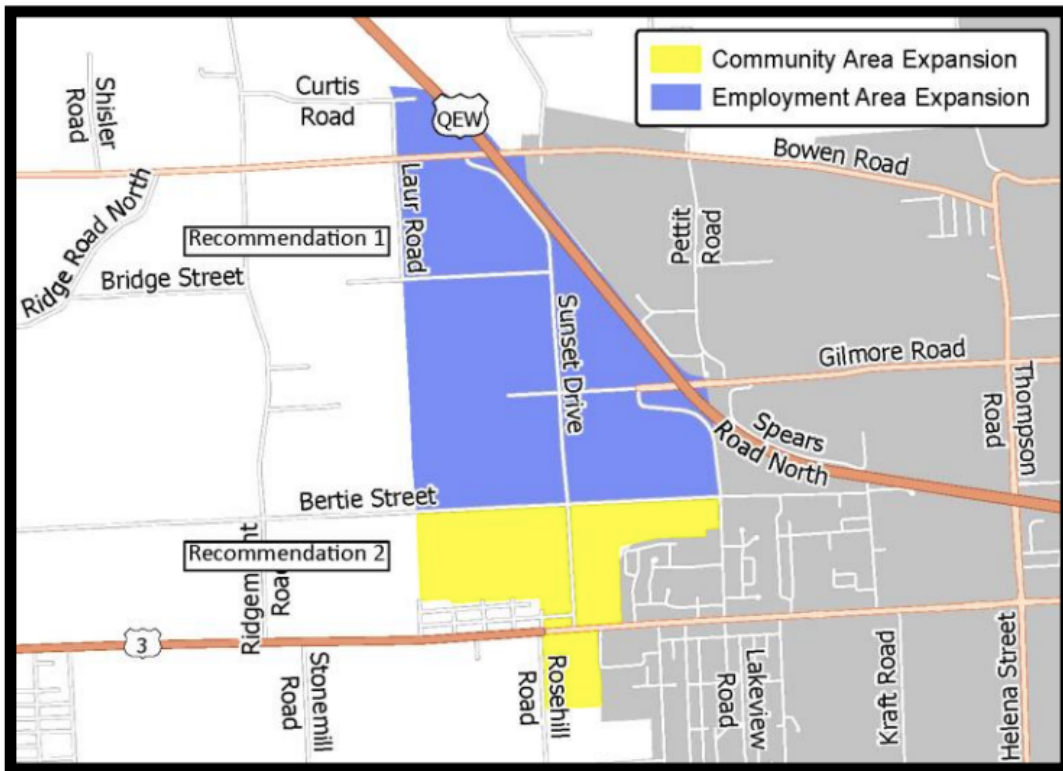


Figure 2: Fort Erie Recommendation Map



The subject lands as part of Recommendation 2 meet the criteria as detailed in Appendix 4 Niagara Falls and Fort Erie Expansion Area-wide Context Review.

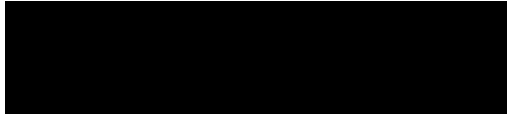
LANDx agrees that these lands are appropriate for inclusion in the settlement area in Niagara Falls for the following reasons:

- The Provincial Policy Statement and A Place to Grow both focus on creating complete communities by densifying communities through providing a greater range of housing options, incorporating mixed-use development in communities, focusing on natural heritage protection, building active transportation and at transit supportive densities. In this case the subject lands provide an opportunity to implement these principals by consolidating and integrating the development of the future Employment Area to the north with this Community Area to create a contiguous community.
- The nearby environmental features do not impact 1257 Pettit Rd. The nearby features south of Bertie Street, will be minimal and the impact can be managed by mitigation efforts and low impact development. The features north of Bertie St create a natural separate between the Community Area and the Employment Area and will be managed as part of an overall strategy.
- The subject lands are within the area serviced by the Anger Wastewater Treatment Plant. According to “How We Flow” there is surplus capacity in the Anger Avenue Plant to 2041. Furthermore, the lands are also identified within the municipal water supply service area in the Fort Erie Area according to “How We Flow,” which further states that the Water Treatment Plant has capacity beyond 2041. These lands will easily be integrated into the existing servicing plans.
- The subject property fronts on Pettit Road which is a Niagara Regional Transit Route. The lands are also in proximity to Garrison Road which connects to the provincial highway system.
- No impacts to agriculture are anticipated because of the proposed change to Urban Area. The Area is comprised of rural residential uses and a golf course.
- There are no aggregate operations within 1000m of the site. The site is partially within mineral aggregate resource and partially within 500 m of a known deposit of aggregate resource. However, impacts are mitigated because of existing residential development.
- These lands have high potential to contribute to complete community due to its proximity to community facilities. The parcels are large with limited number of owners, resulting in the ability to ensure integrating the development of the community.



We wish to register our support of the recommendation to include these lands within the settlement boundary, as per Report PDS 41-2021. 1257 Pettit Rd, as part of Recommendation 2, when included in the Fort Erie Urban Boundary, will enable Fort Erie to develop a complete community and integrate fully into the existing urban fabric as envisaged by Provincial Policy and the approved assessment criteria.

Yours truly,



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