

From: [Mike Crough](#)
To: [Federici, John](#); [McCauley, Kirsten](#); [Millar, Chris](#)
Cc: [Gerrit Boerema](#); [Brian Treble](#)
Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 2169)
Date: Thursday, February 3, 2022 12:23:06 PM
Attachments: [Pages from PTR_2021-06-01 - Final PJB - Caistorville RSA Expansion Request - Leblanc \(003\).pdf](#)

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Hi all,

Further to the correspondence below and the discussion we had last month, I am providing some excerpts of our submission request to indicate the shape/extent of the expansion that is most appropriate in our opinion. To this point, Town staff and Council and Regional staff have indicated support for an expansion of Caistorville of 7 ha, which aligns with our request. The difference is that both the Town and Region mapping illustrates a square shape, whereas our request is less regular due to consideration of existing natural features and buffers. For instance, our proposed westerly boundary aligns with the required buffer from the identified wetlands. Our delineation results in the most realistic developable area, as shown in our attached concept plan. Adopting a square shape as illustrated in the Region and Town reports would result in undevelopable (i.e. wetland) area being within the expanded boundary. This would result in less efficient use of the expansion area and reduced ability to provide dwelling units. Therefore, we respectfully request that Region staff consider our preferred delineation going forward and adopt this delineation in the final mapping and recommendations which are presented to Council in the New Official Plan for adoption. If further discussion is warranted, we would be happy to engage.

Thanks very much.

Mike Crough

Associate Director - Practice Lead, Planning

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From: Federici, John <John.Federici@niagararegion.ca>
Sent: Wednesday, December 1, 2021 8:55 AM

To: Mike Crough <mike.crough@ibigroup.com>

Subject: Settlement Area Boundary Expansion Request (SABR ID 2169)

Hi Mike,

I hope that you have been keeping well. I'm writing to provide you an update on Niagara Region's settlement area boundary review. As you may be aware, the Region is reviewing boundaries as part of its new Official Plan, which is planned for adoption in Spring 2022.

The Region received many expansion requests and has assessed those using detailed criteria developed in conformity with Provincial policies.

At December 8, 2021 Planning and Economic Development Committee, the Region will provide Reports PDS 41-2021 and PDS 42-2021 containing proposed locations for settlement area boundary expansions. These sites reflect the most appropriate locations for expansion based on Provincial policy and previously-established Regional criteria.

Reports PDS 41-2021 and PDS 42-2021 are for information only. No decisions are sought from Council. The Region seeks public input until February 7, 2022, after which, Staff will report further.

Reports PDS 41-2021 and PDS 42-2021 are available here: **MailScanner has detected a possible fraud attempt from "can01.safelinks.protection.outlook.com" that could be a fraud attempt as the link does not match the site its claiming to be** <https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=b32a2aae-11e3-42d9-8d48-016a59c50eea&Agenda=Agenda&lang=English>

Some Appendices to these Reports are not included with the above-noted Agenda, due to size. Those Appendices will be available at the following link, no later than December 3, 2021: **MailScanner has detected a possible fraud attempt from "can01.safelinks.protection.outlook.com" that could be a fraud attempt as the link does not match the site its claiming to be** <https://niagararegion.ca/official-plan/>

If you're interested, we would be pleased to schedule a virtual meeting with you in December or January to discuss our boundary review and your property of interest. Kindly reply to this email to confirm your interest in a meeting and we will coordinate.

Thank you,

John Federici

Planner

Long Range Planning, Planning and Development Services

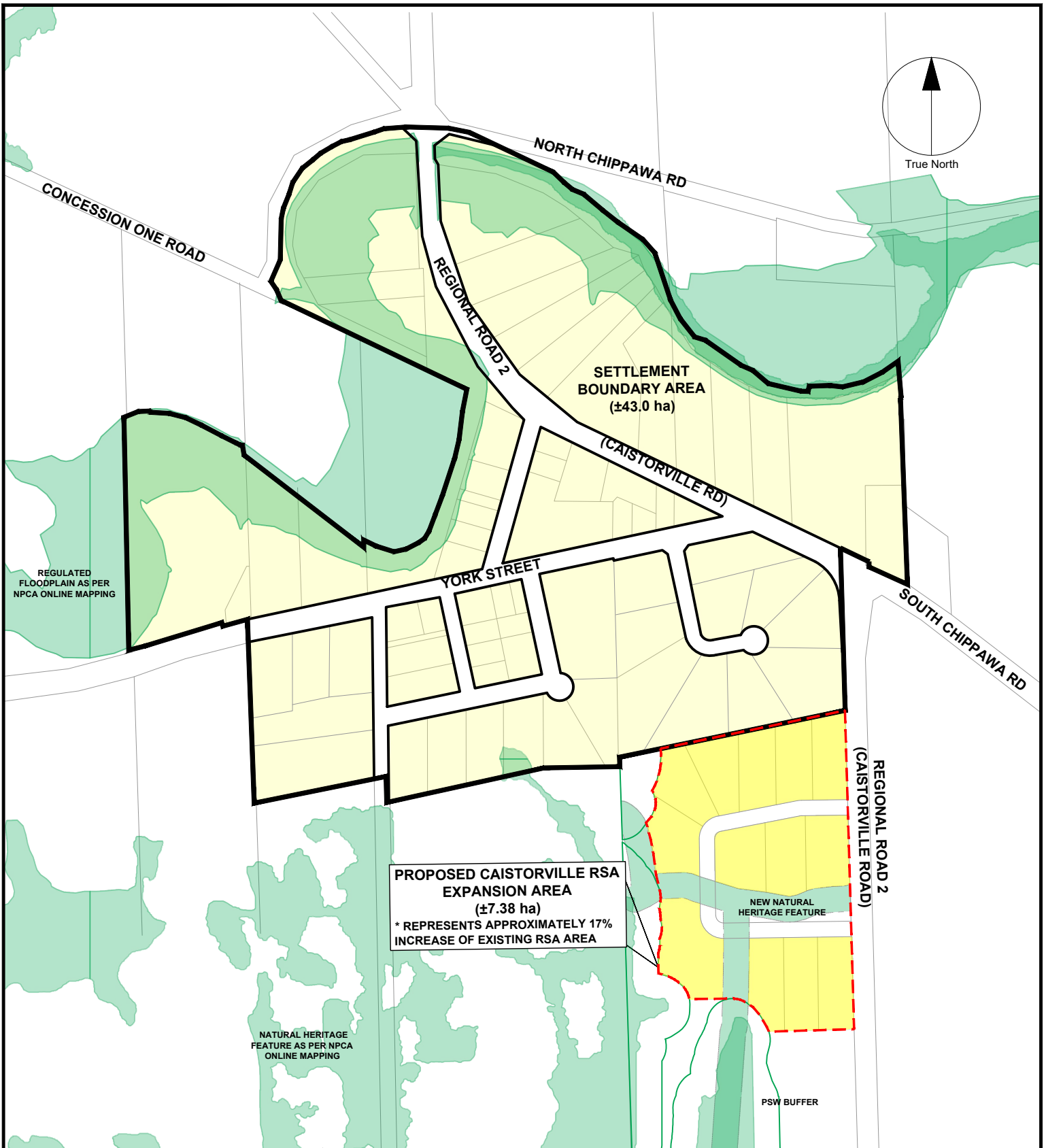
Niagara Region

Phone: 905-685-4225 ext. 3442 Toll-free: 1-800-263-7215


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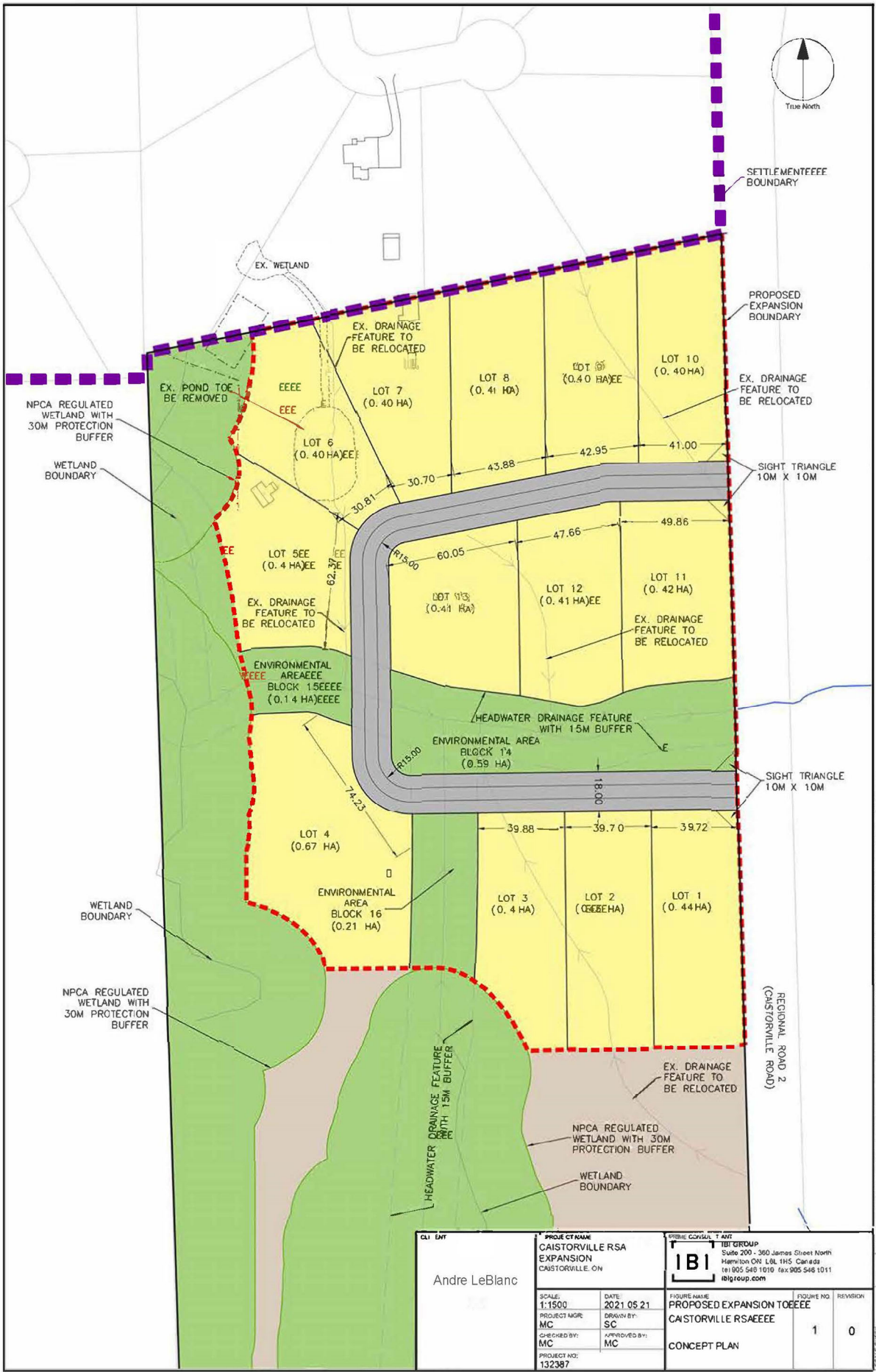
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**PROPOSED CAISTORVILLE RSA
EXPANSION AREA**
(±7.38 ha)
* REPRESENTS APPROXIMATELY 17%
INCREASE OF EXISTING RSA AREA

CLIENT ANDRE LeBLANC	PROJECT NAME CAISTORVILLE RSA EXPANSION CAISTORVILLE, ON		PRIME CONSULTANT  IBI GROUP Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	
	SCALE: 1:6000	DATE: 2021 05 21	FIGURE NAME PROPOSED EXPANSION TO CAISTORVILLE RSA	FIGURE NO. REVISION 1 1
	PROJECT MGR: MC	DRAWN BY: SC		
	CHECKED BY: MC	APPROVED BY: MC		
PROJECT NO: 132387				



File Location: J:\132387_Caistorville RSA Expansion\02_Conceptual_Design\1_Preliminary\132387_P02_02_28.dwg User: jaym@ibigroup.com Plot Date: Thursday, May 27, 2021 11:38 AM by jaym@ibigroup.com

CLIENT Andre LeBlanc	PROJECT NAME CAISTORVILLE RSA EXPANSION CAISTORVILLE, ON	FIRM CONSULTANT IBI GROUP Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel: 905 548 1010 fax: 905 548 1011 ibigroup.com	FIGURE NO. CAISTORVILLE RSA	REVISION 1	0
	SCALE: 1:1500	DATE: 2021.05.21	FIGURE NAME PROPOSED EXPANSION TO	FIGURE NO. CAISTORVILLE RSA	REVISION 1
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	CHECKED BY: MC	APPROVED BY: MC			
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