

February 2, 2022

To: John Federici,
Planner, Long Range Planning, Planning and Development Services
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Re: Settlement Area Boundary Review
Passero Joseph E, Passero Mary, Passero, Joseph A., Reinhart, Mary, Marinaro, Olivia, Vam Pleu, Greg- 1746-1754 Garrison Road, Fort Erie

On behalf of our client Rosehill Auctions Ltd., please accept this letter of comment pertaining to the Niagara Region's Draft Urban Expansion Recommendation Mapping. Upper Canada Consultants and our client have had the opportunity to review the Region's Urban Expansion Recommendation Mapping contained in Report PDS-41-2021 and offer this letter as our comment on the proposed urban expansion area as it relates to the Rosehill Auctions property located at 1746-1754 Garrison Road and the other parcels associated with this operation.

The Region's draft mapping places the new urban area boundary through the middle of the Rosehill Auctions property located at 1746-1754 Garrison Road. As the Official Plan Team may or may not be aware, my client purchased the portion of the Rosehill Road right of way between Garrison Road and Pound Avenue approximately 10 years ago. The former road allowance is now part of the Rosehill Auctions parking lot.

The proposed urban boundary would make the Rosehill Auction operation including the buildings and storage areas associated with the longstanding commercial operation outside of the urban area while bringing the parking lot associated with the commercial operation in the urban area. As the Official Plan Team may appreciate, having the half of the Rosehill Auctions site where the commercial building operates on private services outside of the urban area while bringing the parking lot serving the building in the urban area is not ideal.

On behalf of the property owner, we respectfully request that the Urban Boundary in this location be moved westerly to at least Barnhardt Street to include at entirety of the Rosehill Auctions operation within the urban area. The following is offered in support of this request:

1. Rosehill Road between Pound Avenue and Garrison Road is stopped up, closed and has been sold to my client. The proposed urban boundary therefore does not follow a tangible landform or feature (or even a property line) but rather transects an operational commercial facility.
2. The urban area is meant to be the focus for locating commercial facilities. Bringing one of the largest commercial operations in the Town within the urban area (rather than drawing the boundary through it) is considered positive from a Provincial Policy perspective.
3. This Rosehill right of way is no longer a public thoroughfare that could be used to access development lands to the north. It would be more logical to move the urban boundary westerly to coincide with a local north-south road that could accommodate redevelopment opportunities in association with providing access to development lands to the north.



4. The Rosehill Auction commercial operation is currently serviced by a sanitary holding tank. Bringing the property within the urban area provides an opportunity to service the site with sanitary sewers which is positive from a public health perspective.
5. The surrounding area is relatively densely populated by rural residential land uses on private services. Expanding the urban area westerly to include more of these properties would also have a positive public health impact.

Therefore, on behalf of our client, we respectfully request that the Region's proposed Urban Boundary Mapping be adjusted and that the entirety of the Rosehill Auctions operation be brought into the urban area of the Town of Fort Erie.

We respectfully request that staff acknowledge receipt of this request, and if possible, reach out to the undersigned to discuss.

Sincerely,



Matt Kernahan, MCIP, RPP
Planning Manager
Upper Canada Consultants

CC: Joe Passero, Rosehill Auctions
Tom Richardson, Sullivan Mahoney
Signe Hansen, Manager of Community Planning, Town of Fort Erie
Chris Millar, Senior Planner, Region of Niagara
Ron Tripp, CAO, Region of Niagara