

From: [Making Our Mark](#)
To: [REDACTED]
Subject: RE: Online Form - Enquiry from Region website
Date: Wednesday, February 9, 2022 3:42:43 PM

Good Afternoon Stu,
Thank you for submitting your detailed comments on the proposed settlement area boundary expansions.
We will be forwarding these comments to the appropriate staff for consideration.
Best Regards,
Official Plan Team

From: Niagara Region Website
Sent: Sunday, February 6, 2022 7:03 PM
To: Making Our Mark
Cc: webincoming
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
Stu Mcleod

phone
[REDACTED]

email
[REDACTED]

municipality
Fort Erie

other mun

subject
Settlement Area Boundary Review Mapping

comments
I've read the addition of parcels of current agricultural land specifically Schooley Rd. , Farr Ave / Gorham Rd areas. While I generally support

leveraging the proximity to existing services, Crystal Beach is a unique community like none other in Niagara, and simply adding a bunch of housing will do irreparable harm to the community. With its combination of circular narrow streets, a still popular beach front, slowly re-covering downtown core that was built to surround a very popular 100 yr old amusement park and in the future will likely feature a closed to traffic Derby rd or "hot dog Alley" similar in character to Ottawa Sparks street, Crystal Beach can and should return to be Niagara's 3rd most popular tourism area behind Niagara Falls and NOTL. And as Town /Regional planners continue to find ways to overpopulate streets that weren't originally intended for such, eventually the area will lose its charm, no longer be popular for tourism and get ruined for tourists and locals alike. There are no more places to find parking that does not cut off potential bike lanes etc. If the now privately owned Pier were ever saved and made accessible to that downtown- the area would again flourish beyond most people tourism expectations as a potential link between the recent investments in the Buffalo waterfront, future Port Colborne Cruise Ship guests and the unique Crystal Beach downtown core, or just be an attraction of its own. Using up any semblance of potential future parking for residential use would prevent any such success. While you may think I'm off topic, my point is that even with the frequent Town of Fort Erie parking studies parking and transportation remain as unsolved issues for the former Village of Crystal Beach. It has no viable place to grow parking outwards, and unless we tear down a bunch of buildings in the downtown core- nowhere there either. The most effective, attractive and best fit for area transportation and parking issues in Crystal Beach remains to be a Train or bus like shuttle which would of course need a main parking hub capable of a few hundred cars close to the main transportation corridor and Crystal Beach downtown and could do frequent routes around the downtown core, beach attractions and parking hub. The area of Schooley Rd / Gorham road would be a perfect fit for such hub that could utilize a efficient and attractive shuttle, as it could have direct access/egress off Gorham or Michener Rd and eliminate the majority of tourism parking and traffic from area small and from crowded streets. While I'd be naive thinking that my vision of Crystal Beach is anything like those who want to come in , build homes, making a killing and leave the continuance of adding population, traffic and the negligent parking of cars wherever they fit to the area will have negative impacts on cycling routes, pedestrians, charm and ultimately the success of the area. I can't quietly sit back and ignore than for my neighbours , kids or myself. The current utilization of an agreement with private landowners of the "sandhill" to resolve these issues is a short term fix that utilizes a park like setting that is better served as being more park like, and advancing the downtown core success. is not a viable answer. It was ok short term, but it's not the long term solution, and further it would be the BEST location for any future winter or off-season festivals that the local BIA may wish to spearhead, and again parking would be required, certainly not on all the snow clogged narrow streets. With no lands available in Lake Erie for parking, future success of the area will rely on some available lands for such use, and they could be located proximal to agricultural lands to prevent

interaction with residential areas. Further, the single Stevensville/ Gorham Rd Corridor is not suited at all for the amount of growth our area will continue to see. I assume Niagara has a plan for that aside from believing that residents driving or living along that corridor will just have to put up with it? I ask that you consider these items, and forward a plan that could include consideration for reserving a reasonable portion of these lands for such a parking or more multiple use area, perhaps the area closest to the existing horse rescue farm as summer parking might create a natural buffer between future visitor residential areas and the existing rural activities.

reply
yes

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