

September 11, 2023

To: Aaron Hair, MCIP, RPP,
Intermediate Development Planner
1 Municipal Drive
Fort Erie Ontario
email: ahair@forterie.ca
905-871-1600 ext. 2507

From: R. and D. Newman
690 Prospect Point Rd N.
Ridgeway ON L0S 1N0
email: [REDACTED]
[REDACTED]

Re: Response to Proposed Combined Official Plan & Zoning By-Law Amendment,
Draft Plan of Subdivision & Draft Plan of Vacant Land Condominium located at 576
Ridge Road N. Ridgeway ON – Owner 2846300 Ontario INC. Agent: Upper Canada
Consultants (William Heikoop) Notice provided August 28, 2023

Dear Aaron Hair,

This letter is in response to the above mentioned proposal. My husband and I have some very serious concerns which I will attempt to list and explain in this letter. Firstly, Prospect Point Rd N has ongoing water drainage issues which are still present to this day. Adding 195 residential units in this space is going to cause further drainage issues. The proposal of a storm water pond on Ridge Rd will do little to nothing to help in overflow of water/rain that will no longer have the soil to soak it up. I would like to bring to your attention the article by Mayor Redekop in the August 31st, 2023, Volume 4, Issue 27 edition of the Fort Erie Observer where the town has expended over \$10 million on capital projects related to storm water management and drainage. This proposal will add to this cost at the taxpayers level.

Traffic on Prospect Point Rd and Ridge Rd for that matter has increased dramatically with the added housing off Prospect Point Rd; Thunder Bay Rd; Ridge Rd and within the Crystal Beach areas in the last several years. Currently, Prospect Point Rd is narrow allowing for the passing of 2 vehicles without extra room. The addition of 195 units in such a small space will increase traffic exponentially by about 400 vehicles coming and going per day. Not only that but out of the proposed 49 single detached lots 21 are bordered on Prospect Point Rd and it appears driveways will be for 1 vehicle only, meaning that vehicles will be parking on the street. As I mentioned there is barely room for 2 cars to pass by as it is.

Traffic up town on Ridge Rd is dangerous. With parking at a minimum; parking on both sides of the street and the tight squeeze of passing vehicles, often swerving and

swaying to miss pedestrians, persons getting in and out of vehicles and parked vehicles that are sticking out too far, adding 195 homes the next block down is just asking for further issues, problems, accidents and perhaps deaths.

Many current residents enjoy walking/cycling/jogging down Prospect Point Rd to go to the nature trail, or up town to the market/shopping/mail etc. The addition of 195 units and parking on the streets will make it quite dangerous to walk, run or cycle down our street. Most of us enjoy our large lots; the country type setting we currently have and do not want higher property taxes for frivolities of sidewalks, curbs and street lights because a developer wants to put 195 homes in a small space on postage size lots. We find the number of units to be very excessive and it will change the current subdivision qualities/dynamics significantly and in a negative way.

In addition, where will these families find medical assistance? We do not have any family doctors in the area taking on new patients; one is considering retirement as it is. We no longer have a hospital. The schools that were just built, high school and elementary schools are already over capacity and using portables for the existing enrolment. Just this past week, more portables were being brought in at the high school to address over capacity. Lets also consider the lack of bus drivers to transport these students and driver's inability to park buses at their own homes for ease of employment due to existing town bylaws against commercial vehicles in driveways.

All of these mentioned above will end up increasing our property taxes at no benefit to anyone already living in this area. Increases to the drainage problems, increases to traffic congestion, increase risk of harm to individuals choosing to continue walking, cycling or jogging on the roadways. More schools will need to be built, asap. Lack of medical facilities and physicians is not conducive to healthy living, and all of these changes will be at the overall expense of the tax payers in Fort Erie, while the developers make a huge profit and move on. People moved into this area and purchased their homes for a peaceful, country like atmosphere and lifestyle. Adding 195 units into this serene, country like atmosphere is changing the dynamics of what people moved to for in the first place.

Should this bylaw change be allowed, the number of units should be decreased by at least half and the lot sizes made comparable to those already in the neighbourhood, especially along the existing roads to at least accommodate no parking on the street.

We are opposed to changing the bylaws to accommodate what is currently being proposed for these reasons mentioned above.

Sincerely,



Re: Proposal for 576 Ridge Road North Ross Armstrong to Aaron Hair 09/13/2023 11:10 AM
From "Ross Armstrong" <[REDACTED]>
To "Aaron Hair" <AHair@forterie.ca>

Thank you for the quick response.

Regards,
Ross and Beth Armstrong

On Sep 13, 2023, at 8:08 , Aaron Hair <AHair@forterie.ca> wrote:

Good morning,

Thank you for your email regarding the proposed development at 576 Ridge Road N. At this time the Town Development Engineers are reviewing the traffic impact study that was submitted in support of this application. At this time the developer is proposing to install sidewalks along Prospect Point & Ridge Road along the frontage of their development. As well in the Town's capital projects plan, Prospect Point is planned to be upgraded from Dominion to Limestone Lane.

As for the parking along Prospect Point, if the proposed development was to proceed, their current layout would make parking on the west side of Prospect challenging, as parking must be located at minimum 1.5m from the edge of the driveway. With that being said, when parking concerns have been raised as part of a development application, Council has asked staff to look into parking restrictions.

Best regards,

Aaron Hair, MCIP, RPP
Senior Community Planner

Planning & Development Services
The Corporation of the Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
Phone: 905-871-1600 ext. 2507
[Email: ahair@forterie.ca](mailto:ahair@forterie.ca)

From: "Ross Armstrong" <[REDACTED]>
To: ahair@forterie.ca
Date: 2023-09-12 07:40 AM
Subject: Proposal for 576 Ridge Road North

Good day,

We live at 638 Prospect Point Road North, across fro the subject lands and our main concern will be vehicle and pedestrian traffic on Prospect Point Road North. Currently the road is narrow and has no sidewalks so currently walking is a bit hazardous, this will no doubt become worse given the increase of proposed homes in the area. Will street parking be allowed on Prospect Point Road? Will sidewalks be installed between Nigh and Dominion on Prospect? Will Prospect be widened?

Thank You,

Ross and Beth Armstrong
638 Prospect Point Road North
Ridgeway, On

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████████████████████



Re: Open House Questions for 576 Ridge Road NBrodie Mosher to Aaron Hair
 09/19/2023 01:21 PM
 Cc "jchristensen@forterie.ca"
 From "Brodie Mosher" <[REDACTED]>
 To "Aaron Hair" <AHair@forterie.ca>
 Cc "jchristensen@forterie.ca" <jchristensen@forterie.ca>

Thank you for your help.

Will there be a central location where all Q&A will be located?

Brodie

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 19, 2023, 11:12 AM, Aaron Hair <AHair@forterie.ca> wrote:

Thank you for your email and questions, we will look into them and get back to you shortly. As for the notices, we are currently working for our IT and Communications depts to have this improved.

Aaron Hair, MCIP, RPP
 Senior Community Planner

Planning & Development Services
 The Corporation of the Town of Fort Erie
 1 Municipal Centre Drive
 Fort Erie, Ontario, L2A 2S6
 Phone: 905-871-1600 ext. 2507
 Email: ahair@forterie.ca

From: "Brodie Mosher" <[REDACTED]>
 To: "Aaron Hair" <ahair@forterie.ca>
 Cc: "jchristensen@forterie.ca" <jchristensen@forterie.ca>
 Date: 2023-09-18 06:46 PM
 Subject: Re: Open House Questions for 576 Ridge Road N

I know this isn't your department but finding the notice on the Town website is near impossible.

Cheers,

Brodie

Whether you think you can or think you can't, you're right – [Henry Ford](#)

On Monday, September 18, 2023 at 06:37:13 PM EDT, Brodie Mosher
<[REDACTED]> wrote:

Hello,

Thank you for the opportunity to get further clarification about the potential development in the current institutional zoned property on Ridge Road. We look forward to having additional neighbours but also want to ensure that the development is done thoughtfully. I have cc'd our ward 4 Councillor Joan C (regrets if this is not welcomed). Please excuse any questions that may have already been answered. This is regarding the Public Notice that we received in the mail. This included a demonstration plan for the anticipated build. I am unable to attend the open house on Sept 20th, but have a number of questions about the build:

- What residential zones are being requested for each of the various blocks?
 - What density of homes are being applied for within each block of the provided drawing?
 - What is the density of the existing housing in the immediate area on Ridge Road and Prospect Point Road?
- Please list all variances that are being applied for if they are being applied for at this time?
- It appears that the new homes have curbs planned along with the infilling of the existing ditches. Can this be confirmed?
 - If so, are opposite side of street being considered and what is the cost to existing home owners to have this done?
- It appears that sidewalks are being planned for the new subdivision. Please confirm if this is the case.
 - As a side question, when will the town finally extend the existing sidewalk halfway down Prospect Point? There is currently a side-walk along Prospect Point Road N that ends at around 461 Prospect Point Road N. We safety concerns for our children as well as the many children attending a popular child care business on Prospect Point. Traffic and safety concerns will increase with this new build (and other builds currently in progress). School bus safety will also be an issue as we would expect that many of the new occupants will be families.
- There is no park in Ridgeway north of Dominion road. The existing property has been used as a park for years even after the old high school closed it's doors. A park would be beneficial to the area. Is it in the power of the Town of Fort Erie to require additional green-space for park allocation?
- Of the proposed green space, what percentage will be inaccessible due to rain water runoff and fencing?
- Are area wastewater and storm-drain utilities equipped to handle the extra load of this development along with all the other developments in the Ridgeway-Thunder Bay neighbourhood?
- Is this too early to know if jumbo post office box rows are intended to be installed with this build? If it is known, is there an expected location for these and will they affect existing PO Box holders in the area.
- What are the stages and timelines for the rezone process?

Thank you for your time and I look forward to understanding more about this development and the process of change in our Town.

Cheers,

Brodie

Whether you think you can or think you can't, you're right – [Henry Ford](#)