



Memorandum

Planning and Development Services

Prepared for: Regular Council

Meeting Date: Monday, March 31, 2025

Title: Crescent Acres – Additional Questions from Council

On February 24, 2025, a Public Meeting was held to discuss a proposed Zoning By-law Amendment and a Revision to the Draft Approved Plan of Subdivision for the Crescent Acres Subdivision, presented in [Recommendation Report PBBS-14-2025](#). During the Public Meeting, members of Council engaged in discussion and sought additional clarification from staff on several follow-up questions regarding the proposed applications.

1. Will the sidewalk on the east side of Crescent Acres be constructed to extend to Garrison Road?

Staff Response: The sidewalk will be required to be constructed to Garrison Road. Condition 21 of the Draft Conditions states *“That the Owner agrees to construct a sidewalk on the easterly side of Crescent Road to the northerly access/egress point to Garrison Road.”*

2. Will there be consideration for a traffic light at intersection of Garrison Road?

Staff Response: The revised TIS indicated that no upgrades were recommended at the intersection of Crescent and Garrison Road. The TIS was revised by Infrastructure Services staff. Comments provided by Infrastructure Services on February 14, 2025, indicate that the TIS accounted for 100% of traffic heading towards Garrison Road, although traffic may also head south along Crescent Acres, and that traffic is also expected to utilize the signalized intersection of Daytona Drive/Pettit Road and Garrison Road.

3. Will hydro lines be located underground?

Staff Response: Planning Staff sent a follow up email to Canadian National Power. CNP has indicated that hydro lines will be buried underground.

4. What is the student capacity at Garrison Road Public School and St. Philomena Catholic School?

Staff Response: Planning Staff sent a follow up email after the public meeting to both the District School Board of Niagara and Niagara Catholic District School Board.

The DSBN did not provide the student capacity number of Garrison Public School, but confirmed that the 18 additional dwellings will not create a capacity issue. The DSBN provided information for the School Board's Long Term Accommodation Plan. Council may visit the website regarding [Long Term Accommodation Plan \(LTAP\)](#) for further details regarding growth, enrolment projection methodology and accommodation tools.

The NCDSB did not provide a follow up response at the time this memo was written. The NCDSB, did not provide comments for the proposed 18 additional single detached dwelling units.

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