



Planning, Building and By-law Services

Prepared for: Council-in-Committee

Report: PBBS-14-2026

Meeting Date: April 13, 2026

1. Title

Extension of Draft Plan of Subdivision Approval
Recommendation Report for Crescent Park Estates (0-11699, 0-11700, 0-11702 and 0-11704
Shayne Avenue)

2. Recommendations

That: Council extends draft plan approval for the Crescent Park Estates draft plan of subdivision for 3 years, until April 24, 2029, and the Owner and Regional Municipality of Niagara be so advised.

3. Relation to Council's Corporate Strategic Plan

Priority: Sustainable and managed growth

4. List of Stakeholders

Bridge and Quarry Limited (Jeff Collins) – Owner
Typical external agencies (e.g. Niagara Region, Niagara Peninsula Conservation Authority,
Public Utilities, etc.)
Residents and Property Owners in Fort Erie

5. Purpose of Report

The purpose of this report is to provide a recommendation to Council regarding a request to extend draft plan approval of the Crescent Park Estates subdivision. The request was submitted by the Owner, Jeff Collins of Bridge and Quarry Limited. A Location Map of the subject lands is attached as Appendix 1.

6. Analysis

6.1 Background

The Crescent Park Estates draft plan of subdivision received draft approval from Town Council on April 24, 2023. The subdivision consists of four properties, 0-11699, 0-11700, 0-11702 and 0-11704 Shayne Avenue, located between Orchard Avenue and Evelyn Avenue in the Crescent Park neighbourhood. The draft plan of subdivision covers an area of approximately 1.495 hectares and includes twenty-two (22) lots for single detached dwellings. The draft plan approval

is set to expire on April 24, 2026.

There are several conditions that require the Owner to construct sidewalks, water/sanitary systems, and construct a new road (extend Shayne Avenue) to Town standards entirely at the expense of the Owner.

The approved Draft Plan of Subdivision is attached as Appendix 2 and the Conditions of Approval are attached as Appendix 3.

The Owner submitted a formal request for a three (3) year extension to the Draft Plan of Subdivision on December 17, 2025, that is attached as Appendix 4.

6.2 Extension of Draft Plan Approval

The request letter (Appendix 4) notes that this extension is being pursued due to many external influences that have prevented the Owner the ability to satisfy the conditions of approval. The external influences noted are:

1. Slow housing market;
2. High construction costs; and
3. Financing.

To-date, the Owner has not made an application for Final Subdivision Approval. Therefore, no conditions have been cleared. The extension would allow the Owner to satisfy the conditions beyond the current lapse date of April 24, 2026.

External agencies and Town Departments have been notified of the draft plan extension request. No external agencies or Town Departments have provided any objections to the extension request.

In Staff's opinion, given that no conditions have been cleared, the requested extension for three (3) years is a reasonable timeframe to allow for the applicant to apply for final approval, fulfill conditions, execute a subdivision agreement, submit securities, and register the subdivision agreement on title.

As noted by the Region in Appendix 5, conditions 51 and 52 pertain to stormwater management. These conditions are outdated as per the Niagara Region Memorandum of Understanding which states that stormwater management is now under Town jurisdiction. When the Owner makes an application for Final Subdivision Approval, Staff can clear conditions 51 and 52 as conditions 27, 29, and 30, imposed by the Town, require the same documents and execution.

7. Financial, Staffing and Accessibility (AODA) Implications

All costs associated with the development of the draft Plan of Subdivision are the responsibility of the Owner and will be incorporated into the future subdivision agreement.

No impediments to the AODA legislation are expected to be developed through the requested extension.

8. Policies Affecting Proposal

Development of this Plan of Subdivision is set out in accordance with the requirements of the Planning Act, R.S.O. 1990, c. P.13. The Crescent Park Estates Draft Plan of Subdivision meets Section 51(33) of the Planning Act regarding the lapsing of draft plan approval.

9. Comments from Departments, Community and Corporate Partners

A request for comments was circulated to Town Departments and agency stakeholders. The comprehensive set of comments received to date from agencies and Town Departments is attached as Appendix 5. The following provides a summary of comments:

9.1 Agency Comments

Niagara Region

As per the Memorandum of Understanding (MOU) between the Niagara Region and the 12 area municipalities, the stormwater management plan remains under the jurisdiction of the Town and subject to the Town's stormwater management conditions. The Region's stormwater management Conditions 51 and 52 are no longer required and can be deleted or considered as 'cleared'. The remaining Regional conditions remain applicable and therefore are requested to be maintained for the period of the extension.

Regional Infrastructure Planning and Development staff do not object to the requested draft plan extension, on the understanding that there are no changes to the existing approved draft plan.

Niagara Peninsula Conservation Authority

No objections.

District School Board of Niagara

No objections.

Enbridge

No objections.

Cogeco

No comments.

9.2 Town Staff Comments

Building Department, Fire Department, Community Planning

No objections.

10. Alternatives

Council may decide to deny the extension of the Draft Approved Plan of Subdivision, extend

draft approval for a different length of time, or modify the conditions of approval.

11. Communicating Results

No additional communication is required at this time.

12. Conclusion

Staff recommend that Council approve a three (3) year extension of draft plan approval to April 24, 2029, as requested by the Owner.

13. Report Approval

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Approved by:
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14. Attachments

Appendix 1 – Location Map
Appendix 2 – Approved Draft Plan of Subdivision
Appendix 3 – Final Conditions of Draft Plan Approval
Appendix 4 – Extension Request Letter
Appendix 5 – Agency Comments