



## Public Works – Infrastructure Planning and Development Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7  
905-980-6000 Toll-free:1-800-263-7215

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### Via Email Only

February 13, 2026

Region File: PLSD202600132

Regor Abuloc Jr.  
Development Coordinator  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON, L2A 2S6

Dear Mr. Abuloc:

**Re: Regional Comments**  
**Draft Plan of Subdivision Extension Request**  
**Town File: 350305-0128**  
**Applicant & Owner: Jeff Collins (c/o Bridge & Quarry Ltd.)**  
**Crescent Park Estates**  
**Town of Fort Erie**

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Regional Infrastructure Planning and Development staff has reviewed the request for three (3) year extension of Draft Plan of Subdivision approval for Crescent Park Estates in the Town of Fort Erie. Draft approval was granted by the Town on April 24, 2023, with Regional conditions of approval being Conditions 48-53 (inclusive). Staff received notice of this extension request on January 29, 2026, with Regional review fees received on February 10, 2026.

The Draft Plan of Subdivision consists of the development of 22 residential lots fronting Shayne Avenue (unopened road). Staff notes that approval lapses on April 23, 2026. The following comments regarding the conditions for Regional infrastructure, servicing and waste collection are Regional requirements that must be addressed in accordance with Memorandum of Understanding (MOU) for Engineering Services between the Region and the Town.

### Conditions of Draft Approval

The existing conditions of Draft Plan Approval (Town Report: Conditions of Draft Plan Approval, Crescent Park Estates, approved on April 24, 2023) lists Regional requirements regarding servicing and waste collection as Conditions 48-50 (inclusive) & 53. As per the MOU, 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 & 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.

## Conclusion

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.

Please send a copy of the staff report and notice of the Town's decision on the extension request. Should you have any questions regarding the above comments, please contact the undersigned at [adithi.luckyreddy@niagararegion.ca](mailto:adithi.luckyreddy@niagararegion.ca)

Regards,



Adithi Lucky Reddy  
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning  
Maggie Ding, P.Eng., Stormwater Management Engineer  
Josh Wilson, P.Eng., Manager, Development Engineering  
Jessica Fajta, Development Approvals Technician

## **Crescent Park Estates**

### **Landscape Comments**

No objections to the extension of the Crescent Park Estates application

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**Re: Crescent Park Estates - Extension of Draft Plan Approval**

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**From** Nadean Reichelt <NReichelt@forterie.ca>

**Date** Fri 2026-02-06 4:08 PM

**To** Regor Abuloc <RAbuloc@forterie.ca>

Hey "***Riggs***", Lol, sorry.....

Building has no objection or comments regarding the extension.

Respectfully,

**Nadean Reichelt C.B.C.O, A.Sc.T., C.P.S.O.**

Acting Manager of Building / CBO

Town of Fort Erie

nreichelt@forterie.ca

905-871-1600 x-2523

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**From:** Regor Abuloc <RAbuloc@forterie.ca>

**Sent:** Thursday, January 29, 2026 4:17 PM

**To:** devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; Adithi.LuckyReddy@niagararegion.ca <Adithi.LuckyReddy@niagararegion.ca>; smastroianni@npca.ca <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; Rachel Adamsky <radamsky@niagaraparks.com>; SBarnhart@niagaraparks.com <SBarnhart@niagaraparks.com>; Alex.Sidin@cnpower.com <Alex.Sidin@cnpower.com>; MunicipalPlanning@enbridge.com <MunicipalPlanning@enbridge.com>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; Mike.embleton <Mike.embleton@cogeco.com>; newdevelopment@rci.rogers.com <newdevelopment@rci.rogers.com>; LandUsePlanning <LandUsePlanning@HydroOne.com>; ExecutiveVP.LawAndDevelopment@opg.com <ExecutiveVP.LawAndDevelopment@opg.com>; Hawkins, Aidan <aidan.hawkins@dsbn.org>; planning@dsbn.org <planning@dsbn.org>; planning@ncdsb.com <planning@ncdsb.com>; Andrew.Carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; Ali, Usama (MTO) <usama.ali@ontario.ca>; Devon Morton <DMorton@forterie.ca>; Taylor Boyle <TBoyle@forterie.ca>; Mohammad Kamruzzaman <MKamruzzaman@forterie.ca>; Edward Terry <ETerry@forterie.ca>; Aaron Hair <ahair@forterie.ca>; Kimberlyn Smith <ksmith@forterie.ca>; Jessica Abrahamse <JAbrahamse@forterie.ca>; Zachary George <ZGeorge@forterie.ca>; Kathryn Strachan <KStrachan@forterie.ca>; Elizabeth Latif <ELatif@forterie.ca>; Paul Zdichavsky <PZdichavsky@forterie.ca>; Sean Hutton <shutton@forterie.ca>; Darren Kearns <DKearns@forterie.ca>; Nadean Reichelt <NReichelt@forterie.ca>; Jessica Goodings <JGoodings@forterie.ca>; Abdul Malik <AMalik@forterie.ca>; Peter Todd <PTodd@forterie.ca>

**Cc:** Mark Iamarino <MIamarino@forterie.ca>

**Subject:** Crescent Park Estates - Extension of Draft Plan Approval

Good afternoon,

Jeff Collins of Bridge and Quarry Ltd. has submitted a letter requesting a Draft Plan Extension Request for the Crescent Park Estates subdivision. The development is situated North of Evelyn Avenue and South of Orchard Avenue within the Town of Fort Erie.

Please find the attachments for review:

1. Letter to Request Draft Plan Extension
2. Approved Draft Plan of Subdivision
3. Final Conditions of Draft Approval
4. Scanned Cheques
5. Fort Erie Receipt

The applicant has provided the requisite fees for this extension. Please provide comments no later than **Friday, February 13, 2026**. Please note, if no comments or requests for extensions have been received by this date, staff shall consider that you have no comments and consider this as your approval of the extension as submitted. Please feel free to reach out if you have any questions. Thank you.

Kind regards,

**Regor Abuloc Jr.**

Development Coordinator

**Town of Fort Erie**

Planning, Building and By-law Services

1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2538

[forterie.ca](http://forterie.ca) | [rabuloc@forterie.ca](mailto:rabuloc@forterie.ca)



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**Re: Crescent Park Estates - Extension of Draft Plan Approval**

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**From** Mike Embleton <mike.embleton@cogeco.com>

**Date** Mon 2026-02-09 8:13 AM

**To** Regor Abuloc <RAbuloc@forterie.ca>

**⚠ External Email Warning:**

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Hi Regor,

Cogeco has no comment on this extension request.

Thank you,  
Mike

**Mike Embleton**

Network Delivery Coordinator  
7170 McLeod Rd, Niagara Falls ON, L2H 3H2  
C 905-246-8621



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On Thu, Jan 29, 2026 at 4:17 PM Regor Abuloc <[RAbuloc@forterie.ca](mailto:RAbuloc@forterie.ca)> wrote:

Good afternoon,

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Kind regards,

**Regor Abuloc Jr.**

Development Coordinator

**Town of Fort Erie**

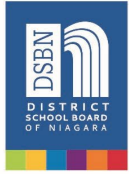
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## DISTRICT SCHOOL BOARD OF NIAGARA

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191 CARLTON ST. ■ ST. CATHARINES, ON ■ L2R 7P4 ■ 905-641-1550 ■ DSBN.ORG

February 2, 2026

Regor Abuloc Jr  
Development Coordinator  
Planning and Development Services  
The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

Dear Mr. Abuloc

**Re: Application for Extension of Draft Plan Approval – Crescent Park Estates**

Thank you for circulating the District School Board of Niagara (DSBN) the above noted submission of the application for Extension of Draft Plan Approval. The lands which are located on unopened Shayne Avenue; North of Evelyn Avenue and South of Orchard Avenue have been previously approved for 22 single detached units. It is understood that this application is to extend draft plan approval to April 24, 2029.

DSBN Planning staff has completed its review, and we have no objections to the applications.

If you have any questions feel free to contact me at 905-641-2929 Ext 54225.

Sincerely,

A handwritten signature in blue ink that reads 'Aidan Hawkins'.

Aidan Hawkins  
Planning Technician, Planning Services



Municipal Planning,  
Engineering

tel 416 495 5180  
municipalplanning@enbridge.com

**Enbridge Gas Inc.**  
500 Consumers Road  
North York, ON  
M2J 1P8

February 9, 2026

Regor Abuloc Jr.  
Development Coordinator  
Planning & Development Services  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

RE: Site Plan Control Application  
1956678 Ontario Inc. (Bridge and Quarry Ltd.)  
0-11704, 0-11699, 0-11700, and 0-11702 Shayne Avenue  
Town of Fort Erie  
File No.: 350308-0128

Dear Regor,

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

**Casey O'Neil**  
Advisor Municipal Planning

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**Re: Crescent Park Estates - Extension of Draft Plan Approval**

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**From** Jessica Goodings <JGoodings@forterie.ca>

**Date** Fri 2026-02-13 11:35 AM

**To** Regor Abuloc <RAbuloc@forterie.ca>

Hello Regor,

The Fire Department has no objections to the proposed time extension.

Thank you and kind regards,

**Jessica Goodings**  
**Senior Fire Prevention Officer**

**Town of Fort Erie Fire Department**

444 Central Avenue | Fort Erie, ON | L2A 3T7

jgoodings@forterie.ca | 905.871.1600 Ext 2605 | 289-321-0019

Inclusive ~ Progressive ~ Accountable ~ Integrity



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**From:** Regor Abuloc <RAbuloc@forterie.ca>

**Sent:** Thursday, January 29, 2026 4:17 PM

**To:** devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; Adithi.LuckyReddy@niagararegion.ca <Adithi.LuckyReddy@niagararegion.ca>; smastroianni@npca.ca <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; Rachel Adamsky <radamsky@niagaraparks.com>; SBarnhart@niagaraparks.com <SBarnhart@niagaraparks.com>; Alex.Sidin@cnpower.com <Alex.Sidin@cnpower.com>; MunicipalPlanning@enbridge.com <MunicipalPlanning@enbridge.com>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; Mike.embleton <Mike.embleton@cogeco.com>; newdevelopment@rci.rogers.com <newdevelopment@rci.rogers.com>; LandUsePlanning <LandUsePlanning@HydroOne.com>; ExecutiveVP.LawAndDevelopment@opg.com <ExecutiveVP.LawAndDevelopment@opg.com>; Hawkins, Aidan <aidan.hawkins@dsbn.org>; planning@dsbn.org <planning@dsbn.org>; planning@ncdsb.com <planning@ncdsb.com>; Andrew.Carrigan@canadapost.ca

<andrew.carrigan@canadapost.ca>; Ali, Usama (MTO) <usama.ali@ontario.ca>; Devon Morton <DMorton@forterie.ca>; Taylor Boyle <TBoyle@forterie.ca>; Mohammad Kamruzzaman <MKamruzzaman@forterie.ca>; Edward Terry <ETerry@forterie.ca>; Aaron Hair <ahair@forterie.ca>; Kimberlyn Smith <ksmith@forterie.ca>; Jessica Abrahamse <JAbrahamse@forterie.ca>; Zachary George <ZGeorge@forterie.ca>; Kathryn Strachan <KStrachan@forterie.ca>; Elizabeth Latif <ELatif@forterie.ca>; Paul Zdichavsky <PZdichavsky@forterie.ca>; Sean Hutton <shutton@forterie.ca>; Darren Kearns <DKearns@forterie.ca>; Nadean Reichelt <NReichelt@forterie.ca>; Jessica Goodings <JGoodings@forterie.ca>; Abdul Malik <AMalik@forterie.ca>; Peter Todd <PTodd@forterie.ca>

**Cc:** Mark Iamarino <MIamarino@forterie.ca>

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Development Coordinator

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**RE: Crescent Park Estates - Extension of Draft Plan Approval**

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**From** Taran Lennard <tlennard@npca.ca>

**Date** Thu 2026-02-05 3:28 PM

**To** Regor Abuloc <RAbuloc@forterie.ca>

**⚠ External Email Warning:**

This email originated from outside the organization. Please exercise caution before clicking links, opening attachments, or responding.

Good Afternoon,

There are no objections from NPCA respecting this extension request.

Thank you.



**Taran Lennard**  
Watershed Planner II

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277  
[www.npca.ca](http://www.npca.ca)  
[tlennard@npca.ca](mailto:tlennard@npca.ca)

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

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**Sent:** January 29, 2026 4:17 PM

**To:** devtplanningapplications@niagararegion.ca; Adithi.LuckyReddy@niagararegion.ca; Sarah Mastroianni <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; Rachel Adamsky <radamsky@niagaraparks.com>; SBarnhart@niagaraparks.com; Alex.Sidin@cnpower.com; MunicipalPlanning@enbridge.com; planninganddevelopment@bell.ca; Mike.embleton <Mike.embleton@cogeco.com>; newdevelopment@rci.rogers.com; LandUsePlanning <LandUsePlanning@HydroOne.com>; ExecutiveVP.LawAndDevelopment@opg.com; Hawkins, Aidan <aidan.hawkins@dsbn.org>; planning@dsbn.org; planning@ncdsb.com; Andrew.Carrigan@canadapost.ca; Ali, Usama (MTO) <usama.ali@ontario.ca>; Devon Morton <DMorton@forterie.ca>; Taylor Boyle <TBoyle@forterie.ca>; Mohammad Kamruzzaman

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Development Coordinator

**Town of Fort Erie**  
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1 Municipal Centre Drive, Fort Erie, ON L2A 2S6  
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