

Appendix 3



Re: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

From Keegan Gennings <KGennings@forterie.ca>
Date Thu 2025-10-16 10:25 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>

Hi Daryl,

I have reviewed the information that was submitted for the OPA and ZBA and have noted the following items:

- 1) The functional servicing report is using Fort Erie Population density numbers in the sanitary sewer calculations. When the apartment units are reviewed, they have an occupant load of 192 persons, if OBC regulations of 2 persons per bedroom are used the occupant load would be 224 persons which will impact the sewer design capacities. This is also similar with the commercial floor areas. It is suggested that development engineering review the calculations.
- 2) The proposed zoning regulations for the apartment buildings include increasing the maximum height to 5 storeys or 20m with yard setbacks of $\frac{1}{2}$ the building height or 7.5m whichever is greater, if the building is constructed the maximum height the indicated setbacks of 8.5m would not be sufficient. It is suggested that the setbacks or proposed zoning provisions be reviewed to ensure additional or future zoning amendments are not required.
- 3) An existing well is noted in the information provided, the location of the well is to be located on the site plan drawing to ensure there are no conflicts between the well location and the proposed development. If the well is to be decommissioned, this is to be done the Ministry of Environment, Conservation and Parks standards.

Additional comments will be provided through the site plan agreement process.

Regards,

Keegan Gennings C.B.C.O.
Manager of Building and By-Law/ CBO
Town of Fort Erie
(905)871-1600 ext 2515

From: Daryl Vander Veen <DVanderVeen@forterie.ca>
Sent: Thursday, September 25, 2025 3:31 PM
Subject: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

Good afternoon,

The Town of Fort Erie has received applications for an Official Plan Amendment and a Zoning By-law Amendment for 848 Garrison Road. The subject lands are located on the north side of

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848 Garrison

The subject lands are designated as Community Area on Schedule E of the adopted Official Plan 2051, which has been submitted to MMAH for review and approval.

The subject lands are located with the Garrison West Strategic Growth Area as per Schedule A.4. As per Table C-4 and policy C.5.5 the permitted Built Form for this site is High-Rise development with a height range of 6 – 10 Storeys.

- Can the proposed apartments be increased to 6 storeys to better align with this policy without negatively impacting the heritage building located on the site? Alternatively, the Official Plan Amendment could speak to the reduced height.

Section D.2.2 of the adopted Official Plan speaks to the Community Area designation, and Policy D.2.2.3 outlines the permitted uses. The proposed apartment buildings would be permitted (if between 6 – 10 storeys) but the proposed Clinic and Restaurant/Banquette Hall would require an Official Plan Amendment to add these as additional permitted uses.

Please provide a copy of the Ministry acceptance letter for the Archaeological Assessment.

As part of the proposed rezoning application for the property located at 848 Garrison Road, which includes the conversion of the existing heritage building into a small-scale commercial use, and the development of two five-storey apartment buildings, a doctor's clinic, and a restaurant with banquet hall, we respectfully request that a Holding Provision (H) be applied to the subject lands.

The purpose of the Holding Provision is to ensure that the proposed development meets the Town's design and aesthetic standards. We request that the Holding Provision be lifted only upon the Town's receipt and acceptance of a complete Site Plan Control Application, which must include:

- Elevation drawings for all proposed buildings;
- Details of exterior building materials and colours;
- Confirmation that these elements are to the satisfaction of the Town of Fort Erie.

This approach will help ensure that the development is compatible with the surrounding area and maintains the integrity of the heritage building while supporting thoughtful urban growth.

Please note that the proposed development, which includes two five-storey apartment buildings, will be subject to the Town of Fort Erie's Community Benefit Charges (CBCs), in accordance with the Community Benefits Charge Strategy prepared by Hemson Consulting and adopted by the Town on June 26, 2023.

As outlined in the strategy, CBCs apply to developments that are five or more storeys in height and contain ten or more residential units. The charges are intended to fund growth-related capital expenditures such as public realm improvements, active transportation infrastructure, affordable housing, and other urban amenities not covered by development charges or parkland contributions.

For further details, please refer to the [Community Benefits Charge Strategy document](#).

Payment in Lieu of Parkland Dedication will be required as a condition of the future Site Plan Control application.

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Additional Comments will be forthcoming once a detailed site plan and elevations drawings are submitted.

Preliminary Site Plan Comments:

- Please ensure that paths/walkways are designed to the Accessibility for Ontarians with Disabilities Act Accessible Exterior Paths of Travel standards.
- How will the garbage containers located on the north side of the proposed clinic be accessed, when the landscape plan shows trees being planted along the walkway?
- Will bicycle parking be provided?
- According to the FSR the entire area between the Clinic and the Eastern property will be used for the new/relocated drainage ditch.
 - o Is there sufficient room between the proposed building and property line to provide for maintenance of the drain?
 - o Will there be any access/egress to the rear of the building in this location? How will this function.
 - o Will there be any utility metres at the rear of the building (east side), how will they get accessed, if there is a ditch located here?
- The location of the western ditch is not being consistently shown across the various submitted drawings. The Landscape Plan shows this ditch as a sidewalk to the western property, this should be corrected, and the east drain should also be added to the Landscape drawing.
- On some drawings, there is a garbage room being shown between the two apartment buildings and on other drawings it is not being shown, please confirm if this is going to be provided.

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Interoffice Memorandum

October 15th, 2025
File No. ZBA-15-2025

To: Daryl Vander Veen, Intermediate Development Planner
From: Taylor Boyle, Project Manager, Development Engineering
Subject: **Zoning By-Law Amendment: 848 Garrison Road**

Town of Fort Erie Development Engineering Staff have reviewed the above noted application to address technical concerns related to the Zoning By-law Amendment for 848 Garrison Road.

The Applicant is proposing a development with:

- a 2-storey proposed restaurant and commercial building;
- a 2-storey building with commercial uses on the ground floor (a proposed clinic/pharmacy) and residential dwellings on the second floor (8 dwelling units total);
- two 5-storey apartment buildings that each have 56 dwelling units. According to the Applicant's site plan, 292 parking spaces are proposed as part of the development proposal.
- Cruikshank House is proposed to remain, with potential for adaptive re-use for commercial purposes such as office or commercial uses.

Town Staff have reviewed the following documentation for the purpose of this application:

- Site Plan, prepared by Jason Pizzicarola Design – Architects Inc., dated February 27, 2025;
- Functional Servicing Design Brief, prepared by Hallex Engineering Ltd., REV 0 dated February 03, 2025; and
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Ltd., dated July 2025;

The following comments and conditions shall be addressed to the satisfaction of the Director of Infrastructure Services. These comments are provided on a preliminary basis and are without prejudice to any additional comments, modifications, or requirements that may be identified by the Town through the review of subsequent submissions.

Roads:

Garrison Road (RR 3) is designated as a Regional Road in accordance with the Town's current Official Plan. As such, the Town has no jurisdiction over Garrison Road, and any matters regarding right-of-way width or road condition are subject to review and comment by the Niagara Region.

Alliston Avenue (Unassumed) is designated a LOCAL ROAD per the Town's current Official Plan. The designated road width is 20m. Its current width is sufficient and therefore no road widening will be required.

Linear Municipal Services**Watermains****Garrison Road**

300mm dia. AV (TOFE) (north side of RR3)
400mm dia. AC (RMON) (south side of RR3)

The Owner shall have a suitably sized water distribution system designed by a qualified Professional Engineer to the Director of Infrastructure Services' satisfaction and in accordance with the Town's current standards and connected to the existing water distribution system from Parkdale Avenue. The Owner shall also make themselves familiar with the requirements of the Town's current Water Testing & Disinfection Criteria and ensure these requirements are met, prior to the Town authorizing connections to the existing water system. Fire Hydrants shall also be accommodated at the standard spacing requirements, and subject to review and approval by Town staff.

Sanitary**Garrison Road**

250mm dia. PVC (TOFE) (north side of RR3)

- The Owner shall have an adequately sized sanitary sewer distribution system designed by a qualified Professional Engineer, to the satisfaction of the Director of Infrastructure Services and in accordance with the Town's current standards.
- The Owner has submitted a Functional Servicing Report (FSR), prepared and certified by Hallex Engineering Ltd., REV 0 dated February 03, 2025, in support of this Zoning By-law Amendment application.
- The Report shall be submitted for peer review by the Town's sanitary sewer consultant, GEI Consultants.

The peer review shall include an assessment of the adequacy of the existing downstream system and provide recommendations, if required. The submission of this Functional Servicing Report and any resulting recommendations shall be required as condition of this Zoning By-Law Amendment Application.

In the event that capacity constraints are identified, A HOLD Provision shall remain in place until such a time as any recommended improvements to rectify downstream capacity constraints, if identified, are implemented to the satisfaction of the Town, at the Owner's sole cost.

- The Owner shall also make themselves familiar with the requirements of the Town's current Sanitary Sewer Consolidated Linear Infrastructure license, and ensure these requirements are met, prior to the Town authorizing connections to the existing sewer system.

Conditions for Sanitary Sewers:

- The Functional Servicing Report shall be submitted for peer-review by the Town's Sanitary Sewer Consultant, GEI Consultants. The peer review shall include an assessment of the adequacy of the existing downstream system and provide recommendations, if required.

A HOLD provision may be applied and remain in place until such a time as any recommended improvements to rectify downstream capacity constraints, if identified, are implemented to the satisfaction of the Town, at the Owner's sole cost.

- That the applicant submit a Peer Review Fee to the Town in the amount of \$2,160.00.

Storm

Garrison Road

450mm dia. CONC (RMON) (west side of #848 Garrison)

750mm dia. RCP (TOFE) (east side of #848 Garrison)

- The Owner has submitted a Functional Servicing Report (FSR), prepared and certified by Hallex Engineering Ltd., REV 0 dated February 03, 2025, which includes a stormwater management strategy, in support of this Zoning By-law Amendment application.
- Town Development Engineering staff are committed to promoting the implementation of Low Impact Development (LID) and other green infrastructure measures in stormwater management design. In keeping with this objective, staff recommend that the Applicant explore opportunities to utilize the grassed boulevards within the parking area to provide both quality and quantity control benefits. Specifically, staff suggest that stormwater runoff from the paved surfaces be directed towards these landscaped areas, where feasible, to promote infiltration and initial treatment prior to entering the storm sewer system. Where grading permits, storm flows should be conveyed towards a centrally located catch basin within each landscaped island to facilitate controlled drainage and enhance overall stormwater performance.
- Staff note that a comprehensive and detailed Stormwater Management Report will be required at the future Site Plan Application stage to confirm the feasibility of the proposed 229 m³ storage volume and the outlet configuration to the existing 1800x1500mm culvert at Garrison Road. The final design shall demonstrate that sufficient capacity exists within the downstream municipal system and that major overland flow routes are adequately defined for storm events up to and including the 100-year event. The detailed submission shall include, at a minimum, stormwater management plans, pre- and post-development drainage area plans, and confirmation of compliance with the Town's current stormwater management design standards, the Niagara Region's Stormwater Management Guidelines (2022) and the MECP Stormwater Management Planning and Design Manual (2003).

- Staff note that a comprehensive and detailed Stormwater Management Report will be required at future Site Plan Application stage to confirm the feasibility of the proposed storage volume (229 m³) and the outlet configuration to the existing 1800x1500mm culvert at Garrison Road. The final design must demonstrate that sufficient capacity exists within the downstream municipal system and that major overland flow routes are adequately defined for events up to and including the 100-year storm. This report will also require stormwater management plans, pre and post drainage area plans etc...
- Town Development Engineering staff note that, as previously identified during the pre-consultation stage, the Consulting Engineer will be required to identify the existing storm drainage easement that conveys overland flows from the Alliston Woods Development to the Garrison Road storm sewer. The stormwater management design must ensure that post-development flows conveyed through this easement are controlled to pre-development rates, and that the easement is properly delineated and protected through the detailed design process. This matter shall be addressed as part of the future Site Plan Application and incorporated into the detailed Stormwater Management Plan, with registration of the required easement in favour of the Town to be completed prior to Site Plan Approval.

Transportation Impact Study

Town Development Engineering staff have reviewed the submitted Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Limited, dated July 2025, in support of the Zoning By-law Amendment for 848 Garrison Road. The study was completed in accordance with the Niagara Region's Transportation Impact Assessment Guidelines (2023) and appropriately assesses existing, background, and total traffic conditions for the 2028 (build-out) and 2033 (five-year horizon) scenarios.

The TIS concludes that the proposed mixed-use development—comprising 120 residential units, 742 m² of medical office space, 1,327 m² of commercial space, and 1,338 m² of restaurant space—can be accommodated within the existing roadway network without significant operational impacts. All intersections within the study area, including the site's two proposed full-movement driveways to Garrison Road, are forecasted to operate at acceptable levels of service under both opening-year and five-year conditions. Minor storage exceedances are identified at the intersections of Thompson Road/Helena Street and Kraft Road with Garrison Road; however, these are not considered critical and can be accommodated within existing tapers. The report also recommends removal of the raised median west of Driveway 2 to allow eastbound left-turn ingress and minor internal site layout adjustments to improve throat length and circulation.

Town staff generally concur with the findings of the TIS at this stage and accept the conclusions in principle for the Zoning By-law Amendment. At the subsequent Site Plan Application stage, additional design-level detail will be required, including:

- Verification of the proposed driveway throat lengths and turning radii to ensure compliance with Town and Regional access management standards.
- Confirmation from Niagara Region regarding the feasibility of median modification on Garrison Road and the need for any associated road occupancy or works permits.

- Updated trip generation analysis if the site layout, land use mix, or phasing differs from that assessed in the current TIS.

Please be advised that Lot Grading and Drainage Plan will be required at the future building permit application stage.

Development Engineering have no further comments or conditions to impose regarding the submitted Zoning By-Law Amendment applications, subject to the above conditions.

Regards,

A handwritten signature in black ink, appearing to read 'Taylor Boyle'.

Taylor Boyle – Project Manager, Development Engineering

c. Mark Iamarino, Manager, Development Approvals (email only)

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Updated Comments - Tree Protection Plan - 848 Garrison Road

From Jessica Abrahamse <JAbrahamse@forterie.ca>

Date Wed 2026-04-08 11:06 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>; Anamika Dilwaria <ADilwaria@forterie.ca>; Meagan Opatovsky <MOpatovsky@forterie.ca>

Hi Please provide the following comments to the applicant:

Based on the recent tree cutting the subject lands, the current Tree Inventory and Protection Plan is not valid and will require a new Tree Inventory and Protection Plan to be completed by a registered ISA Arborist in good standing.

Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2510

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848 Garrison Road - Further comments

From Jessica Abrahamse <JAbrahamse@forterie.ca>

Date Tue 2026-03-31 3:09 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc Mark Iamarino <MIamarino@forterie.ca>; Anamika Dilwaria <ADilwaria@forterie.ca>; Edward Terry <ETerry@forterie.ca>

Hi Daryl,

Please find my comments below to summarize the direction of the meeting on Friday and outline the current environmental items that are outstanding.

MECP - Ministry of Conservation and Parks

NOP - Niagara Official Plan

EIS - Environmental Impact Study

The applicant will need to contact MECP for further comments on this file with respect to Eastern Red Bat species. The EIS, constraints analysis, addendum and Tree Protection Plan should all be provided to MECP for review. Environmental planning staff are not in a position to support this application without this action being taken. However, this is not the only item that will require further response from the applicant, and it should be noted that the Environmental Impact Study and Tree Protection Plan are not approved at this point in time.

Town staff are willing to consider the relocation of the eastern watercourse once MECP has provided comments and provided the following policies are considered:

NOP. Section 3.1. m, t., u., section 3.1.10.3.,

Town staff note that buffer requirements are listed as 30m for intermittent streams in the NOP under section 3.1.9.2, and that development or site alteration shall not be permitted unless it can be demonstrated that it will not have a negative impact on the interaction and linkage between key hydrologic areas, key hydrologic features, sensitive surface water features and sensitive groundwater features and other components of the natural environment system.

Although section NOP 3.1.9.2 states that a 30m buffer is suggested, there is another policy under NOP Section 3.1.9.9.1. That states that the width of the buffer may be determined through an environmental impact study or hydrological evaluation, and the width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration. As the watercourse is type 3 fish habitat and it is outletting into a Provincially Significant Wetland across the street the watercourse has ecological sensitivity and this should be considered when proposing any realignment or channel design. The current buffer width that has been proposed of 3.7m is not sufficient for replanting trees and shrubs to replace the existing bird and bat habitat that is located in the riparian zone of the eastern watercourse. Discussion of water quality and quantity controls are requested, as is a revised plan showing a larger buffer area for the eastern watercourse.

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A riparian planting plan prepared by a biologist is requested.

The following comments require a response.

Technical Comments - EIS, Constraints Analysis & Appendix A

- There is concern that there has been very little discussion of mitigation measures or recommendations in the Constraints Analysis and it is stated that these items will be addressed later in the impact assessment, however the EIS does not identify mitigation measures or enhancement for the site.
 - o Important missing pieces
 - Restoration
 - Invasive Species Management
 - Lighting
 - Wildlife crossings
 - Riparian areas
 - Erosion and Sediment Control
 - Tree Retention
- A fulsome policy analysis of the Region of Niagara OP, and TOFE OP, and any other legislation that may pertain to the subject lands including the Species at Risk Act and the Fisheries Act should be discussed in the EIS
- There has been no discussion of the retention of snag trees to maintain bat habitat that currently exists within the EIS prepared by Myler Ecological Consulting, only discussion of mitigation of the building. Eastern Red Bat is considered a species at risk and was identified in 2020 in the original constraints report, although the Myler report provides evidence that there may not have been calls from this particular bat species, MECP should be notified for further comments and analysis of this evidence. Snag trees were identified in the Constraints Analysis on the eastern edge of open space surrounding the building.
- Buffers have not been discussed in the EIS provided by Myler Ecological Consulting with respect to the proposed realigned channel on the east side of the property, in addition it does not appear to be on the subject lands on any of the site plans or landscape plans, further clarification is requested. In addition, the edge of the east side of the lot does not allocate much buffer space from the proposed building 3.9m per the site plan? (NOP 3.1.9.2 & 3.1.9.9.1) (FE 2025 Table D-1, 15m for warm water watercourses from the high water mark)
- There are two locally rare species that have been identified in the constraints analysis however there have been no efforts to preserve or transplant these species elsewhere on the site. Please provide further detail on how these species can be retained and/or transplanted. Swamp Agrimony (*Agrimonia parviflora*) and Narrow Leaved Sundrops (*Oenothera fruticosa*).
- Town staff are not in a position to support the proposed application without further discussion and information provided, the watercourse that is regulated by the NPCA along with the agreed buffer should be zoned EP and the eastern watercourse and buffer should be zoned EP, enhancement and restoration are requested. (NOP 3.1.4.8.)

Technical Comments - Tree Preservation Plan

- It is noted that only 11 trees of 112 are proposed to be retained, 7 of the 11 trees are neighboring trees
- Town staff request that consideration for the native species in good condition on site be reevaluated for retention.

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- 110 trees are required for either replanting or cash in lieu @ \$1000.00 per tree, totalling \$110 000.00.
- Trees part of a streetscape plan may be counted towards the compensation replanting requirements.

- **Please add the following notes to the Tree Preservation Plan:**

- If large roots are encountered (typically those with a diameter greater than 5cm), it is recommended that roots be assessed by an arborist prior to pruning to determine impacts on stability and long-term health of the tree.
- Vegetation Enhancement - It is strongly recommended that injured trees be thoroughly watered once per week, from spring to fall, for two years after completion of the work on the site below their drip lines. A layer of mulch should be placed below the drip line of these trees, 7-10cm deep and at least 10 centimeters away from the trunks.
- To reduce the possibility of contravention of the MBCA, and roosting bats, Vegetation removal should be scheduled to occur between October 1 and March 31. Some birds may nest before and after this peak bird nesting season due to seasonal fluctuations.
- **A letter of verification of tree protection by an ISA certified Arborist is required to be submitted to the satisfaction of the Director of Planning prior to pre-grading on the subject lands**

NO TREES ARE TO BE REMOVED WITHOUT APPROVAL IN WRITING FROM ENVIRONMENTAL PLANNING STAFF.

Other Comments:

- The landscape plan does not show the buffer areas from the watercourse on the east side of the development or the west side of the new realigned"watercourse on the west side. Both water courses with buffer width measurements are requested to be shown on all figures.
- Town staff recommend treating stormwater to an enhanced standard as both watercourses are considered to be type 3 fish habitat per the Constraints Analysis (LCA). Other opportunities to enhance and water quality are encouraged.

Please let me know if you have any questions or need clarification on any of these items.

Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2510

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Appendix 3



Re: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

From Jessica Abrahamse <JAbrahamse@forterie.ca>

Date Tue 2026-03-24 5:18 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc Edward Terry <ETerry@forterie.ca>; Breanna Antonio <bantonio@forterie.ca>; Devon Morton <DMorton@forterie.ca>; Kartiki Sharma <ksharma@npca.ca>; Walker, Roberta (MECP) <roberta.walker@ontario.ca>

Hi Mark,

To answer your earlier questions, yes the applicant can attend the EAC meeting on April 1st and can provide a brief overview of their project (10 minutes maximum).

Also, the Town's new OP has been adopted by council, however is not currently enforceable. As such I have revised my comments with the Region's policies which will still apply. I would suggest that the applicant have regard for the Town's new OP policies as they have been approved by council.

Please see my revisions below:

Technical Comments - EIS, Constraints Analysis & Appendix A

- There is concern that there has been very little discussion of mitigation measures or recommendations in the Constraints Analysis and it is stated that these items will be addressed later in the impact assessment, however the EIS does not identify mitigation measures or enhancement for the site.
 - o Important missing pieces
 - Restoration
 - Invasive Species Management
 - Lighting
 - Wildlife crossings
 - Riparian areas
 - Erosion and Sediment Control
 - Tree Retention
- A fulsome policy analysis of the Region of Niagara OP, and TOFE OP, and any other legislation that may pertain to the subject lands including the Species at Risk Act and the Fisheries Act should be discussed in the EIS
- A conceptual restoration plan was proposed in the Constraints Analysis, as the watercourse was remaining in situ in this plan. Restoration along the riparian edges and retention of native trees this concept is preferred. (NOP 3.1.27.1)
- There has been no discussion of the retention of snag trees to maintain bat habitat that currently exists within the EIS prepared by Myler Ecological Consulting, only discussion of mitigation of the building. Eastern Red Bat is considered a species at risk and was identified in 2020 in the original constraints report, although the Myler report provides evidence that there may not have been

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calls from this particular bat species, MECP should be notified for further comments and analysis of this evidence. Snag trees were identified in the Constraints Analysis on the eastern edge of open space surrounding the building.

- There is concern that the original interpretation of the headwater drainage feature is not being followed as a medium constraint feature per the Constraints analysis completed by LCA. Town staff request further efforts to keep the existing watercourse in situ, even if it is low or marginal type 3 fish habitat, it would enable retaining mature native trees, bat habitat and further measures such as removing invasive species through a management plan can improve the functionality of the area. Further discussion is requested. (NOP 3.1. C. E. J.) (3.1.1.2. B.i), (3.1.3.1.) (3.1.10.1.d.,e)
- (FE 2025 D.4.1.21 & D.4.1.22) (FE 2025 D.4.1.19.3. - 4.)
- Town staff reject the notion that the drainage functionality of the water course on the eastern portion of the lot has been disabled due to the storm pond on the adjacent lot as there was water flowing through top eastern side of the watercourse to the bottom discharging out of a culvert to the property across the street at 825 Garrison road, on a site visit attended on March 24, 2026.
- Buffers have not been discussed in the EIS provided by Myler Ecological Consulting with respect to the proposed realigned channel on the east side of the property, in addition it does not appear to be on the subject lands on any of the site plans or landscape plans, further clarification is requested. In addition, the edge of the east side of the lot does not allocate much buffer space from the proposed building 3.9m per the site plan? (NOP 3.1.9.9.1) (FE 2025 Table D-1, 15m for warm water watercourses from the high water mark)
- There are two locally rare species that have been identified in the constraints analysis however there have been no efforts to preserve or transplant these species elsewhere on the site. Please provide further detail on how these species can be retained and/or transplanted. Swamp Agrimony (*Agrimonia parviflora*) and Narrow Leaved Sundrops (*Oenothera fruticosa*).
- Town staff are not in a position to support the proposed application without further discussion and information provided, the watercourse that is regulated by the NPCA along with the agreed buffer should be zoned EP and the eastern watercourse and buffer should be zoned EP, enhancement and restoration are requested. (NOP 3.1.4.8.)

Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

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Appendix 3

From: Jessica Abrahamse <JAbrahamse@forterie.ca>

Sent: Thursday, March 19, 2026 11:48 AM

To: Daryl Vander Veen <DVanderVeen@forterie.ca>

Cc: Edward Terry <ETerry@forterie.ca>; Breanna Antonio <bantonio@forterie.ca>; Devon Morton <DMorton@forterie.ca>; Kartiki Sharma <ksharma@npca.ca>; Walker, Roberta (MECP) <roberta.walker@ontario.ca>

Subject: Re: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

Hi Daryl,

Please note that this file will go to the Town's Environmental Advisory Committee on April 1st, 2025.

Senior Environmental Planning staff have reviewed the following document as part of the Combined OPA/ZBA for 848 Garrison Road:

- Concept Landscape Plan, dated February 2025, prepared by James McWilliam Landscape Architect
- Functional Servicing Design Brief, dated February 3, 2025 prepared by Hallex Engineering
- Revised Site Plan, dated January 12, 2025
- Environmental Impact Study, dated August 8, 2025, prepared by Myler Ecological Consulting
- Appendix A - Mapping, prepared by LCA Consulting, dated October 21, 2020
- Garrison Road Constraints Analysis, prepared by LCA Consulting, dated October 21, 2020
- Comment Response letter to EIS, prepared by Myler Ecological Consulting, dated November 14, 2025
- Tree Preservation Plan, dated March 20, 2025, prepared by Jackson Arboriculture Inc.

Note, environmental planning staff review the PJR, FSR, Landscape Plan and Site Plan as they relate to the natural environment system, not to provide technical comments on the merits or faults of these reports

Technical Comments - EIS, Constraints Analysis & Appendix A

- There is concern that there has been very little discussion of mitigation measures or recommendations in the Constraints Analysis and it is stated that these items will be addressed later in the impact assessment, however the EIS does not identify mitigation measures or enhancement for the site.
 - o Important missing pieces
 - Restoration
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 - Tree Retention
- A fulsome policy analysis of the Town's new OP, the Region of Niagara OP and any other legislation that may pertain to the subject lands including the Species at Risk Act and the Fisheries Act should be discussed in the EIS
- A conceptual restoration plan was proposed in the Constraints Analysis, as the watercourse was remaining in situ in this plan. Restoration along the riparian edges and retention of native trees

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this concept is preferred. (NOP 3.1.27.1)

- There has been no discussion of the retention of snag trees to maintain bat habitat that currently exists within the EIS prepared by Myler Ecological Consulting, only discussion of mitigation of the building. Eastern Red Bat is considered a species at risk and was identified in 2020 in the original constraints report, although the Myler report provides evidence that there may not have been calls from this particular bat species, MECP should be notified for further comments and analysis of this evidence. Snag trees were identified in the Constraints Analysis on the west edge of open space surrounding the building.
- There is concern that the original interpretation of the headwater drainage feature is not being followed as a medium constraint feature per the Constraints analysis completed by LCA. Town staff request further efforts to keep the existing watercourse in situ, even if it is low or marginal type 3 fish habitat, it would enable retaining mature native trees, bat habitat and further measures such as removing invasive species through a management plan can improve the functionality of the area. Further discussion is requested. (FE 2025 D.4.1.21 & D.4.1.22) (FE 2025 D.4.1.19.3. - 4.)
- Buffers have not been discussed in the EIS provided by Myler Ecological Consulting with respect to the proposed realigned channel, in addition it does not appear to be on the subject lands on any of the site plans or landscape plans, further clarification is requested. In addition, the edge of the east side of the lot does not allocate much buffer space from the proposed building 3.9m per the site plan? This does not meet the minimum threshold for a buffer area from the high water mark of a watercourse. (FE 2025 Table D-1, 15m for warm water watercourses from the high water mark)
- There are two locally rare species that have been identified in the constraints analysis however there have been no efforts to preserve or transplant these species elsewhere on the site. Please provide further detail on how these species can be retained and/or transplanted. Swamp Agrimony (*Agrimonia parviflora*) and Narrow Leaved Sundrops (*Oenothera fruticosa*).
- Town staff are not in a position to support the proposed application without further discussion and information provided, the watercourse that is regulated by the NPCA along with the agreed buffer should be zoned EP and the eastern watercourse and buffer should be zoned EP, enhancement and restoration are requested.

Technical Comments - Tree Preservation Plan

- It is noted that only 11 trees of 112 are proposed to be retained, 7 of the 11 trees are neighboring trees
- Town staff request that consideration for the native species in good condition on site be reevaluated for retention.
- 110 trees are required for either replanting or cash in lieu @ \$1000.00 per tree, totalling \$110 000.00.
- Trees part of a streetscape plan may be counted towards the compensation replanting requirements.
 - **Please add the following notes to the Tree Preservation Plan:**
 - If large roots are encountered (typically those with a diameter greater than 5cm), it is recommended that roots be assessed by an arborist prior to pruning to determine impacts on stability and long-term health of the tree.
 - Vegetation Enhancement - It is strongly recommended that injured trees be thoroughly watered once per week, from spring to fall, for two years after completion of the work on the site below their drip lines. A layer of mulch should be placed below the drip line of these trees, 7-10cm deep and at least 10 centimeters away from the trunks.

Appendix 3

- To reduce the possibility of contravention of the MBCA, and rooting bats, Vegetation removal should be scheduled to occur between October 1 and March 31. Some birds may nest before and after this peak bird nesting season due to seasonal fluctuations.
- A letter of verification of tree protection by an ISA certified Arborist is required to be submitted to the satisfaction of the Director of Planning prior to pre-grading on the subject lands

Other Comments:

-The landscape plan does not show the buffer areas from the watercourse on the east side of the development or the west side of the new "realigned" watercourse on the west side. The west side water course is requested to be shown on all figures.

-The FSR makes reference to using two of the existing box culverts, on site, however it is noted that the culvert on the west side of the development is not functional and needs maintenance and a possible replacement. If this culvert is to be replaced, town staff request that animal crossing structures are added to this new culvert.

- Town staff recommend treating stormwater to an enhanced standard as both watercourses are considered to be type 3 fish habitat per the Constraints Analysis (LCA).

With Best Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services

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

p: 905-871-1600 ext. 2510

forterie.ca | jabrahamse@forterie.ca



From: Daryl Vander Veen <DVanderVeen@forterie.ca>

Sent: Thursday, March 12, 2026 5:57 PM

To: Jessica Abrahamse <JAbrahamse@forterie.ca>

Subject: Re: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

Hello Jessica,

Appendix 3



Re: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

From Jessica Abrahamse <JAbrahamse@forterie.ca>
Date Mon 2026-01-05 8:54 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>

Hi Daryl,

Thanks for passing this information along, I am satisfied that the applicant has provided information sufficient for review.

Regards,

Jessica Abrahamse M.E.S.
Senior Environmental Planner

Town of Fort Erie
Planning and Development Services
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
p: 905-871-1600 ext. 2510

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From: Daryl Vander Veen <DVanderVeen@forterie.ca>
Sent: Friday, December 12, 2025 2:12 PM
To: Jessica Abrahamse <JAbrahamse@forterie.ca>
Subject: Fw: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

Hello Jessica,

Can you please take a look at the revised submission for 848 Garrison Road (attached) and let me know if it is satisfactory to deem the application complete? Thanks!

Appendix 3



Fw: RE: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

From Jessica Abrahamse <JAbrahamse@forterie.ca>
Date Tue 2025-10-21 9:08 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
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forterie.ca | jabrahamse@forterie.ca



From: Jessica Abrahamse <JAbrahamse@forterie.ca>
Sent: Wednesday, October 8, 2025 3:33 PM
To: Edward Terry <ETerry@forterie.ca>
Cc: Zachary George <ZGeorge@forterie.ca>; Kartiki Sharma <ksharma@npca.ca>
Subject: Re: RE: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

Senior Environmental Planning staff have reviewed the following documents for the OPA/ZBA Application at 848 Garrison Road:

- Environmental Impact Study, prepared by Myler Ecological Consulting dated August 8, 2025
- Functional Servicing Design Brief, prepared by Hallex Engineering Ltd. dated Feb.03, 2025
- Site Plan, prepared by Jason Pizzicarola Design Architects, dated Feb.27, 2025
- Tree Inventory and Preservation Plan, prepared by Jackson Arboriculture, dated June 27, 2024

EIS Technical Comments:

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- It is noted that the EIS does not provide field notes or data of the surveys that were completed, this information is requested.
- The EIS does not contain the approved Terms of Reference from the Town, NPCA or Region, this information is requested to be added. This was requested in an email to the Town's development planner on May 7th, 2025.
- It is unclear to environmental planning staff if a HDF assessment was completed per the TRCA HDF protocol (2013)? This is a usual step to justify the relocation and realignment of a watercourse.
- The Significant Wildlife habitat screening has not been completed appropriately, this is normally done using a chart format and going through each classification.
- Environmental planning staff disagree with the conclusion of the author that the site does not contain bat maternity habitat, per the Eco-Region 7e schedules, Big Brown Bat is listed as a species that should be considered in evaluating this habitat. There is no discussion of any of the trees on the subject lands that may be potential snag trees providing habitat. "Maternity colonies can be found in tree cavities, vegetation and often in buildings xxii, xxv, xxvi, xxvii, xxxi (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario xx."

Tree Inventory and Preservation Plan - Technical Comments:

- It would appear that the applicant provided the wrong document as this is a quotation vs. an Arborist report that was requested to determine the trees and compensation requirements for removals as this application is subject to the Town's tree by-law 53-2025. I will reiterate that this work needs to be completed regardless of if the proposal is to remove all of the trees on site.

FSR & Site Plan - Technical Comments:

- Further work is to be provided by the EIS to support the proposed plan(s) as there are concerns for Significant Wildlife Habitat.

Regards,

Jessica Abrahamse M.E.S.

Senior Environmental Planner

Town of Fort Erie

Planning and Development Services

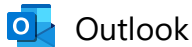
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6

p: 905-871-1600 ext. 2510

forterie.ca | jabrahamse@forterie.ca



Appendix 3



Re: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

From Jessica Goodings <JGoodings@forterie.ca>
Date Fri 2025-10-03 9:13 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>

Good Afternoon Daryl,

Thank you for providing the opportunity to review the proposed official plan and zoning bylaw amendments for 848 Garrison Rd.

At this time the fire department has no comments or concerns relating to the proposed amendments. Any concerns we have will be brought forward at the pre-consultation phase for the development.

Thank you and kind regards,

Jessica Goodings
Senior Fire Prevention Officer

Town of Fort Erie
Fire Department
1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
p: 905-871-1600 ext. 2605 | c: 289-321-0019

forterie.ca | jgoodings@forterie.ca



From: Daryl Vander Veen <DVanderVeen@forterie.ca>
Sent: Thursday, September 25, 2025 3:31 PM
Subject: Request for comments - proposed combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road (file OPA-06-2025 & ZBA-15-2025)

Good afternoon,

The Town of Fort Erie has received applications for an Official Plan Amendment and a Zoning By-law Amendment for 848 Garrison Road. The subject lands are located on the north side of Garrison Road east of Alliston Avenue in the Spears-High Pointe neighbourhood of the Town of Fort Erie. Notably, the subject lands are the site of an existing dwelling with heritage value, the General Cruikshank house. The Applicants are NPG Planning Solutions Ltd. on behalf of the Owner, 2723005 Ontario Inc.