

Appendix 4



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 Sidin, Alex <Alex.Sidin@cnpower.com>
Date Fri 2025-09-26 11:29 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>

You don't often get email from alex.sidin@cnpower.com. [Learn why this is important](#)

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Hi Daryl.

Owner to approach CNP with electrical requirements prior to construction. No concerns from Canadian Niagara Power.

Thanks,
Alex.

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

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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.

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), and 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. The proposed residential density of the site is approximately 59.11 units per hectare. The Cruikshank House is proposed to remain, with potential for adaptive re-use for commercial purposes such as office or commercial uses.

Appendix 4



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 Mike Embleton <mike.embleton@cogeco.com>

Date Wed 2025-10-01 8:01 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

⚠ External Email Warning:

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Good morning Daryl,

Cogeco has no comment.

Thank you,

Mike Embleton

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



Join the conversation

#cogecommunity



On Thu, Sep 25, 2025 at 3:31 PM Daryl Vander Veen <DVanderVeen@forterie.ca> wrote:

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.

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), and 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. The proposed residential density of the site is approximately 59.11 units per hectare. The

Appendix 4



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 Municipal Planning <MunicipalPlanning@enbridge.com>

Date Fri 2025-10-03 4:07 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

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Thank you for your circulation.

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.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning

Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

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

Sent: Thursday, September 25, 2025 3:31 PM

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

CAUTION! EXTERNAL SENDER

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This email was sent from DVanderVeen@forterie.ca.

Good afternoon,



October 22, 2025

Project Name: 848 Garrison Road, Fort Erie
DOCA Project Number: 2024-0135
Proponent: 2723005 Ontario Inc,
Project Location: 848 Garrison Road, Fort Erie

Dear Samantha Yeung,

This letter is to confirm receipt of the project-related correspondence sent by the Town Fort Erie, on September 25, 2025, regarding 848 Garrison Road, Fort Erie.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Mississaugas Treaty at Niagara of 1781. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

Archaeology Unit

Primary Reviewer: **Adrian Blake, MCFN DOCA- Archaeologist**

Questions and Comments- *After reviewing the Stage 1 & 2 archaeological reports, MCFN DOCA has no comments or concerns at this time. Please note that for any future projects involving development on MCFN Treaty Lands, MCFN must be notified early in the project planning process. This ensures that MCFN DOCA can work collaboratively with the proponent to meet their obligations under the Duty to Consult and Accommodate.*

Environment Unit

Primary Reviewer: **Lindsay Wong, MCFN DOCA- Manager of Environment**

Questions and Comments- *I'm concerned about this application because of the impacts of a previous subdivision on 848 Garrison. It appears that the Alliston Woods subdivision has had substantial impacts on water flows to 848 Garrison. The report suggests that the alteration / reduction of the catchment area has led to even less flow to the eastern watercourse. I'm not clear if the Town of Fort Erie has done enough to ensure that natural features remain as intact as possible. If developments are permitted to have significant impacts on surrounding properties, then the planning process has not led to sustainable practices. If Alliston Woods subdivision hadn't been built or had been built in a more*



sustainable way, then the eastern watercourse at 848 Garrison could've been viable fish habitat. Now we're relying on the word of a consultant that the eastern watercourse is not viable fish habitat and thus can be destroyed or altered in any way the developer likes. Mississaugas of the Credit would really like to see Fort Erie do more to ensure that their development practices are as protective of the natural environment as possible.

Heritage and Culture Unit

Primary Reviewer: **Darin Wybenga, MCFN DOCA- Acting Manager of Culture**

Questions and Comments- *I have had the opportunity to review the Heritage Impact Assessment Report for 848 Garrison Road, Fort Erie prepared by NPG Planning Solutions and dated February 26, 2025. The purpose of the report is to evaluate potential impacts of proposed commercial development to the Cultural Heritage Value of a farmhouse formerly owned by Brigadier Ernest Cruikshank, a person of Nation Historic Significant Interest. The report anticipates no direct negative impacts to the Cultural Heritage Value of the property.*

From the First Nation's perspective, an inclusion of a brief paragraph describing Indigenous land use and treaty history related to the property would add to the completeness of the report. While it is recognized that the report's primary focus is the built heritage on the property, authors are encouraged to acknowledge, even briefly, the Indigenous presence on the land before the arrival of settlers. A simple land acknowledgement at the beginning of the report would not have been remiss.

Until the questions, concerns, and/or interests identified in this letter have been satisfactorily addressed, the project must not receive approval or proceed with any ground-altering activities. We request a response to our feedback within two to three weeks' time.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,



Abby (LaForme) Lee
Consultation Coordinator
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: abby.laforme@mncfn.ca



Appendix 4

CC:

Megan DeVries, MCFN DOCA- Manager of Consultations, megan.devries@mncfn.ca

Adrian Blake, MCFN DOCA- Archaeologist, Adrian.Blake@mncfn.ca

Lindsay Wong, MCFN DOCA- Manager of Environment, Lindsay.Wong@mncfn.ca

Darin Wybenga, MCFN DOCA- Acting Manager of Culture, Darin.Wybenga@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



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

Via Email Only

October 15, 2025

Daryl Vander Veen
Intermediate Development Planner
1 Municipal Centre Drive
Fort Erie, ON L2A 2S6

Regional File Numbers: PLOPA202502122 & PLZBA202502123

LAM File Numbers: OPA-06-2025 & ZBA-15-2025

Dear Mr. Vander Veen:

Re: Regional Comments

Application Type: Official Plan Amendment and Zoning By-law Amendment

Applicant: NPG Planning Solutions Inc. (Owner – 2723005 Ontario Inc.)

848 Garrison Road

Town of Fort Erie

Staff of the Regional Public Works Infrastructure Planning and Development Division have reviewed the Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) applications as circulated by the Town of Fort Erie on September 25, 2025. The OPA and ZBA applications propose to facilitate the development of commercial and residential buildings. The applications propose to redesignate the subject property from Low Density Residential with an Environmental Conservation Area Overlay to Core Mixed Use designation.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a lower-tier municipality, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. Niagara Region has not entered into a Planning Services Agreement (PSA) with the Town of Fort Erie to continue providing planning support and advice to the Town.

Through Bill 23 changes to the Planning Act, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the Town of Fort Erie, which remains in effect until the Town revokes or amends it to provide otherwise. The Town should be satisfied that the application conforms to the NOP.

Appendix 4

PLOPA202502122 & PLZBA202502123

October 15, 2025

Staff further notes that Regional staff continue to be involved in reviewing development applications related to Regional infrastructure and waste collection in accordance with the Memorandum of Understanding (MOU) for Engineering Services between the Region and the Town.

Noise and Air Quality Impacts

The subject development is located next to the Region's Alliston Sewage Pumping Station (SPS). Given that the Town did not enter a PSA with the Region for continued planning review, the Town is responsible for ensuring that potential noise and air quality impacts are properly assessed and appropriately mitigated in accordance with applicable Provincial and Niagara Official Plan policies and guidelines.

Accordingly, Regional staff strongly recommend that the noise and air quality studies for the application be peer reviewed. It is noted that NPC-300 stationary sources need to be able to maintain compliance with the legal requirements of Ministry, Environment, Conservation and Parks (MECP) approval, when the development of new noise sensitive land uses are introduced in their proximity. Best practice is for any required mitigation measures to be located on the subject lands (and not the SPS lands).

Furthermore, the future Site Plan Agreement should at minimum include a warning clause advising prospective purchasers of potential noise and odour impacts from the operation of the SPS and stating that the Owner agrees to include the required warning clause in all future Agreements of Purchase and Sale or Lease. Regional staff will provide specific wording for the warning clause when future development applications are circulated for review.

Servicing

Regional Infrastructure

There is a 400 mm diameter Regional watermain on Garrison Road at the subject property. Regional infrastructure is not to be damaged or disturbed by any future construction works for the proposed development.

Functional Servicing Review (FSR)

Regional staff have reviewed the submitted Functional Servicing Design Brief (prepared by Hallex Engineering and dated February 3, 2025) and offer the following comments:

- An infiltration allowance of 0.280 L/ha/s is used, instead of Regional standard of 0.286 L/ha/s and should be revised.
- An average daily per capita flow of 320 L/cap/d is used, instead of the Regional standard of 255 L/cap/day for residential and 310 L/cap/day for business. This should be revised.
- The FSR is to be updated to assess the capacity of the Alliston Sewage Pumping Station (SPS) capacity have been reviewed.

Appendix 4

PLOPA202502122 & PLZBA202502123

October 15, 2025

Sewer Use By-Law

Niagara Region has a Sewer Use By-Law that requires the owner / occupant of commercial, institutional or industrial premises to install and maintain a suitable maintenance access (manhole) at each sanitary connection to allow observation, sampling and flow measurement of sewage effluent from the development. Each maintenance access point must be located entirely on the property of the owner, as close to the property line as possible.

The full requirements of the Region's Sewer Use By-Law are available online:

<https://www.niagararegion.ca/living/sewage/sewage-bylaw.aspx>

Regional Road

Road Allowance

The subject property has frontage along Regional Road 3 (Garrison Road). The existing right-of-way satisfies Regional requirements.

Road Use Permits

The applicant is responsible for obtaining any applicable Regional Road Use Permits:

- Construction Encroachment Permit – needed for any construction work to be completed on or below the Regional Road allowance
- Entrance Permit – needed for any private road entranceway, driveway, gate or facility constructed as a means of access to a Regional Road
- Sign Permit – needed for placing any sign, notice or advertisement within 20 metres of the centreline of Regional Road.
- Road Occupancy Permit – needed for any item that will be installed and remain on a Regional Road allowance for a period of time.

Permit applications can be made through the following link:

<https://www.niagararegion.ca/living/roads/permits/>

Restorations within the Regional right-of-way are to be to Niagara Region standards:

<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

An Issued for Construction (IFC) drawing set must be submitted with any construction encroachment permit application, in addition to any previously submitted drawings.

Protection of Survey Evidence

Survey evidence adjacent to Regional Road allowances is not to be damaged or removed during the development of the property. Any development agreements entered should include a clause requiring for the applicant to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of the development.

Transportation

Transportation Study

Regional staff have reviewed the submitted Transportation Impact Study (TIS) (prepared by Paradigm Transportation Solutions and dated July 2025) and offer the following comments:

- The TIS recommends removing the raised curb median on Garrison Road west of the 'Site Driveway 2'. The eastbound left-turn queues are not shown to reach this median. Regional staff do not support removing this median, and note it was installed as an outcome of a Town/Region streetscaping project. Please revise the TIS to remove the recommendation.

The revised TIS, removing the reference as noted above, is to be submitted to the Region at Site Plan.

Engineering Drawings

Regional staff have reviewed the submitted Site Plan (prepared by Jason Pizzicarola Design and dated February 27, 2025) and offer the following comments:

- Catch basins shall not be placed within the intersection, or the radius of the intersection, as currently shown at 'Site Driveway 2'. The catch basin shown within 'Site Driveway 2' is to be relocated.

Detailed civil engineering plans will be required at Site Plan, and are to address the above.

Stormwater Management

A detailed stormwater management (SWM) plan is required to be submitted at the time of Site Plan or Draft Plan stage to address the following:

- The post-development flow to Garrison Road (Regional Road 3) must not exceed the pre-development level during all design storms (i.e., the 2-year up to and including the 100-year storm). Note that the 2-year and 100-year storm flows must be analyzed and documented in the submission.
- Given the proximity to the site to the Kraft Drain Welland – a Provincially Significant Wetland, the development must provide an Enhanced Level of water quality treatment prior to discharge from the site.
- The SWM Plan must incorporate Low Impact Development practices to mitigate the effects of urbanization and reduce the impact on the downstream receiver.

Waste Collection

Niagara Region provides curbside waste collection services for developments that satisfy its Procedure for Requirements for Waste Collection. The proposed development may be eligible to receive Regional collection provided that the owners/tenants bring the waste to the curbside on their designated pick-up day, and that the following limits are not exceeded:

Appendix 4

PLOPA202502122 & PLZBA202502123

October 15, 2025

Multi-Residential

- Green – no limit (weekly collection)
- Waste – 2 bags/cans per unit to a max. of 24 bags/cans per building (bi-weekly collection)

Industrial, Commercial, Institutional

- Green – 8 green carts (weekly collection)
- Waste – 8 bags/cans (bi-weekly collection)

Regional staff have reviewed the submitted site plan (SP-1) and acknowledge that the development is proposing to utilize in-ground waste containers and a garbage room. The applicant is advised that this method of waste storage is not eligible for Regional collection, and waste collection for the subject property will be the responsibility of the owner through a private waste collection and not the Niagara Region.

Circular Materials Ontario is responsible for the delivery of residential blue and grey box recycling collection services, and related information can be found at the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

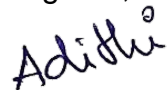
Conclusion

Regional Infrastructure Planning and Development staff provides the above comments pursuant to the MOU for engineering services for the Town's consideration and subject to the Town's review of the noise and air quality studies to ensure that they are in accordance with applicable Provincial and NOP policies and guidelines.

Please be advised that through changes to the Planning Act, the NOP is effectively an official plan of the Town of Fort Erie, which remains in effect until the Town revokes or amends it to provide otherwise. As such, Town staff should be satisfied that the application conforms to NOP policies.

Please send copies of the staff report and notice of the Town's decision on these applications. If you have any questions related to the above comments, please contact me at Adithi.Luckyreddy@niagararegion.ca

Regards,



Adithi Lucky Reddy
Development Planner

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

Appendix 4



NPCA Response - OPA/ZBA 848 Garrison Road

From Taran Lennard <tlennard@npca.ca>

Date Thu 2026-03-26 10:35 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

⚠ External Email Warning:

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Hi Daryl,

First, there may be reasonable grounds to believe an offence has occurred within the NPCA's regulated features. Officer Sean Callaghan of our Office has completed a drive-by review of this property and has concerns on this matter. The applicant must connect with Officer Callaghan of our Office at their earliest availability to discuss. Officer Callaghan can be reached via email at: scallaghan@npca.ca

Respecting our Planning comments: We recognize and appreciate the progress to date which includes incorporating the watercourses within the site plans. This has allowed us to proceed further on our review of the application. A few points of clarity remain from our original email of October 15, 2025 that we will need addressed at this stage, prior to proceeding to detailed design.

In support of this revised application, the NPCA has reviewed the:

- Revised Site Plan as prepared by Jason Pizzicarola Design & Architects Inc (dated Dec 1, 2025)
- FSR & SWM Reports, as prepared by Hallex Engineering Ltd (dated Feb 3 2025)
- EIS and EIS Comment response both as prepared by Myler Ecological Consulting (dated Aug 8, 2025 and Nov 14, 2025 respectively)

- Please clarify on the plans, the setback distances from the top of bank of the newly realigned watercourses to show its new blocks.
 - We recognize the need for realignment of the watercourses, to which the NPCA can in principle be supportive. However, the realigned channel block still needs to be sized appropriately to convey the 100 year flows. Please provide a calculation or report to support this. In our October 15th response, it is noted that Natural Channel Design Principles will need to be used on the new channel. While the overall specifics on the Principle will be for future applications at detailed design, the NPCA needs to be satisfied at a high level that it can be achieved and 100-year peak flows will be contained within the new channel block. As such, certain high-level calculations will be required now. This can be achieved through a Hydraulic Analysis or similar FSR/SWM Report or Memo that confirms no negative impacts to the 100 year flows within a new channel.
 - Ensure that the culverts at the driveway and Garrison Rd are also sized appropriately to convey the peak 100-year flows. If new or replacement culverts are proposed, the specifics will be addressed at details design and works permits. Please provide clarity to ensure that appropriately sized culverts will be used for conveyance of flows.
 - Watercourses should be within their own block (or similar protective area) and zoned an appropriate Environmental Protection, Conservation, or similar Municipal Zone category that protects the feature. Clarity / drawing revisions should show this update.

Appendix 4

- We are supportive of a reduced buffer for the channel provided the block is sized correctly to convey 100 year flows.

Should clarity be provided on the above with appropriate principles used in the design of the realigned channels, the NPCA will likely soon be in a position to move forward with support, provided any possible Enforcement Matters are addressed to the satisfaction of NPCA.

As a kind note for future detailed design and works permits (not required at this time), the applicant should simply be aware of the following:

- Final details to natural channel design used on the realigned channels.
 - Restoration and Monitoring Plan included.
 - Erosion and Sediment Control Plan(s)
 - Grading, Staging and Sequencing Plans
- Culvert design details for the driveway and any manipulations to the existing headwall at Garrison Rd.
- Any other details as requested by NPCA at the time of a works permit.

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

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>

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

Sent: March 12, 2026 5:53 PM

To: Taran Lennard <tlennard@npca.ca>

Cc: Kartiki Sharma <ksharma@npca.ca>

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

Hello Taran and Kartiki,

Just circling back to this application since we are looking to hold the public meeting for it in April. If you can let me know if you have any additional comments by Thursday, March 26, 2026, it would be greatly appreciated.

We have a new file system that is somewhat half baked right now, so let me know if you have any problems accessing these files: 📁 [848 Garrison Road](#)

Appendix 4



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

From Taran Lennard <tlennard@npca.ca>
Date Tue 2025-12-16 8:23 AM
To Daryl Vander Veen <DVanderVeen@forterie.ca>
Cc Kartiki Sharma <ksharma@npca.ca>

⚠ External Email Warning:

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Hi Daryl,

I had spoken with Aaron at NPG about this file as well shortly after the comment submission. We had a good conversation about the site and what we needed to see. It does appear that the features have now been included so we can deem this file complete.

As a friendly heads up, I am out of the Office starting this afternoon and returning on January 5th. We have a number of other Staff holidays starting next week as well as you can imagine. We will still like to see the formal circulation so we can review the reports, but I won't be able to provide you comments until the New Year. Still circulate me once you are ready to do so, but I simply may need a bit more time.

Thank you. Have a great holiday. Looking forward to continuing to work with you and your Staff at the Town in 2026.



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

tlennard@npca.ca

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

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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>

Appendix 4

From: Daryl Vander Veen <DVanderVeen@forterie.ca>
Sent: December 12, 2025 2:15 PM
To: Taran Lennard <tlennard@npca.ca>
Cc: Kartiki Sharma <ksharma@npca.ca>
Subject: Fw: Revised submission - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

Hello Taran,

We have received a revised submission for 848 Garrison Road. Can you please take a look at the attached and let me know if it addresses NPCA concerns? We are looking to determine if the application is adequate to be deemed complete. Thanks!

Regards,

Daryl

Daryl Vander Veen
Intermediate Development Planner
Planning & Development Services
Town of Fort Erie

1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6

(905) 871-1600 ext. 2509
dvanderveen@forterie.ca

From: Max Fedchyshak <mfedchyshak@npgsolutions.ca>
Sent: December 10, 2025 9:04 AM
To: Daryl Vander Veen <DVanderVeen@forterie.ca>
Cc: Aaron Butler <abutler@npgsolutions.ca>; Mark Iamarino <MIamarino@forterie.ca>; Konstantinos Kentros <kkentros@serottelaw.com>; Anthony Infurna <ainfurna@hallex.ca>; Devon Morton <DMorton@forterie.ca>
Subject: RE: Notice of incomplete application - combined Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

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Hi Daryl,

As discussed yesterday, the materials needed to circulate to the NPCA and Town Environmental department are attached to this email. Can you please confirm when they are circulated and if you have any comments and concerns.

As also discussed we are still waiting on the fee confirmation from you to pay the peer review fee.

We would like to get this deemed complete ASAP so we can proceed with having the Open House and Public Meeting scheduled early in the new year. Thanks!

[Max Fedchyshak, MCIP, RPP](#)

Appendix 4



NPCA Review: Official Plan Amendment and Zoning By-law Amendment for 848 Garrison Road

From Taran Lennard <tlennard@npca.ca>

Date Wed 2025-10-15 2:13 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

⚠ External Email Warning:

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Hi Daryl,

The NPCA has reviewed the provided information associated with this first circulation for OPA-06-2025 and ZBA-15-2025.

The NPCA is not yet in a position to express support of this application.

Our Agency has reviewed the Functional Servicing Report as prepared by Hallex Engineering (dated Feb 3, 2025), and the Environmental Impact Study as prepared by Myler Ecological Consulting (dated August 8, 2025). We offer the following:

- As confirmed by NPCA Staff through a site visit, two watercourses have been confirmed on site. Drawing CSK2, the Post Development Catchment Area Plan, show these two watercourses present.
 - In principle, the NPCA can support the realignment of these two watercourses provided principles of natural channel design are incorporated into the realignment and that the channel blocks are sized appropriately to convey the 100-year flows.
- Through the incorporation of the two watercourses, the applicant shall be aware that the watercourse buffer shall not cross property boundaries and will need to be kept within this property.
 - A discussion on NPCA Policy 9.2.3.2 for watercourse realignments shall also be included which justifies the need to realign. This discussion should also include a demonstration of no negative impacts to the hydrologic function, specifically in relation to flooding and erosion around natural hazards.

The NPCA has reviewed the proposed Site Plan by Jason Pizzicarola Design (dated Feb 27, 2025) and the Landscape Plan by James McWilliam Landscape Architecture (dated February 2025) and notes that the watercourse channels are absent from both plans. The NPCA will require that the realigned watercourses be shown on all plans and include the appropriate zoning to protect these watercourses. The NPCA will note that the westernmost feature drains the subdivision to the rear and must remain present.

While certain elements can be focused to detailed design, the appropriate sizing of the channel blocks and justification shall be provided at this present time. Applicable zoning categories will also need to be placed over the watercourses.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)

Appendix 4

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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>

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

Sent: 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.

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), and 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. The proposed residential density of the site is approximately 59.11 units per hectare. The Cruikshank House is proposed to remain, with potential for adaptive re-use for commercial purposes such as office or commercial uses.

The subject lands are currently designated Low Density Residential and Environmental Conservation Area (Overlay) in the Spears-High Pointe Secondary Plan in the Town's Official Plan. An Official Plan Amendment is required as the current land use designation only permits low density residential uses such as single detached, semi-detached or duplex dwellings. The Applicant is proposing to change the land use designation to Core Mixed Use and a Site Specific Policy Area (SSPA) to permit the proposed development. The SSPA proposes special policies to permit an increased maximum density of 60 units per hectare, a maximum building height of 5 storeys and to permit development on the same site as the Cruikshank House.

The subject lands are currently zoned Neighbourhood Development (ND) Zone and Environmental Conservation (EC) Overlay Zone in accordance with the Town's Comprehensive Zoning By-law No. 129-90. A Zoning By-law Amendment is required as the ND Zone only permits existing single detached dwellings. The Applicant is proposing to change the zoning to a