

## Appendix 6



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**Re: Request for comments - proposed OPA, ZBA and CEC applications for 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Town of Fort Erie**

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

Date Mon 2025-06-23 8:05 AM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

Good morning Daryl,

Cogeco has no comment on this application.

Thank you,

Mike

### Mike Embleton

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



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**#cogecommunity**



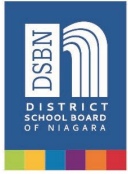
On Thu, Jun 19, 2025 at 5:39 PM Daryl Vander Veen <[DVanderVeen@forterie.ca](mailto:DVanderVeen@forterie.ca)> wrote:

Good evening,

The Town of Fort Erie has received applications for a combined Official Plan and Zoning By-law Amendment and a Plan of Common Elements Condominium for 145 Derby Road and 3990 Rebstock Road in the Town of Fort Erie. The subject lands are located in the Crystal Beach neighbourhood on the northwest corner of Derby Road and Rebstock Road. The intent of the application is to facilitate development of thirty-six (36) block townhouse dwellings and a four-storey apartment with twenty-four (24) dwelling units. The proposed density is approximately 38 units per hectare.

The subject lands are currently designated Medium Density Residential in the Crystal Beach Secondary Plan in the Town's Official Plan. 145 Derby Road is subject to the policies of Section 4.22.9.3 and 3990 Rebstock Road is subject to the policies of Section 4.22.9.4 in the Secondary Plan. The Official Plan Amendment proposes to amend the policies rated to the site to permit a minimum density of 38 units per hectare and a minimum number of apartment

## Appendix 6



### DISTRICT SCHOOL BOARD OF NIAGARA

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

June 20, 2025

Daryl Vander Veen  
Intermediate Development Planner  
Planning & Development Services  
The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

Dear Mr. Vander Veen,

**Re: APPLICATION FOR OFFICIAL PLAN, ZONING BY-LAW AMENDMENT &  
COMMON ELEMENT CONDOMINIUM  
145 DERBY ROAD & 3990 REBSTOCK ROAD, CRYSTAL BEACH, ONTARIO**

Thank you for circulating the District School Board of Niagara (DSBN) the above noted Complete Application for the lands, municipally known as 145 Derby Road and 3990 Rebstock Road. We understand the purpose of the application is to facilitate the construction of 9 blocks of townhouses totaling 36 units and a 24-unit 4 storey apartment building. The proposed Official Plan Amendment and Zoning By-law amendment will rezone the site accordingly to facilitate the development.

DSBN Planning staff has completed its review and has no objections to the application. Students from this area would attend John Brant PS (Gr. JK-8) and Greater Fort Erie Secondary School (Gr. 9-12).

If you have any questions, please feel free to contact Aidan Hawkins, Planning Services at 905-641-2929 Ext 54225.

Sincerely,

A handwritten signature in blue ink that reads 'Stacy Veld'.

Stacy Veld,  
Associate Director of Education, Corporate Services

## Appendix 6



Municipal Planning,  
Engineering

tel 416 495 5180  
municipalplanning@enbridge.com

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

June 26, 2025

Daryl Vander Veen  
Intermediate Development Planner  
Planning & Development Services Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

RE: Draft Plan of Condominium, Official Plan Amendment, Zoning By-law Amendment  
G & G Developments Inc.  
145 Derby Road and 3990 Rebstock Road  
Town of Fort Erie

Dear Daryl,

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,

A handwritten signature in blue ink that reads 'Casey O'Neil'.

**Casey O'Neil**  
Advisor Municipal Planning

## Appendix 6

 Outlook

### Fort Erie - 145 Derby Road and 3990 Rebstock Road - Pre Con

From LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Date Tue 2025-07-08 3:32 PM

To Daryl Vander Veen <DVanderVeen@forterie.ca>

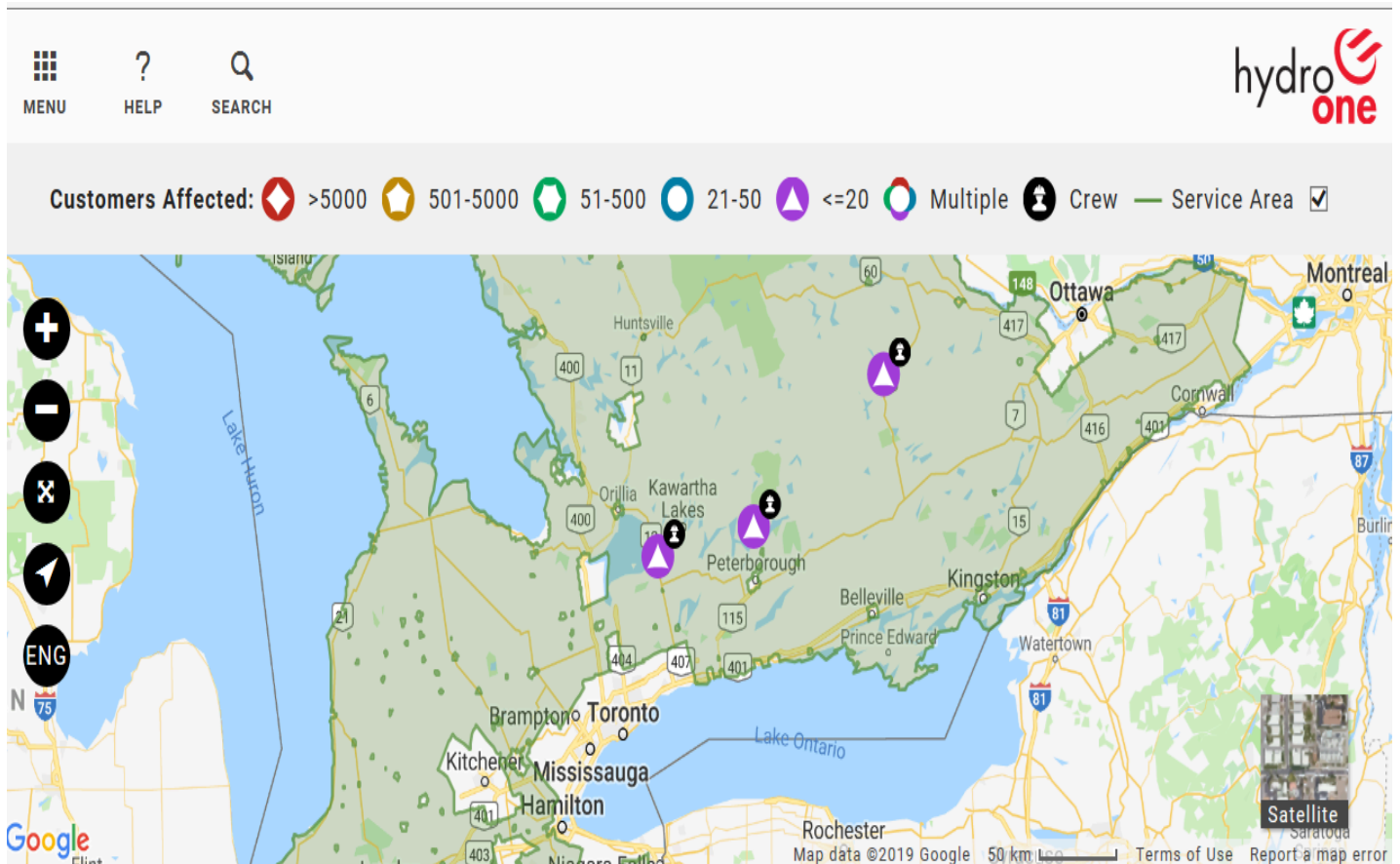
Hello,

We are in receipt of your Application for Condominium, Pre Con dated 2025-06-19. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com).

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

## **Appendix 6**

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)



August 20, 2025

Project Name: 145 Derby Road & 3990 3990 Rebstock Road, Crystal Beach, Fort Erie  
DOCA Project Number: 2023-1055  
Proponent: G&G Developments Inc.  
Project Location: 145 Derby Road & 3990 3990 Rebstock Road, Crystal Beach, Fort Erie

Dear Daryl Vander Veen,

This letter is to confirm receipt of the project-related correspondence sent by the Town of Fort Erie, on June 19, 2025, regarding 145 Derby Road & 3990 3990 Rebstock Road, Crystal Beach, 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 Between the Lakes Treaty No. 3, of 1792. 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: **Adam LaForme, MCFN DOCA- Manager of Archaeology**  
Questions and Comments- *MCFN DOCA wishes to remind G&G Developments that the Stage 3 Archaeological Assessment remains outstanding and requires MCFN involvement. Please contact the MCFN DOCA Archaeological Unit to coordinate next steps.*

#### **Environment Unit**

Primary Reviewer: **Lindsay Wong, MCFN DOCA- Manager of Environment**  
Questions and Comments - *After reviewing the submitted environmental reports, MCFN DOCA has no comments or concerns at this time.*

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](mailto:abby.laforme@mncfn.ca)

CC: Megan DeVries, Manager of Consultations, [megan.devries@mncfn.ca](mailto:megan.devries@mncfn.ca)  
Adam LaForme, Manager of Archaeology, [Adam.LaForme@mncfn.ca](mailto:Adam.LaForme@mncfn.ca)  
Lindsay Wong, Manager of Environment, [Lindsay.Wong@mncfn.ca](mailto:Lindsay.Wong@mncfn.ca)



## Appendix 6



**RE: Request for comments - proposed OPA, ZBA, DPS and CEC applications for 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Town of Fort Erie**

**From** Lucky Reddy, Adithi <Adithi.Lucky.Reddy@niagararegion.ca>

**Date** Thu 2026-04-02 3:48 PM

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

**Cc** devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>

**⚠ External Email Warning:**

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

Hi Daryl,

We have no comments or any capacity issues with Crystal Beach Wastewater Treatment Plant with this development.

Our comments and conditions focus on waste collection for these applications.

We haven't received the fees for the applications yet. I will send the comments next week after the fee is paid. I would like to note that the Regional offices are closed for Good Friday and Easter Monday. If we receive the fees soon, the earliest I will be able to send the comments will be on Tuesday.

Thank you,



**Adithi Lucky Reddy**  
Planner

Niagara Region, Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7, PO Box 1042

**P:** (905) 980-6000 ext. 3264

**W:** [www.niagararegion.ca](http://www.niagararegion.ca)

**E:** [adithi.luckyreddy@niagararegion.ca](mailto:adithi.luckyreddy@niagararegion.ca)



***My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.***

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

**Sent:** April 2, 2026 2:33 PM

**To:** Lucky Reddy, Adithi <Adithi.Lucky.Reddy@niagararegion.ca>

**Cc:** Development Planning Applications <devtplanningapplications@niagararegion.ca>

**Subject:** Re: Request for comments - proposed OPA, ZBA, DPS and CEC applications for 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Town of Fort Erie

## Appendix 6



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**RE: Request for comments - proposed OPA, ZBA and CEC applications for 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Town of Fort Erie**

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**From** Taran Lennard <tlennard@npca.ca>  
**Date** Fri 2025-06-20 9:08 AM  
**To** Daryl Vander Veen <DVanderVeen@forterie.ca>

Hi Daryl,

No objections from NPCA. The lands remain outside of our regulated areas.

Thank you for including us.



**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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**From:** Daryl Vander Veen <[DVanderVeen@forterie.ca](mailto:DVanderVeen@forterie.ca)>

**Sent:** June 19, 2025 5:39 PM

**Subject:** Request for comments - proposed OPA, ZBA and CEC applications for 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Town of Fort Erie

Good evening,

The Town of Fort Erie has received applications for a combined Official Plan and Zoning By-law Amendment and a Plan of Common Elements Condominium for 145 Derby Road and 3990 Rebstock Road in the Town of Fort Erie. The subject lands are located in the Crystal Beach neighbourhood on the northwest corner of Derby Road and Rebstock Road. The intent of the