

From: [Mike Crough](#)
To: [Federici, John](#); Kirsten.Mccauley@niagararegion.ca; Chris.Millar@niagararegion.ca
Cc: [Gerrit Boerema](#); [Brian Treble](#)
Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 2169)
Date: Thursday, February 3, 2022 12:22:00 PM
Attachments: [Pages from PTR_2021-06-01 - Final PJB - Caistorville RSA Expansion Request - Leblanc \(003\).pdf](#)

Hi all,

Further to the correspondence below and the discussion we had last month, I am providing some excerpts of our submission request to indicate the shape/extent of the expansion that is most appropriate in our opinion. To this point, Town staff and Council and Regional staff have indicated support for an expansion of Caistorville of 7 ha, which aligns with our request. The difference is that both the Town and Region mapping illustrates a square shape, whereas our request is less regular due to consideration of existing natural features and buffers. For instance, our proposed westerly boundary aligns with the required buffer from the identified wetlands. Our delineation results in the most realistic developable area, as shown in our attached concept plan. Adopting a square shape as illustrated in the Region and Town reports would result in undevelopable (i.e. wetland) area being within the expanded boundary. This would result in less efficient use of the expansion area and reduced ability to provide dwelling units. Therefore, we respectfully request that Region staff consider our preferred delineation going forward and adopt this delineation in the final mapping and recommendations which are presented to Council in the New Official Plan for adoption. If further discussion is warranted, we would be happy to engage.

Thanks very much.

Mike Crough

Associate Director - Practice Lead, Planning

IBI GROUP

Suite 200, East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel +1 905 546 1010 ext 63114



NOTE: This email message/attachments may contain privileged and confidential information. If received in error, please notify the sender and delete this e-mail message.
NOTE: Ce courriel peut contenir de l'information privilégiée et confidentielle. Si vous avez reçu ce message par erreur, veuillez le mentionner immédiatement à l'expéditeur et effacer ce courriel.

From: Federici, John <John.Federici@niagararegion.ca>
Sent: Wednesday, December 1, 2021 8:55 AM
To: Mike Crough <mike.crough@ibigroup.com>
Subject: Settlement Area Boundary Expansion Request (SABR ID 2169)

Hi Mike,

I hope that you have been keeping well. I'm writing to provide you an update on

Niagara Region's settlement area boundary review. As you may be aware, the Region is reviewing boundaries as part of its new Official Plan, which is planned for adoption in Spring 2022.

The Region received many expansion requests and has assessed those using detailed criteria developed in conformity with Provincial policies.

At December 8, 2021 Planning and Economic Development Committee, the Region will provide Reports PDS 41-2021 and PDS 42-2021 containing proposed locations for settlement area boundary expansions. These sites reflect the most appropriate locations for expansion based on Provincial policy and previously-established Regional criteria.

Reports PDS 41-2021 and PDS 42-2021 are for information only. No decisions are sought from Council. The Region seeks public input until February 7, 2022, after which, Staff will report further.

Reports PDS 41-2021 and PDS 42-2021 are available here: <https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=b32a2aae-11e3-42d9-8d48-016a59c50eea&Agenda=Agenda&lang=English>

Some Appendices to these Reports are not included with the above-noted Agenda, due to size. Those Appendices will be available at the following link, no later than December 3, 2021: <https://niagararegion.ca/official-plan/>

If you're interested, we would be pleased to schedule a virtual meeting with you in December or January to discuss our boundary review and your property of interest. Kindly reply to this email to confirm your interest in a meeting and we will coordinate.

Thank you,

John Federici

Planner

Long Range Planning, Planning and Development Services

Niagara Region

Phone: 905-685-4225 ext. 3442 Toll-free: 1-800-263-7215

www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.