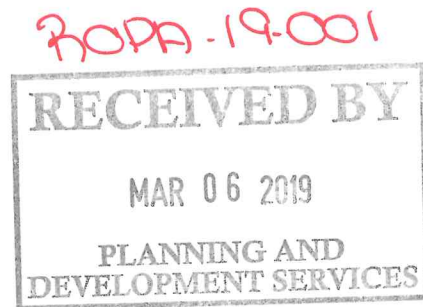




Planning and Development Services

Kristen McCauley, MCIP, RPP
Senior Planner,
The Regional Municipality of Niagara
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7



February 27, 2019
File No. 110701
Sent Via: Regular Mail

Dear Ms. McCauley:

Re: Comments on Proposed ROPA 15

Thank you for providing an opportunity to comment on the proposed ROPA. It would have been preferred if the words "shall determine" were simply "shall issue" in the opening policy. That approach would have been more predictable and would have provided a clear statement on when an exemption would be provided.

The following sections of 14.E.6 are fine as written.

I believe 14.E.7 will be problematic for the Region to interpret and enforce in the future. It is quite unreasonable to expect that a secondary plan will not have impacts on servicing, especially if the secondary plan is used as an instrument to increase residential and/or employment density in a given area. This issue should have been collaboratively addressed in the planning process for the OPA and as such be exempt from Regional approval. This contradictory approach to the wording of the two policies will likely lead to confusion and misinterpretation. All issues in 14.E.7 should be addressed within the policy framework of 14.E.6 therefore it is redundant and misleading.

Again, thank you for requesting comments from the Town of Fort Erie. Please send a copy of the final set of policies when they are available.

Yours very truly,

Richard F. Brady M.A., MCIP, RPP
Director, Planning & Development Services

rbrady@forterie.ca

RB/hg
cc: