

October 1, 2021

Making Our Mark - Niagara Official Plan Team
Planning and Development Services
Niagara Region
1815 Sir Isaac Brock Way,
Thorold, ON,
L2V 4T7

To whom it may concern,

**LETTER IN SUPPORT OF NIAGARA OFFICIAL PLAN: LAND NEEDS ASSESSMENT AND
SETTLEMENT AREA BOUNDARY REVIEW UPDATE**
Lands of River Realty, Club Italia, and Redeemer Bible Church
NORTHWEST NIAGARA FALLS

NPG Planning Solutions Inc. (“NPG”) are planning consultants to River Realty, who are the lead proponents on behalf of the lands of River Realty, Club Italia, and Redeemer Bible Church comprising approximately 40 ha of land. The subject lands are located on the south side of Montrose Road and east of Kalar Road, adjacent to the northwest settlement area boundary of Niagara Falls.

Our clients have undertaken considerable work to support their request that these lands be brought into the settlement area, as was detailed in an earlier submission made on their behalf by NPG in June 2021. We would like to reiterate that these lands are appropriate for inclusion in the settlement area of Niagara Falls for the reasons detailed in our earlier submission. It should be noted that the lands were previously supported for inclusion in the settlement area of Niagara Falls as part of the broader Niagara Falls OPA 106/RPPA196.

We want to add a brief comment on report PDS-33-2021, which was considered by Niagara Region’s Planning and Economic Development Committee on August 11, 2021.

The main purpose of the report was to present the “Made-in-Niagara” growth forecast to 2051 and seek Regional Council’s endorsement of its use to advance, among other things, the Niagara Region Official Plan. Appendix 2 of the report is a draft map showing candidate sites currently under the Settlement Area Boundary Review. The map identifies part of the subject lands as a request initiated by Private Landowners and part of it by the Municipal Council. The Region also has an online mapping tool that is subject to ongoing revisions, where the lands are recognized as part of the municipal council request. We want to note the discrepancy between Appendix 2 and the online mapping tool and respectfully request the subject lands be considered as municipally initiated as currently identified on the Region’s website.

Regards,



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