



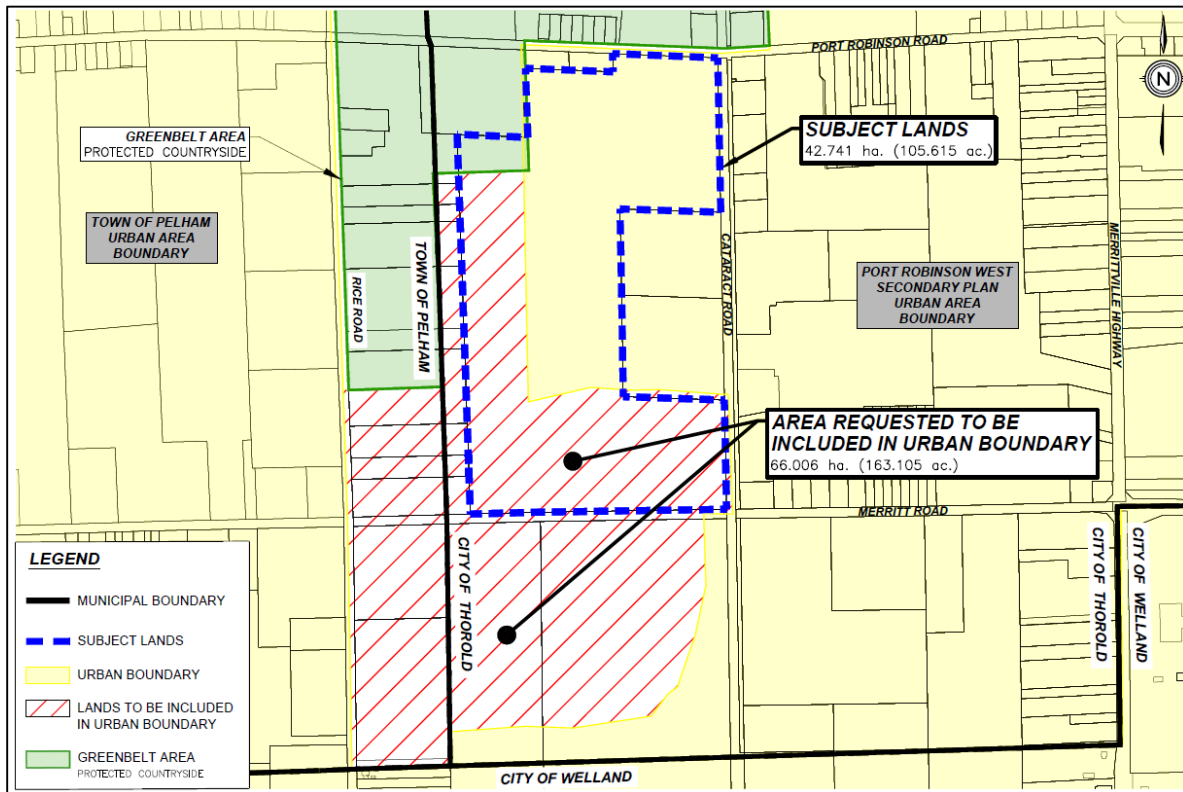
Sept. 30th, 2021

To: Isaiah Banach
Manager of Long Range Planning
Region of Niagara
1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7

Re: **Niagara Official Plan Process**
Urban Settlement Area Boundary Expansion Request
Thorold & Pelham: Urban Area

Further to the ongoing process for the new and updated Niagara Region Official Plan, I respectfully submit this letter as general comments for consideration ahead of the formal release to of the proposed Urban Area Boundary Expansion areas.

The existing municipal boundaries of Pelham, Thorold, and Welland all converge at a location just north of the new North West Secondary Plan lands in the City of Welland. The inclusion of the new North West Secondary Plan Urban Area, expanded the boundary to the North Limits of the Welland municipal boundary. This has left an unusual gap of rural land outside of the urban boundary in the Town of Pelham and its East Fonthill Secondary Plan as well as the City of Thorold and its Port Robinson West Secondary Plan. This area is surrounded on all sides urban area as illustrated on the image below.





Based on previous correspondence from Regional staff, I acknowledge the Region is no longer accepting requests on behalf of specific land owners. A client of Upper Canada Consultants, Hert Inc., owns a parcel of land in this as identified by the subject lands notation. I feel that special attention should be paid to this unusual configuration of the Urban Area and respectfully request that consideration be given to including this area within the Urban Area Boundary in the new Official Plan.

It is my understanding that the Land Needs Assessment methodology allows for rounding out of the Urban Area's based on additional planning reasons without a specific accounting exercise to determine the need to accommodate growth based on population and employment projections.

Further to this, please consider the following:

- The Region is currently conducting an Environmental Assessment (EA) on Merritt Road to connect the east and west ends of the Right-of-Way through from Cataract Road through to Rice Road. This will provide an efficient vehicular connection from Fonthill through to Hwy. 406. In the long term, this will become a major arterial road where growth and development should be directed rather than to surrounding roadways that are local.
- The inclusion of this area will increase the efficiency of services that are being provided to the existing urban area limits. Specifically, the existing Regional Sanitary trunk sewer and Towpath pumping station, that has existing capacity.
- The existing Urban Boundary Area post development will leave a minor fragmented agricultural area that has the potential to cause negative impacts to the surrounding urban areas and bring the viability of the agricultural operations down in the long term.
- If this piece of land is left out of the Urban Boundary Area, it will result in an incomplete urban structure and result in a low efficiency of land use.

If there are any further questions or concerns please do not hesitate to contact the undersigned.

Sincerely,



William Heikoop, B.U.R.Pl.
Planner
Upper Canada Consultants

cc. Michelle Serigi, Commissioner of Planning and Development Services, Niagara Region
Jon Whyte, Development Industry Consultant, Niagara Region
Phill Lambert, Director, Infrastructure Planning & Development Engineering, Niagara Region
Barbara Wiens, Director, Community Planning and Development, Town of Pelham
Paul Moore, Director of Planning & Development Services, City of Thorold