

**From:** [PF-Mailbox-01](#)  
**To:** [Norio, Ann-Marie](#); [Trennum, Matthew](#)  
**Subject:** FW: ROPA 18 Northwest Welland Urban Boundary Expansion  
**Date:** Thursday, October 08, 2020 10:18:17 PM

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**From:** Aurelio Magazzeni  
**Sent:** Thursday, 08 October 2020 22:17:59 (UTC-05:00) Eastern Time (US & Canada)  
**To:** Clerks; Rose DiFelice  
**Subject:** ROPA 18 Northwest Welland Urban Boundary Expansion

Sorry, I forgot to include a subject line in my first email.

Re: ROPA 18 Northwest Welland Urban Boundary Expansion

Hello,

My name is Aurelio Magazzeni and I live at [REDACTED] Rice Rd., Welland, ON [REDACTED]. I own two parcels of property side-by-side. Both parcels of land are zoned residential in the front half and agricultural in the back half. In 1988 I purchased the property in order to enjoy the lifestyle I'm currently living. I enjoy a small hobby farm and operate a tree service. This urban boundary expansion will change the way I currently enjoy my property. I will be surrounded by residential development and it's likely that I won't be able to continue with my regular activities. If I am forced to stop my current activities I will have a loss of revenue.

I am therefore opposed to the Northwest Welland Urban Boundary Expansion.

I would like to take this opportunity to ask a few questions:

- The plan indicates that Rice Rd will be four lanes. Is there going to be expropriation of lands to accommodate? Are there turning lanes, sidewalks, and bicycle lanes?
- What is the timeline for a local sewer to be installed?
- Will we be forced to hook up and decommission septic?
- Are homeowners responsible for sewer along the frontage of our property?
- Will there be storm sewers in place of the ditch as well as curbs and gutters?
- As I understand my zoning to be 50% residential and the back half agricultural. Will I be able to carry out agricultural activities as I have for the past 30 years, including the raising of livestock?
- It appears from the plans that east of my rear property line it will be converted to low density residential. Will there be a buffer substantial enough for me to continue my hobby farm, both livestock and gardening?
- I currently operate tractors, chainsaws, wood splinters, saw mill, etc. in the

rear yard for firewood processing and occasionally burn fruit tree branches.  
Will I be permitted to continue to operate these machines, and open burn as per fire department permit?

- In order to allow for low density residential, are there plans to expropriate the back half of my property?

I request a copy of the report and the notice of decision of council.

Regards,  
Aurelio Magazzeni