

Rob Flemming
Senior Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

I'm the owner of the property located at 142 Cushman Road, St. Catharines, consisting of 53,800 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

Even though other regions have opted out of the Vacancy Tax Credit, I believe as with many of my colleagues that this should be a "Made in Niagara Solution". What may work in other Regions, I can assure you that this proposal will not work here. We are just coming into a healthy rental market with a forecast of a downturn come late 2019 through to 2022. Other Regions have experienced strong market conditions and have expanded significantly. Whereas Niagara is just starting to fill their industrial, commercial is holding its own and office is looking bleak. How could you even consider implementing a measure such as this when we have had such a dismal past.

Please remove this proposal from the Region and Municipalities.

Sincerely,



Collini Ferretti Holdings Inc

Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

I'm the owner of the property located at 1620 Dominion Road, Fort Erie, consisting of 8533 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

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Please remove this proposal from the Region and Municipalities.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Stewart', with a stylized flourish at the end.

Larry Stewart

Rob Flemming
Senior Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

I'm the owner of the property located at 10 Dunlop St., St. Catharines, consisting of 4195 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Stewart', with a stylized 'L' and 'S'.

Larry Stewart

Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

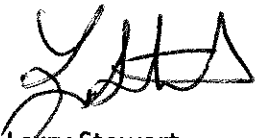
I'm the owner of the property located at 543 Allanburg Road, Thorold, consisting of 3150 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

Even though other regions have opted out of the Vacancy Tax Credit, I believe as with many of my colleagues that this should be a "Made in Niagara Solution". What may work in other Regions, I can assure you that this proposal will not work here. We are just coming into a healthy rental market with a forecast of a downturn come late 2019 through to 2022. Other Regions have experienced strong market conditions and have expanded significantly. Whereas Niagara is just starting to fill their industrial, commercial is holding its own and office is looking bleak. How could you even consider implementing a measure such as this when we have had such a dismal past.

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Sincerely,



Larry Stewart

Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

I'm the owner of the property located at 101 Hannover Drive, St. Catharines, consisting of 3824 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

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Sincerely,

A handwritten signature in black ink, appearing to read 'L. Stewart'.

Larry Stewart

CAUSEWAY PROPERTIES INC.

242 Main Street East
Hamilton, Ontario, L8N 1H5

CSD 3-2019
Appendix I
January 9, 2019
Phone: (905) 528-8956
Fax: (905) 528-2165

November 15th, 2018

**Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning**

**Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7**

Causeway Properties Inc. is the owner of the property located at 113-115 Cushman Road St. Catharines, Ontario, consisting of 185,642 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

Even though other regions have opted out of the Vacancy Tax Credit, I believe as with many of my colleagues that this should be a "Made in Niagara Solution". What may work in other Regions, I can assure you that this proposal will not work here. We are just coming into a healthy rental market with a forecast of a downturn come late 2019 through to 2022. Other Regions have experienced strong market conditions and have expanded significantly. Whereas Niagara is just starting to fill their industrial, commercial is holding its own and office is looking bleak. How could you even consider implementing a measure such as this when we have had such a dismal past.

Please remove this proposal from the Region and Municipalities.

Sincerely,

CAUSEWAY PROPERTIES INC.

Per:



Gerald Asa
A.S.O.

F.T.A. CONDOR HOLDINGS INC.

242 Main Street East
Hamilton, Ontario, L8N 1H5

Phone: (905) 528-8956
Fax: (905) 528-2165

November 15th, 2018

**Rob Flemming
Senior Tax & Revenue Analyst
Financial Management and Planning**

**Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7**

F.T.A. Condor Holdings Inc. is the owner of the property located at 380 Vansickle Road, St. Catharines, Ontario, consisting of 99,762 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

Even though other regions have opted out of the Vacancy Tax Credit, I believe as with many of my colleagues that this should be a "Made in Niagara Solution". What may work in other Regions, I can assure you that this proposal will not work here. We are just coming into a healthy rental market with a forecast of a downturn come late 2019 through to 2022. Other Regions have experienced strong market conditions and have expanded significantly. Whereas Niagara is just starting to fill their industrial, commercial is holding its own and office is looking bleak. How could you even consider implementing a measure such as this when we have had such a dismal past.

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Sincerely,

F.T.A. CONDOR HOLDINGS INC.

Per:



**Gerald Asa
A.S.O.**

F.T.A. CONDOR HOLDINGS INC.

242 Main Street East
Hamilton, Ontario, L8N 1H5

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November 15th, 2018

**Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning**

**Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7**

F.T.A. Condor Holdings Inc. is the owner of the property located at 360 York Road, Niagara-on-the-Lake, Ontario, consisting of 66,458 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

Even though other regions have opted out of the Vacancy Tax Credit, I believe as with many of my colleagues that this should be a "Made in Niagara Solution". What may work in other Regions, I can assure you that this proposal will not work here. We are just coming into a healthy rental market with a forecast of a downturn come late 2019 through to 2022. Other Regions have experienced strong market conditions and have expanded significantly. Whereas Niagara is just starting to fill their industrial, commercial is holding its own and office is looking bleak. How could you even consider implementing a measure such as this when we have had such a dismal past.

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Sincerely,

F.T.A. CONDOR HOLDINGS INC.

Per:



Gerald Asa
A.S.O.

Rob Flemming
Senor Tax & Revenue Analyst
Financial Management and Planning

Enterprise Resource Management Services
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

I'm the owner of the property located at 150 Bunting Road, St. Catharines consisting of 42,000 sq. ft.

I'm opposed to any removal of the Vacancy Tax Credit.

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Please remove this proposal from the Region and Municipalities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stanley Pierog".

S & S PIEROG LIMITED