

**SULLIVAN | MAHONEY** LLP  
LAWYERS

February 8, 2021

**Via Email to [ann-marie.norio@niagararegion.ca](mailto:ann-marie.norio@niagararegion.ca)**

Reply to St. Catharines office  
**THOMAS A. RICHARDSON, C.S.**  
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*Certified Specialist (Municipal Law – Local  
Government/Land Use Planning & Development)*

Ms. Ann-Marie Norio, Clerk  
Regional Municipality of Niagara  
1815 Sir Isaac Brock Way  
P.O. Box 1042  
Thorold, ON L2V 4T7

Dear Ms. Norio:

**Re: Lakewood Beach Properties Ltd.  
Our File No. 113577**

We act as solicitors for Lakewood Beach Properties Ltd. which proposes to develop lands in the Township of Wainfleet for a plan of condominium. This development plan was the subject of Township of Wainfleet Official Plan Amendment No. 18 which contemplates a Communal Private Sanitary Servicing System which was approved by the Niagara Region Public Works Committee based on Report PWA58-2009 on June 25, 2009.

In 2010 the OMB approved site-specific amendments to the Township of Wainfleet's Official Plan and Zoning By-law. Since these approvals, the Regional Municipality of Niagara and Lakewood Beach Properties Ltd. have been in negotiations to create a "Municipal Responsibility Agreement" to address the design, construction, maintenance, operation, monitoring and construction security of the water system and the wastewater system that are proposed for the servicing of the development. Those negotiations have now concluded and have resulted in a Municipal Responsibility Agreement which has been signed on behalf of Lakewood Beach Properties Ltd. and has been submitted for execution by the Corporation of the Township of Wainfleet and by the Regional Municipality of Niagara.

We are informed that, given the substantial period of time which has passed between Regional approval of this development and the concept of a Municipal Responsibility Agreement, staff intend to bring a report forward to the Regional Planning & Economic Development Committee at its meeting on Wednesday, March 10, 2021.

*Client Committed. Community Minded.*

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The purpose of this letter is to request an opportunity to address the Planning and Economic Development Committee, on March 10, 2021, on behalf of Lakewood Beach Properties Ltd. in support of the Municipal Responsibility Agreement.

Would you please advise if you require any further information? We will await your confirmation that this writer may speak to the Planning Committee on March 10, 2021.

Yours very truly,

**SULLIVAN, MAHONEY LLP**

**Per:**



**Thomas A. Richardson, C.S.**

Thomas Richardson Legal  
Professional Corporation

TAR:sm

cc—Mr. Sterling Wood  
cc—Mr. Phill Lambert  
cc—Mr. Dan Raseta  
cc—Ms. Elizabeth Thomas  
cc—Mr. James Warren