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March 9, 2021

Kirsten McCauley, MCIP, RPP  
Acting Manager, Long Range Planning  
Planning and Development Services, Niagara Region  
1815 Sir Isaac Brock Way, P.O. Box 1042  
Thorold, ON L2V 4T7

Dear Ms. McCauley:

**RE: Kaneff Properties Limited Comments on Regional Official Plan Amendment 17  
Glendale District Plan  
590 Glendale Avenue, City of St. Catharines**

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On behalf of our client, Kaneff Properties Limited, we are pleased to provide the following comments on Regional Official Plan Amendment (ROPA 17).

We want to thank Regional staff for their extensive efforts in arriving at this point to bring forward a recommendation on ROPA 17. We also thank the Region for actively engaging and consulting with our client throughout the Glendale District Plan process.

Our client supports ROPA 17 and the identification of the Glendale District Plan area as a strategic growth area. Specifically, we support the inclusion of our client's lands as Special Study Area 3 recognizing that the lands are subject to the Niagara Escarpment Plan and that additional planning approvals are required to implement the Land Use Concept and Demonstration Plan for these lands.

As an update, we have had further discussions with the Province regarding the status of their decision on our client's request to redesignate their lands from Escarpment Protection Area to Urban Area in the Niagara Escarpment Plan. We have not been provided a firm date for when Cabinet may make such a decision but the Province is cognizant and aware of the Region's timelines relative to the ongoing Municipal Comprehensive Review. Our expectation and hope is that Cabinet will make a decision prior to the Region taking a formal position on the land needs assessment including settlement area boundary expansions.

We will continue to keep the Region updated as we hear further information from the Province on the status of their decision.

We would ask that the Region please notify us of the Region's decision on ROPA 17.

If you have any questions, please let us know.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'ND' with a long horizontal stroke extending to the right.

Neal DeRuyter, BES, MCIP, RPP

c. Kristina Kaneff