

### Appendix 3: Summary of Comments Received Relating to Land Needs Assessment and Settlement Area Boundary Review

Below is a summary of written comments received on PDS 17-2021 between May 2021 and July 15, 2021, related specifically to the Land Needs Assessment, Settlement Area Boundary Review, and employment conversions. Comments received verbally through municipal meetings and Public Information Centres are not summarized below.

Detailed comments are available at the Region’s website: [Niagara Official Plan](https://www.niagararegion.ca/official-plan/) <https://www.niagararegion.ca/official-plan/>

Commenter	Comment Summary	Regional Response	Action Taken
Town of Pelham	Town staff support 2051 population and Employment forecasts, as well as Town’s intensification rate. This was endorsed by Pelham Council (Report #2021-0108).	Staff acknowledge the Town’s support of the Region’s work to date on the forecasts.	Region Planning staff will continue to consult with Pelham staff on the LNA and related processes.
Town of Pelham	Town staff support draft Community Area land need of 40 ha. This was endorsed by Pelham Council (Report #2021-0108).	Staff agree with Pelham comments on minor expansion need.	Region Planning staff will continue to consult with Pelham staff on minor expansion need through its SABR process.
Town of Pelham	Town staff have identified locations for potential expansion through property owner requests and have provided their assessment of those which are practical for consideration and those which are not, having regard for provincial policies relating to expansion.	Comments received.	Region Planning staff will continue to consult with Pelham staff on minor expansion need through its SABR process.

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<b>City of Niagara Falls</b>	City staff support the 2051 population target of 141,560 people and housing growth of 20,220 units for the 2021 to 2051 period.	Staff acknowledge the City's support of the Region's the work to date on the forecasts.	Region Planning staff will continue to consult with City staff on the LNA and related processes.
<b>City of Niagara Falls</b>	Niagara Falls staff request that the City intensification rate be changed from 50% to 60%, to reflect work undertaken on the City's Housing Needs and Supply Report. Corresponding changes are requested to the Region's Land Needs assessment materials.	Niagara Region staff support the City's Housing work.  The Region's Intensification Rates are based on the Land Needs Assessment Methodology released by the Province. The City's Housing work suggested increased intensification to address Housing needs, but did not include analysis of land needs, including market demand.	The Region will continue to work with the City to support the City's Housing work.  The City is encouraged to apply a greater intensification rate, above the minimum identified in the Niagara Official Plan, through the City's future Official Plan conformity exercise. At this time, in the Region's Official Plan, we do not intend to change the City's intensification rate from 50% to 60%.
<b>City of Thorold</b>	Identified excess lands through the Regions' LNA need to be addressed through tools and policies in the Region's Official Plan. At this time, those policies and tools have not yet been prepared. Development of these policies and tools should be done in conjunction with local Planning staff.	Work is ongoing on policies and tools to manage lands that are currently designated beyond the 2051 planning horizon.	Additional policies are forthcoming in Fall 2021 to address this comment. Region and Thorold staff will meet to collaboratively work on policies.

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<b>Town of Lincoln</b>	Staff opine that Lincoln’s population forecasts are low considering current development proposals and the planned higher densities in the Beamsville GO Station Area and Prudhommes area.	Based on a detailed review of the development proposals and servicing to 2051, more population is needed in Lincoln’s built-up area.	Lincoln is assigned an additional 10,000 people to 2051, exclusively in the delineated built-up area. This results in an intensification rate of 90% and no additional need for Community Area lands to 2051.
<b>Town of Lincoln</b>	The Region allocated an additional 900 households to Lincoln’s Designated Greenfield Area (DGA) over the next 30 years. Lincoln staff opine this figure is low, given the location of DGA in the Beamsville GO Station area planned for higher transit-oriented densities.	The DGA lands in the Beamsville GO Transit Station Area Secondary Plan Land Use Schedule are predominately Office Commercial and Transit Station Area. Thus, only 900 residential units are forecast. However, this unit forecast is a minimum target.	No action taken at this time. Minor refinements may be made to the housing unit mix prior to the completion of the Niagara Official Plan.
<b>Town of Lincoln</b>	Lincoln supports the Region’s allocation of 0.5% growth to the Rural Area.	Staff acknowledge the Town’s support of the Region’s work.	None.
<b>Town of Lincoln</b>	Staff opine that a larger proportion of growth should be allocated to apartment unit types. This reflects recent applications, planned densities and land supply.	On further data review, Regional staff have adjusted the unit mix and included a greater share of apartment units. This is assigned exclusively within the built-up area.	Lincoln is assigned an additional 4,225 apartment units through the Made-in-Niagara Forecast.

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<b>Town of Lincoln</b>	Town staff previously requested a number of technical amendments as part of the Provincial Plans Review and Municipal Comprehensive Review. The Town's suggested boundary amendments that were included in staff report PL 16-13 continue to be carried forward to the Region for consideration. Town staff request to be provided with draft mapping from the Region when it becomes available for comment.	Region staff acknowledge receipt of technical boundary adjustments, and will comment at a later time. Technical adjustments are not the same as boundary expansions – these are minor and intended to fix a technical matter.	Staff are working on technical boundary adjustments for reporting in Fall 2021.
<b>Town of Fort Erie</b>	Town Staff reviewed the Draft LNA and Draft Forecasting Polices and are generally satisfied with the proposed intensification rates, growth allocation numbers and land needs assessment. However the Town felt although close, more employment area was needed based on its consultant findings (Report PDS-54-2021).	Staff acknowledge Town's support of Region's work on the LNA and allocations. The revised Made-in-Niagara Forecast and updated LNA has more employment area in Fort Erie than the May Forecast and LNA.	Region Planning staff will continue to consult with Fort Erie staff on the LNA and related processes.
<b>Town of Fort Erie</b>	The Town, through the approved Urban Area Boundary Expansion Study, has forwarded expansion candidate sites to the Region for consideration.	Staff received the Town's reports on preferred expansions. These will be reviewed as part of the Region's SABR process.	Region Planning staff will continue to work with Fort Erie staff on the SABR expansion process.

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<b>Town of Fort Erie</b>	The Town has the ability to legislatively advance 40 ha expansions outside of the MCR process. Addendum 2 of the Urban Area Boundary Expansion Study, identified sites and priorities for these expansions, should candidate sites not be considered by the Region.	Only the Region can expand boundaries. The Growth Plan has a policy that allow expansions for up to 40 Ha in advance of a municipal comprehensive review (i.e. new Official Plan), subject to specific requirements. The Region is not processing 40 Ha expansion requests at this time since it is not in advance of a municipal comprehensive review.	Comment received. No action taken.
<b>City of Welland</b>	Welland staff seek clarification on draft Regional Structure policy 2.2.5.6 as it relates to criteria development by the Region for expansions and local involvement.	This policy relates to criteria developed for the SABR review, which has been discussed at several meetings with local staff.	Regional staff are considering revisions to this policy to better reflect the draft SABR criteria.
<b>City of Welland</b>	City Staff inquired on the relationship between established neighbourhoods and declining population growth over the 30 year planning horizon.	Established neighbourhoods generally have an older demographic than new neighbourhoods; as a result, the average number of people per unit is expected to decline slightly from 2021- 2051.	No action taken.
<b>City of Welland</b>	City Staff inquired how additional dwelling units (sometimes called Secondary Suites) are captured in the forecast and suggested a higher forecast be provided for the City of Welland.	Through consultation with Welland staff after receipt of this comment, the Region and City agreed that 50 additional units per year for Secondary Suites was an achievable target.	Welland is assigned an additional 1,600 apartment units in the Made-in-Niagara Forecast. The majority of additional apartment units are anticipated to be Secondary Units.

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<b>City of Welland</b>	City Staff note the population and housing forecast seems low for Welland. Planning applications and pre-consultations surpass some draft figures, especially for apartment units. These projects will commence within the next half decade or less.	Based on a detailed review of development proposals and servicing to 2051, more population is needed in Welland's built-up area.	In the updated Made-in-Niagara Forecast, Welland is assigned an additional 10,000 people to 2051, exclusively in the built-up area. This results in an intensification rate of 75% and no additional need for Community Area lands to 2051.
<b>City of Welland</b>	City Staff noted that Employment Area needs increased as Natural Heritage mapping is updated.	Refinements to the Natural Environment System (NES) have been on going since the May report. Since that time, the Region has protected more environmental lands in Employment Areas, including in Welland. This results in less developable Employment Area in Welland.	The revised LNA has a small need for additional Employment Area land in Welland. NES work, including consultation on it, is ongoing. Thus, the final land need may have minor adjustments prior to completion in the Official Plan.
<b>City of Welland</b>	Based on the methodology for determining developable land, including the removal or discount of Natural Heritage features, City Staff ask if the amount of developable land within existing Employment Areas will be impacted.	The Employment Area calculations for the LNA are based on developable land supply and remove natural heritage features and encumbered lands.	No action taken.

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<b>City of Welland</b>	The City is currently having its own forecasts being created as part of our own Official Plan review. These forecasts will be included in the updated Official Plan document. The City will consider policies in its Zoning and OP where necessary that are in adherence to the requirements of Provincial Policy.	The Growth Plan identifies that the Region is responsible for allocating forecasts. Until the Region allocates forecasts, the forecasts that existed on August 28, 2020 remain in effect. Future forecasts established by Welland must conform to the Niagara Official Plan and Growth Plan.	None at this time.
<b>Township of West Lincoln</b>	West Lincoln supports the Regional growth allocations as provided to West Lincoln.	Staff acknowledge the Township's support of the Region's work to date on the forecasts.	None at this time.
<b>Township of West Lincoln</b>	Township staff provided report PD-077-21 which identifies a rural hamlet review work program to be completed in accordance with the Region's SABR Appendix 18.3.	Regional planning staff acknowledge the Township's work plan and are available to consult as needed.	Region will work with Town and consultant as needed during their study.
<b>Niagara Escarpment Commission</b>	NEC requests that it be consulted if any of the proposed urban designations in the Region's Official Plan are for properties within the NEP Area. The Region cannot approve urban amendments, unless the change in designation has first been approved by the Province.	Any boundaries changes related to the NEP area, including technical adjustments, will be discussed with the NEC and local planning staff.	Region has ongoing meetings with the NEC and will address this topic at future meetings.
<b>Niagara Escarpment Commission</b>	NEC would like to assist with mapping discrepancies; it has new digital maps for the NEC Area of Development Control starting July 1, 2021.	Comment received.	None at this time.

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<b>Public</b>	Question about potential redevelopment and land use designation changes to the lands west of Garner Road, north of McLeod Road, and south of Lundy's Lane in Niagara Falls. Concerned about urban expansion areas in the vicinity of their rural residence.	This is to be considered as part of the Region's SABR process.	Planning staff communicated with commenter to outline SABR and reasons why the process is needed.
<b>Public</b>	Question about whether the Region has changed the land use designation of lands on the east side of Rice Road, in Pelham, from agricultural land to rural or urban? Contends that it should be re-designated due to Pelham's zoning, extension of services, and dormant agricultural fields.	This area is under consideration for possible expansion.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Public</b>	Will 1538 RR20 will be brought into Bismark Hamlet in West Lincoln? Region should review hamlet boundaries to capture all of the R1A zone.	Staff are reviewing request to determine if request is an expansion or technical adjustment. The change requested will not add building lots in hamlet.	Staff communicated with requestor to outline process and provide location for materials.



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<p><b>Preservation of Agricultural Land Society (PALS)</b></p>	<p>PALS regards the use of a higher population projection by Niagara than that provided by the province as subversive of good land use planning across Ontario. Comments with respect to rejecting provincial population projections.</p>	<p>The Region must plan for the population forecasted in the Growth Plan, as a minimum.</p> <p>Decision of Regional Council must conform to the Growth Plan.</p> <p>In developing forecasts, Staff consider all planning matters, including climate change, the natural environment system, and core housing needs/affordability. The Made-in-Niagara Forecasts best address these matters.</p>	<p>Staff recommend proceeding with the Made-in-Niagara Forecasts for the reasons identified here and in the covering report.</p>

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<p><b>Preservation of Agricultural Land Society (PALS)</b></p>	<p>Understands that a 460 hectare urban expansion for residential needs has been determined. Comments that this figure hasn't been defended and logically explained. Inquires about how this can be subject to change and why there is need for expansion of employment lands, with no precise figure provided. This does appear to eliminate the notion that residential needs can be accommodated through re-designating employment lands.</p>	<p>A detailed May 2021 Draft Land Needs Assessment (LNA) is provided in Appendix 3.2 of PDS 17-2021. An updated version of the LNA is attached to this report as Appendix 1. This LNA was developed in conformity to the Provincial Land Needs Assessment Methodology, which identifies the specific components, inputs and assumptions required.</p> <p>Employment Areas are a component of the LNA. The additional Community Area land cannot be supported through re-designating employment lands. A reduction in existing Employment Areas to support Community Area development would create a greater need for Employment Area.</p>	<p>Staff recommend proceeding with the Made-in-Niagara Forecasts for the reasons identified here and in the covering report.</p>
<p><b>Preservation of Agricultural Land Society (PALS)</b></p>	<p>Supportive of urban boundary expansion in Welland as it has been carefully planned for 10 years, has a linked natural heritage system, and can be logically serviced by transit. PALS not supportive of urban boundary expansions in Fort Erie and West Lincoln, for reasons of lack of transit support and loss of agricultural land, natural heritage and water resource features.</p>	<p>Comment received.</p>	<p>Expansions remain under consideration as part of SABR process.</p>

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<p><b>Timberlee Glen Development Ltd.</b> <b>(IBI Group)</b></p>	<p>IBI Group representing Timberlee Glen Development Ltd., respecting lands in the Port Weller East area of St. Catharines, south of Lakeshore Road, between Read Rd and the Welland Canal, outlines reasons for making these lands a mixed-use area. These lands are currently employment and comprise approximately 18.4ha.</p>	<p>This matter is the subject of an OLT appeal relating to St. Catharines OPA 26. At this time, the Region does not agree to change the designation on these lands from employment area.</p>	<p>Employment Area conversions remain under consideration as part of the SABR process, for reporting in Fall 2021.</p>
<p><b>Marco Marchionda</b> <b>(Marcasa Homes Inc.)</b></p>	<p>Submission made in respect of lands on the north side of Regional Road No. 81 in the area of Cline Rd. comprised of approximately 2.4 ha. in Grimsby.  How does the ROP identify the lands between Casablanca and Kelson Ave? Question about the potential for a MCR in Grimsby rather than NOTL given available infrastructure for development.</p>	<p>Area identified is within Greenbelt and currently prohibited from being considered for expansion. Lands would need to be removed from the Greenbelt through Provincial process prior to consideration for expansion.</p>	<p>Regional staff have advised commenter of Provincial prohibition for expansion.</p>
<p><b>Owner</b> <b>(Antrix Architects Inc.)</b></p>	<p>Request to include south side Forkes Street (25 acres south-west of Forks Rd and Elm St) that spans both Welland and Port Colborne municipal boundaries, be brought into Urban Area. Total lands comprise approximately 45.2 ha.</p>	<p>This area is under consideration for possible expansion.</p>	<p>Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.</p>

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<b>Hummel Properties (urbanMetrics inc.)</b>	<p>Submitted in respect of lands located at 1287, 1301 and 1313 Niagara Stone Road (6.7 ha.) on the southern boundary of Virgil, and 308 Four Mile Creek Road (0.2 ha.) in St. Davids.</p> <p>Commented on the share of household growth allocated to Niagara-on-the-Lake and suggested a higher rate of 6.8% be used rather than 5%.</p>	<p>Allocations of household growth have been evolving since initial scenarios were established in 2016. In 2019, Town staff suggested, and the Region agreed, the housing share be lowered to 5% as the developments in Old Town, Virgil and St. David’s were being built-out.</p>	<p>No action at this time.</p>
<b>Hummel Properties (urbanMetrics inc.)</b>	<p>Submitted in respect of lands located at 1287, 1301 and 1313 Niagara Stone Road (6.7 ha.) on the southern boundary of Virgil, and 308 Four Mile Creek Road (0.2 ha.) in St. Davids.</p> <p>urbanMetrics suggests consideration be given to seasonal dwellings and how they will impact the LNA.</p>	<p>Niagara has a considerable supply of housing units that are not occupied by a usual resident – this includes both seasonal dwellings and student housing. Additional consideration could be considered for how these units drive housing need.</p>	<p>Consideration for units not occupied by usual residents (seasonal and student dwellings) are under further consideration for possible minor adjustment in final LNA included with Official Plan.</p>
<b>Hummel Properties (urbanMetrics inc.)</b>	<p>Submitted in respect of lands located at 1287, 1301 and 1313 Niagara Stone Road (6.7 ha.) on the southern boundary of Virgil, and 308 Four Mile Creek Road (0.2 ha.) in St. Davids.</p> <p>urbanMetrics requests conversion of lands from employment to non-employment use in Niagara-on-the-Lake, based on specific comments included in their submission.</p>	<p>Comments received.</p>	<p>Employment Area conversions remain under consideration as part of the SABR process, for reporting in Fall 2021.</p>
<b>502 Winston Road Inc. (IBI Group)</b>	<p>Request for consideration of an urban boundary expansion - Lands at 502 Winston Rd. in Grimsby comprised of approximately 5.8 ha.</p>	<p>Area identified is within Greenbelt. Provincial policy prohibits the Region from expansion in the Greenbelt, unless lands are removed from it.</p>	<p>Regional Planning staff have advised agent of the Provincial Plan prohibition.</p>

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<b>Iron Horse Stables (Niagara) Inc. (JV Consulting)</b>	Request for consideration of an urban boundary expansion - Iron Horse Stables (Niagara) Inc. adjacent to existing settlement area boundary in Chippawa. 95 ha in size and bound by Sodom Road (west) and Willoughby Drive (east)-Niagara Falls	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>(1) Niagara Falls Park Inc. (2) Niagara Estates of Chippawa (3) Lyons Creek Niagara Falls (Trans Global Partners Canada)</b>	Request for urban boundary expansion in 3 separate locations in Niagara Falls – (1) 5021 Gardner Rd (81.2 ha.), (2) east side Sodom Rd between Willick Rd and Weaver Rd (36.9 ha.) and (3) northeast corner of Stanley and Logan Rd (36.6 ha.)	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Owners (Weston Consulting)</b>	Request for urban boundary expansion at 9941 Lundy's Lane in Niagara Falls being approximately 24.5 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Rankin Engineering Inc. (MHBC Planning)</b>	Request for Employment Area Conversion for lands in the STC-2 Hannover Employment Area for non-employment use. Lands are identified as 218, 222, 250 Martindale Road; 20, 25, 75 Corporate Park Drive and comprise approximately 10 ha. in St. Catharines.	This site was recently addressed through St. Catharines OPA 26. At this time, the Region does not agree to change the designation on these lands from employment area.	Employment Area conversions remain under consideration as part of the SABR process, for reporting in Fall 2021.

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<b>Grand Niagara (The Planning Partnership)</b>	Grand Niagara request for urban boundary expansion in Niagara Falls being approximately 138 ha. west of the existing Grand Niagara golf course lands.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>River Realty, Club Italia, Redeemer Bible Church (Niagara Planning Group)</b>	Request for urban boundary expansion of approximately 40 ha. in Northwest Niagara Falls between the QEW and Montrose, south of Niagara Sports Centre Limited lands (Regency Motel).	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Anthony Romano, Andrew Zhongan, and Young Hong (Niagara Planning Group)</b>	Request for urban boundary expansion – northeast Corner of Lundy's Lane and Beechwood in Niagara Falls and comprising approximately 12.9 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Niagara Sports Centre Limited (Douglas, Morningstar &amp; Bonin LLP)</b>	Letter of support for Niagara Sports Centre Limited and Ralph Biamonte for expansion of the northwest quadrant in Niagara Falls to include lands of approximately 64.8 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Grand Niagara Legends Estate Inc. (MHBC Planning)</b>	Grand Niagara Legends Estate Inc. request for urban boundary expansion of lands on the north side of Weaver Rd, east of Willoughby Drive, and south of Legend's way in Niagara Falls. Total area requested expansion is approximately 206 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

<b>Commenter</b>	<b>Comment Summary</b>	<b>Regional Response</b>	<b>Action Taken</b>
<b>Owner</b> <b>G. Douglas Vallee Limited</b>	Request for urban boundary expansion at 949 Clare Ave in Pelham are comprised of approximately 4.1 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Owner</b> <b>G. Douglas Vallee Limited</b>	Water and waste water calculations for 949 Clare Ave potential expansion in Pelham.	Comments received.	None at this time.
<b>Kaneff Properties Limited</b> <b>(MHBC Planning)</b>	Request for urban boundary expansion at 590 Glendale Avenue in St. Catharines being a portion of the site and totaling approximately 17 ha.	Lands currently awaiting decision from NEC on designation.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Prica Global Enterprises Inc.</b> <b>(The Planning Partnership)</b>	Request for both an employment area conversion and settlement area expansion involving lands totaling approximately 16.3 ha. - Price Global Enterprises Inc. at 38 Merritville Inc. and Schmon Parkway.	Comments received.	Expansion and employment conversions are under consideration as part of SABR process, for reporting in Fall 2021.
<b>P. Coletto &amp; Mr. D. Bartels</b> <b>(T. Johns Consulting Group)</b>	Rural settlement area boundary expansion request - 8250 Mud Street West and 3498 Grassie Rd, West Lincoln totaling approximately 31 ha.	Comments received.	Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Owner</b>	Consultant for 5415 Hwy 20 West Lincoln inquiring about the property and potential expansion of the Bismark Hamlet Boundary. Inquires about studies/reports required and the overall process for the expansion.	Planning staff responded to inquiry to provide information relating to rural settlement area expansion criteria.	Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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<b>P. Coletto &amp; Mr. D. Bartels</b> <b>T. Johns Consulting Group</b>	Preliminary letter expressing rural settlement area boundary expansion request - 8250 Mud Street West and 3498 Grassie Rd, being totaling approximately 31 ha. in West Lincoln	Comments received.	Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Andre Leblanc</b> <b>(IBI Group)</b>	Rural Settlement area boundary expansion request in the Caistorville Hamlet - Part Lot 20, Concession 1, West Lincoln. Request area is approximately 7.1 ha.	Comments received.	Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Stuart Wright</b> <b>(Quartek)</b>	Request for urban boundary expansion- 1555 Nigh Road- Lands West of Buffalo Rd to Rosehill Rd- Town of Fort Erie. Site totals approximately 10.7 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Marz Homes</b> <b>(A.J. Clarke and Associates Ltd.)</b>	Engineering Feasibility Report for expansion at Schooley Rd and Michener Rd in Fort Erie totaling approximately 8.3 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Marz Homes</b> <b>(A.J. Clarke and Associates Ltd.)</b>	Planning Rationale Report for expansion at Schooley Rd and Michener Rd in Fort Erie totaling approximately 8.3 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Marina (Green Acres)</b> <b>Developments Inc.</b> <b>(Niagara Planning Group)</b>	Request for settlement area boundary expansion for lands on the south side of Bertie Street, east of the Fort Erie Golf club and comprised of approximately 10.2 ha. in Fort Erie.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.



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<b>Jukic Group Inc. (Bousfields Inc.)</b>	Request for urban boundary expansion for 'Black Creek Commons' by Jukic Group Inc. in Fort Erie. Materials provided include planning rationale, concept master plan, and responses to MCR criteria. Total of lands is approximately 371 ha. between Stevensville and Douglastown.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
<b>Owners (LANDx Developments Ltd.)</b>	Request of for technical mapping adjustment for 100 Dock Road in Thorold.	Comments received.	Staff are working on technical boundary adjustments, for reporting in Fall 2021.
<b>LJM Developments (Niagara Planning Group)</b>	Request for urban boundary expansion for Pt Lot 154 Garner Rd on the west side of Garner between Lundy's Lane and McLeod Road in Niagara Falls, comprised of approximately 24.1 ha.	Comments received.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.