

SULLIVAN | MAHONEY
LAWYERS

Reply to St. Catharines Office
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December 3, 2021

Niagara Region

Planning and Development Services

Sir Isaac Brock Way

PO Box 1042

Thorold, ON L2V 4T7

Attention: Regional Councillor Diana Huson, Chairperson - Planning and Economic Development Committee

Dear Councillor Huson:

Re: PDS-41-2021 – December 8, 2021

We represent River Realty Development (1976) Inc., Club Italia and the Redeemer Bible Church who collectively are the owners of approximately 40 hectares of land located in the City of Niagara Falls and are encompassed in the lands described under Recommendation No. 2 – Community Lands, Page 31 of the above-referenced report.

Obviously our clients support the proposed recommendation of Regional Planning Staff which would include our client's lands within the proposed larger expansion area.

In addition to endorsing the inclusion of our client's lands, we also wish to endorse the further recommendation by Regional Planning Staff of the inclusion of additional lands that would fall within the quadrant bordered, generally, by the Queen Elizabeth corridor to the East, Mountain Road to the North and Kalar Road to the West. We specifically agree with Regional Planning Staff observation that the size and scale of the proposed recommendation would permit a comprehensive planning of this as a neighbourhood.

In addition, the observation that these lands are in fact a logical boundary addition to the northwest settlement area of Niagara Falls is absolutely correct and has been recognized as a land use objective for some time in a process that had started many years ago. It did not proceed because the underpinning assessment which would determine future lands needs had not been completed.

Client Committed. Community Minded.

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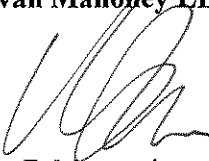
Official Counsel

That assessment has now been completed and we are happy to see that Regional Planning Staff confirms that this area is a “logical boundary addition”.

Yours very truly,

Sullivan Mahoney LLP

Per:

A handwritten signature in black ink, appearing to read 'V. Muratori', written over the printed name below.

Victor F. Muratori

VFM:cp

cc. Michelle Sergi MCIP, RP, Commissioner of Planning and Development Services

Alex Herlovitch, Director of Planning, City of Niagara Falls

River Realty Development (1976) Inc.

Italia Gilberti

Mary Lou Tanner FCIP, RPP