

From: Norio, Ann-Marie
To: Norio, Ann-Marie
Subject: FW: Urban Boundary Expansion
Date: Tuesday, December 07, 2021 1:17:47 PM

From: John Stranges <jstranges@live.ca>
Date: December 4, 2021 at 11:23:30 AM EST
To: "Nicholson, Peter" <Peter.Nicholson@niagararegion.ca>
Subject: Urban Boundary Expansion

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Hi Peter

My name is John Stranges and my family and I own 38 Acres of land at [REDACTED] Beaverdams Road in Niagara Falls. This land is on the corner of Beaverdams and Garner Road. We were originally identified for consideration in the urban expansion in the draft plan. Recently the report came out we were not successful and removed from the report. My neighbours and fellow land owners including myself in the area from Kalar Road, to Garner alongside Beaverdams submitted a letter of interest with all our signatures that we were extremely interested with the goal to develop our lands during the draft proposal consideration. Combined is over 150 acres which is next to other developed subdivisions, we also have some infrastructures in place such as natural gas, hydro, bell already in our area. We are central location and right there next to the urban line.

My concern/disappointment is a that how did we come to the conclusion that we were not accepted in. I can understand the consideration of the parcel of land near Club Italia, The other one south of us on the other side of Lundy's Lane (Garner to Beachwood to Mcleod).

What I don't understand is why was the south end chosen by the new proposed hospital. The infrastructure is not there, it can take 3 to 5 years to develop and it is way out there from other subdivisions. What happens if the Hospital does not get built?

We have a housing affordability issue in our region and the land we have on Beaverdams can be developed way before the Hospital is fully built.

I also having trouble understanding the allotment of land allowed and how it was distributed throughout the region.

I wanted to send my concerns to all the Regional Councillors. Would it please be possible to forward my email to all of them before upcoming regional meeting. I am also hoping for a in person meeting as we were considered in the original draft plan and some of the parcel of lands that was not is now considered. It would be nice to have some clarity not just for myself but other neighbouring property owners involved have questions too and have their own concerns.

My cell is [REDACTED] and my email is [REDACTED]

Thank you for your time and have a great weekend.

John