



June 13, 2022

Chair Diana Huson  
Planning and Economic Development Committee  
Niagara Region

VIA EMAIL

Dear Chair Huson:

RE: **REPORT PDS 17-2022**

NPG Planning Solutions Inc. represents 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. Our clients' lands are encompassed in the lands identified as new Community Lands in Report PDS 17-2022 and are generally referred to as Northwest Niagara Falls. We are in support of the recommendation of Regional Planning Staff which would include our client's lands within the proposed larger expansion area as outlined in PDS 17-2022 and the recommended Niagara Region Official Plan.

In addition to supporting the inclusion of our client's lands, we also wish to support the mapping by Regional Planning Staff with 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. This is a logical boundary for the northwest settlement area of Niagara Falls and supports developing a complete community in this area of Niagara Falls.

We wish to express our appreciation for the work of Regional staff in the analysis and preparation of the new Niagara Region Official Plan. We request that the Planning and Economic Development Committee and Regional Council support the recommendations in Report PDS 17-2022.

Yours truly,



Mary Lou Tanner, FCIP, RPP  
Principal Planner  
NPG Planning Solutions Inc.  
mtanner@npgsolutions.ca

Copy: M. Sergi, MCIP, RPP, Niagara Region  
D. Morreale, MCIP, RPP, Niagara Region  
D. Heyworth, MCIP, RPP, Niagara Region  
J. Mestek, River Realty  
V.F. Muratori, Sullivan-Mahoney