



June 13, 2022

Chair Diana Huson
Planning and Economic Development Committee
Niagara Region

VIA EMAIL

Dear Chair Huson:

RE: **LANDS EAST OF WELLAND CANAL ("NYON")
PART OF LOTS 23, 24, AND 25 CONCESSION 4, AND PART OF LOTS 16
TO 20, CONCESSION 5, CITY OF PORT COLBORNE**

Thank you for the opportunity to provide comments on the Draft of the Niagara Regional Official Plan, Schedules and Appendices. NPG Planning Solutions Inc. are the planning consultants to Nyon Oil Inc., owners of the above lands in the City of Port Colborne.

These lands have been the subject of multiple applications which resulted in a decision of the (former) Ontario Municipal Board approving development for these lands. Niagara Region was an active participant in this hearing, bringing forward the Rural Employment policies and mapping as part of the settlement of this matter. To implement the OMB decision, we are currently in the process of preparing the site plan application for submission to the City of Port Colborne. Regional planning staff (Development Services) have been participants in the ongoing work.

We are writing to you regarding the proposed Official Plan for adoption and the Nyon lands. Through this Official Plan process, we have worked with Regional staff – Diana Morreale and David Heyworth – to address the mapping and policies for the Nyon lands. You will find in the Official Plan revised mapping that incorporates Rural Employment lands as well as policies for Rural Employment Lands.

We have reviewed both the mapping and policies. We are satisfied that both reflect the previous Ontario Municipal Board decision and the appropriate policies for development of these lands.

We wish to express our thanks to Ms. Morreale and Mr. Heyworth for their assistance in addressing our comments. We request the Committee and Council support the recommended mapping and policies for the Rural Employment lands.

Thank you.

Yours truly,



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