

August 9th 2022

Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

ATTN: - Ann-Marie Norio, Regional Clerk. Niagara Region

RE: - Artisan Ridge, Thorold
- August 10th 2022 Corporate Services Committee Meeting
- Transition Provisions for Brownfield RDC Incentive Program

LANDx Developments Ltd. is the authorized representative of our client Downing Street (Artisan Ridge) Inc., owners and developers of the Artisan Ridge Community located at 1522 Beaverdams Road / 161 Queen Street South in the City of Thorold.

At its meeting held on July 21st, 2022, Regional Council defeated the recommendation of its Corporate Services Committee contained within Report CSD 34-2022, which was to offer incentives solely through the Incentives Policy instead of offering an extension of the current Brownfield Reduction Program in the DC Bylaw.

Following the defeat of this recommendation, staff were directed to establish a transition provision for eligible projects. We are supportive of implementing transitions which will accommodate the continuation of this critically important incentive program which supports the continued development of the Artisan Ridge Community. The RDC exemption program was necessary to facilitate the remediation and development of the Artisan Ridge lands at the initiation of the project, and remains necessary now. We are thankful for the consideration of implementing transitional language and look forward to the opportunity to work with staff on the framework and parameters of the provisions in question.

In the absence of clear direction at this time regarding the framework of this transition program, we would like to request that the Corporate Services Committee direct staff to conduct additional consultation efforts with affected Developers to ensure that the framework and parameters of the proposed transition provisions can be reasonably accommodated and are representative of the intention for these provisions provided by Council on July 21st, 2022.

Please contact our office if you have any questions.

Prepared by,

Tim Collins
President
LANDx Developments Ltd.

CC: Mr. Terry Ugolini. Mayor, City of Thorold.
Mr. Tim Whalen. Niagara Regional Councillor, City of Thorold