



Tuesday August 15, 2023

Dear Chair Bradley & Niagara Regional Council,

Re: Niagara Falls Official Plan Amendment No. 147

The City of Niagara Falls Business Development Department has made us aware of the Official Plan Amendments coming to Regional Council this week and we would like to support Staffs recommendations.

These Official Plan Amendments support the City's findings that more employment lands are needed in the City to accommodate business growth to 2051. Our business also firmly supports the opportunity to create a larger employment area south of the Welland River and north of Lyons Creek Road. These recommendations also create protection and sustainability for the main trucking and transportation corridor along Stanley Avenue to Lyons Creek Road and out to the QEW for existing and new businesses.

With an estimated forecast of 2,990 jobs assigned to employment areas, it is determined that the City will have an employment land shortfall of approximately 60 gross hectares (147 gross acres) resulting in a need to designate additional land to house future industrial job growth.

Employment lands are home to many of the City's large private sector employers and form a vital component of the City's land use structure and are an integral component of the City's economic diversification and growth.

Employment lands in Niagara Falls are home to approximately 320 businesses employing roughly 6,800 people concentrated mainly in the manufacturing sector. With a broad employment lands base, the City is better positioned to build a more balanced, competitive and complete community. Businesses located on employment lands generate relatively strong economic spin-offs and help diversify the City's tax assessment base and sustain good high paying jobs in the community.

Our business advocates for the protection of employment lands such as the Stanley Avenue Business Park from residential encroachment and non-compatible employment uses and supports the Official Plan Amendments being recommended to Regional Council.

Respectfully submitted.

Jack McCallum

John R. (Jack) McCallum
Director, Business Development

Garden City Customs Services Inc.