



**Daniel & Partners LLP**  
LAWYERS

January 8, 2025

SENT VIA EMAIL TO: [Ann-Marie.Norio@niagararegion.ca](mailto:Ann-Marie.Norio@niagararegion.ca)

Ann-Marie Norio  
Regional Clerk  
Corporate Administration  
Niagara Region  
1815 Sir Isaac Brock Way  
P.O. Box 1042  
Thorold, ON L2V 4T7

Dear Ms. Norio:

**Re: Development Charges Complaint – 399 Vansickle Road, St. Catharines (Rinaldi Holdings Inc.)**

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We acknowledge receipt of your letter regarding the Development Charges Appeal filed on behalf of Rinaldi Holdings Inc. for the property located at 399 Vansickle Road, St. Catharines.

We confirm our intent to proceed with the scheduled hearing before Regional Council on January 16, 2025 at 6:30 p.m. We understand that Regional staff will present a supplemental report with its recommendations to Regional Council on the matter. To date, we have not yet received this report. We respectfully ask that you please provide this report to the undersigned at your earliest convenience.

Attached to this letter is an email from the City of St. Catharines outlining its acceptance of our submission that the development at 399 Vansickle Road meets the definition of “industrial” and therefore qualifies for the City of St. Catharines Development Charges Grant Program. As such, Rinaldi Holdings Inc. has received a full refund for development charges paid to the City of St. Catharines.

The definition of “industrial” is set out in the City of St. Catharines Development Charges By-Law 2021-140 and is identical to the definition of “industrial” provided in the Niagara Region Development Charges By-Law 2022-71. In light of this, we respectfully ask Regional Council to consider the City of St. Catharines conclusion on this matter, which was reached upon reviewing the same submissions provided to the Niagara Region in our Appeal Letter dated September 23, 2024.

Thank you for your attention to this matter.

Sincerely,

Callum Shedden  
Partner  
Daniel & Partners LLP  
300B Fourth Avenue, First Floor  
St. Catharines, ON L2S 0E6  
Tel: 905-688-9411  
Email: [shedden@niagaralaw.ca](mailto:shedden@niagaralaw.ca)

**From:** Northcott, Jenna <[jnorthcott@stcatharines.ca](mailto:jnorthcott@stcatharines.ca)>  
**Sent:** Wednesday, December 18, 2024 9:27 PM  
**To:** Jerry Rinaldi <[jerry@rinaldihomes.com](mailto:jerry@rinaldihomes.com)>  
**Cc:** 'sheddenc@niagaralaw.ca' <[sheddenc@niagaralaw.ca](mailto:sheddenc@niagaralaw.ca)>  
**Subject:** Industrial Grant-St. Catharines DCs

Dear Mr. Rinaldi, Rinaldi Homes and Daniel and Partners,

The City has reviewed all the relevant documents provided and supplemental information for building permit, 2024 105285 ME issued on July 22, 2024.

The City has concluded that the information provided meets selected parts of the definition in the City DC By-law of Industrial and meets the requirements of the Industrial Development DC Grant Program.

The DC Industrial Grant covers 100% of the City DCs payable. Please fill out the attached document as soon as possible and send back to [dc@stcatharines.ca](mailto:dc@stcatharines.ca). We will then proceed to issue the refund of City Development Charges paid.

Thank you and do let us know if you have any further questions.

Jenna Northcott

**Jenna Northcott**

Senior Financial Analyst - Municipal Funding

Email: [jnorthcott@stcatharines.ca](mailto:jnorthcott@stcatharines.ca)

Tel: 905.680.6964

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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