



NIAGARA OFFICIAL PLAN

Appendix 8 - PDS 41-2021 Comments Summary

Settlement Area Boundary Review

Niagara Region
December 2021

GROWING REGION



Description

In September 2021, Council received Report No. PDS 36-2021, which outlined comments received on the Growing Region Chapter of the Niagara Official Plan between May 3, and July 15, 2021.

In August 2021, Report No. PDS 33-2021 provided additional information regarding the Settlement Area Boundary Review (“SABR”), including the introduction of a new mapping tool that would allow members of the public to provide comments on the locations being considered as part of the SABR assessment. Any materials offered by parties requesting consideration for expansion were also made available through this tool.

In late July 2021, the mapping tool was available for public review and to provide comments. In addition to the mapping tool, comments were received through the Official Plan Marking Our Mark e-mail and direct e-mail to planning staff.

This document provides a summary of the submissions received between July and November 2021, nature of the comments and a summary response by staff. Documents submitted are available online as Appendix 8 to PDS 41-2021.

SABR Comments Received relating to sites in the Town of Fort Erie

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
NPG Planning (Marina Developments Inc.)	1149	Southeast of Bertie Street and Sunset Drive	<ul style="list-style-type: none"> • Marina Developments Inc. has undertaken considerable work to support their request that these lands be brought into the settlement area, as detailed in an earlier submission made in June 2021. • Lands are appropriate for inclusion in the settlement area of Fort Erie for 	<ul style="list-style-type: none"> • Community Area expansion is recommended on the subject lands as it best meets the Criteria, including its sizeable development potential and existing services and facilities.

SABR Comments Received relating to sites in the Town of Fort Erie

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			the reasons detailed in the earlier submission.	
Walker Aggregates	1116	North of Bertie Street, South of Bowen Road, West of the QEW	<ul style="list-style-type: none"> • Lands are situated within an identified aggregate resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area), and are also east of a licenced quarry that Walker operates. • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like this one are protected. 	<ul style="list-style-type: none"> • Staff have considered impacts to known deposits, licensed lands and active operations of mineral aggregate resources as part of the SABR assessment. • Employment Area expansion is recommended east the existing Walker operation, between the licensed lands and the QEW. This recommendation was made after careful consideration of all provincial policy requirements.

SABR Comments Received relating to sites in the Town of Fort Erie

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Jukic Group Inc.	1160	North and South of College Road, West of the QEW	<ul style="list-style-type: none"> • The request includes the entirety of the 371.74 hectares of the subject lands be brought into the urban area boundary in order to create a cohesive connection between and expansion of the Stevensville Secondary Plan and the Douglas Town-Black Creek Secondary Plan area. • Of the 371.74 hectares requested to be brought into the urban area, only the 67.34 hectares would contribute to the net developable area within the urban area. • Support stated for the Made-in-Niagara Forecast and the Revised Land Needs Assessment and asks that Regional Council approve the revised community and employment land needs areas. 	<ul style="list-style-type: none"> • Expansion at this location is not recommended at this time. • Other sites in Fort Erie better met the identified Criteria. This location, in the Douglstown/Stevensville area has servicing constraints. Further, planning this area has uncertainties due to un-resolved provincial highway corridor

SABR Comments Received relating to sites in the Town of Fort Erie

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
(No Name Provided)	1160	North and South of College Road, West of the QEW	<ul style="list-style-type: none"> “Including these lands into the UB seems like a logical connection between Stevensville and Douglstown.” 	<ul style="list-style-type: none"> Expansion is not recommended at this time as other sites better meeting the Criteria. Please see above regarding servicing and highway. More specifically, this is due to unresolved provincial highway corridor implications, environmental and servicing constraints that limit the development potential of the subject lands with any degree of certainty.
(No Name Provided)	1253	South of Dominion Road, West of Buffalo Road	<ul style="list-style-type: none"> “How can this be considered as it's not even connected to the urban area?” 	<ul style="list-style-type: none"> All requests submitted were included for consideration as part of the 2-step SABR assessment. This site was removed during Step 1 criteria screening since it did not form part of a contiguous settlement boundary.
(No Name Provided)	1127	North of Farr Avenue, West of Gorham Road	<ul style="list-style-type: none"> “This is a natural area with a lot of wildlife. So many animals have already been displaced with all the 	<ul style="list-style-type: none"> Staff have review all criteria, including natural environment criteria, in determining the

SABR Comments Received relating to sites in the Town of Fort Erie

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			development occurring around town. Please reconsider.”	recommended locations for expansion. considered all criteria. <ul style="list-style-type: none"> Expansion is not recommended at this location at this time.
Rhonda Anderson	1179	Northeast of Michener Road and Cherry Hill Boulevard	<ul style="list-style-type: none"> Question regarding the responsibilities of the property owner has as part of the expansion review. 	<ul style="list-style-type: none"> Response provided to the commenter directly by e-mail/phone. Informed that no further information is needed, and that at this time, the Region was proceeding with a review of the requests received.

SABR Comments Received relating to sites in the Town of Grimsby

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
George Trifunovic	N/A	North and South of Livingston Avenue Extension, East of Oakes Road, West of the QEW	<ul style="list-style-type: none"> • Previous submission provided to the Region on June 30, 2021. • Agricultural Study completed by consultant group AGPlan and commissioned by the Town of Grimsby. The Study was submitted to the Region on July 30, 2018. • Map submitted on March 11, 2019, which includes the names of private land-owners that border and support the Livingston Avenue Extension (LAE). • Request that the above be included in the Niagara Official Plan and that each property be removed from the Greenbelt Plan area. • No reference to approval of Casablanca Boulevard improvement plan and the LAE roadway has been included in draft policies and mapping. 	<ul style="list-style-type: none"> • Areas within the Greenbelt Plan did not proceed past the Step 1 Criteria Assessment. • The Province is responsible for adjusting the boundaries of the Greenbelt Plan. • The Region may provide input to the Province to determine potential adjustments to Greenbelt Plan boundaries as part of their next comprehensive review.

SABR Comments Received relating to sites in the Town of Grimsby

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Marcasa Homes	1107	East of Kelson Avenue and West of Oakes Road	<ul style="list-style-type: none"> • Lands between Kelson Ave and Oakes Rd need to be zoned differently. They are not being used for farming, nor have they been farmed for decades. • Infrastructure in place already for future urbanization, and it is in proximity to schools, parks, and future GO station 	<ul style="list-style-type: none"> • Areas within the Greenbelt Plan did not proceed past the Step 1 Criteria Assessment. • The Province is responsible for adjusting the boundaries of the Greenbelt Plan. • The Region may provide input to the Province to determine potential adjustments to Greenbelt Plan boundaries as part of their next comprehensive review.
Councillor Dorothy Bothwell	1006 and 1067	North of Winston Road, West of Kelson Avenue North.	<ul style="list-style-type: none"> • The Town of Grimsby Council passed a resolution on September 27, 2021 to NOT include this parcel (Kelson north/Rural designation) in the SABR and to have it REMOVED from any further consideration. 	<ul style="list-style-type: none"> • All requests submitted were included for consideration as part of the SABR assessment. • Expansion is not recommended at this location at this time.
Rebecca Judd	1096	North of Winston Road, West of Hunter Road	<ul style="list-style-type: none"> • Will this Fifth Wheel development make up a significant portion of the projected growth? If so, why is the town of Grimsby committing to so many other developments as well? 	<ul style="list-style-type: none"> • Comment submitted under SABR ID 1096 north of Winston, west of Hunter. This location is in the Greenbelt and cannot proceed past the Step 1 Criteria Assessment.

SABR Comments Received relating to sites in the Town of Grimsby

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>Why can't we move within our population targets?</p> <ul style="list-style-type: none"> The burden of population density should be shared with the rest of the region. It is incredibly unfair to the citizens of Grimsby that newcomers to our town need to be stuffed in, and that their new builds infringe upon the quality of life of long-time residents. This is a complete recipe for disaster and blatantly disrespectful. 	<p>Thus, these lands are not recommended for expansion. .</p> <ul style="list-style-type: none"> The Fifth Wheel development lands are not the same as ID 1096 (North of Winston Road, West of Hunter Road). The Fifth Wheel site are in the existing urban boundary and not subject to the SABR Assessment review covered in this report. Although not part of this Report, we offer the following comments about growth generally. Lands in and around the future GO (MTSA) stations will see considerable growth and development. Not all growth will be within the MTSA and other areas will see redevelopment and intensification. Local planning will guide local policy, new growth density, intensification and location. The Region is directed by the Province to Plan for an amount of people and jobs. A key purpose of

SABR Comments Received relating to sites in the Town of Grimsby

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				the Niagara Official Plan is to determine how best to meet that growth, to ensure there is enough housing, services, and infrastructure.

SABR Comments Received relating to sites in the Town of Lincoln

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
Walker Aggregates	1062 and 1356	Northwest of Fly Road Tintern Road and Southwest of Fly Road and Tintern Road	<ul style="list-style-type: none"> • Lands are located adjacent to an identified aggregated resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area), and directly west of licensed quarry that Walker operates. • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like the one are protected. 	<ul style="list-style-type: none"> • These sites are within the Greenbelt Plan area and did not proceed past Step 1 of the SABR Criteria screening. • These sites are not being considered for expansion.
Oran McNabb	1063	East of Nineteenth Street	<ul style="list-style-type: none"> • Owner of property adjacent to new boundary application on Nineteenth Street in Jordan. Would like to request documents on application. Our property is 3665 Nineteenth Street in Jordan. Thank you. 	<ul style="list-style-type: none"> • This site is within the Greenbelt and Niagara Escarpment Plan area. Thus, this site did not proceed past Step 1 of the SABR Criteria screening and is not being considered for expansion.

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Walker Aggregates	1003 and 1387	Northwest of Thorold Stone Road and Kalar Road	<ul style="list-style-type: none"> • Lands are largely located in an identified aggregate resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area), and southeast of an aggregate extraction operation and landfill site. • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like the one are protected. • Request to be notified of any applications, open houses, public meetings and/or decisions relating to this request. 	<ul style="list-style-type: none"> • Staff have considered impacts to known deposits of mineral aggregate resources as part of the SABR assessment. • The sites noted do not best meet the Criteria and therefore are not being recommended for expansion. • The Commenter has been added to the notifications mailing list for SABR and Niagara Official Plan meetings and report release.

SABR Comments Received relating to sites in the City of Niagara Falls

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
Walker Aggregates	1061, 1082, 1120, 1121, 1128, 1129 and 1196	North of McLeod Road, South of Thorold Stone Road, West of Garner Road	<ul style="list-style-type: none"> • Lands are located directly east, northeast, southeast, and southwest of lands Walker is proposing for a new quarry operation (i.e. 2.1km south of the existing Walker Aggregates operation on Thorold Townline’s Road). • Lands north of Lundy’s Lane (i.e. Parcel ID’s 1082, 1120, 1121, 1128, and 1196) are partially located within an identified aggregate resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area). • Lands directly south of Lundy’s Lane and land directly north of Beaverdams Road (i.e. Parcel ID’s 1061 and 1129) are located within an Area of Influence associated with the proposed new quarry operation. • Walker has invested heavily in the area since 2002 in order to acquire an adequate supply of lands for the purpose of establishing a new quarry 	<ul style="list-style-type: none"> • Staff have considered impacts to known deposits of mineral aggregate resources as part of the SABR assessment. • Community Area expansion is recommended on the lands east of Beechwood Drive, west of Garner Road, and north of McLeod Road and south of Lundy’s Lane. In making this recommendation, all Provincial policy were considered. • Recommended areas for expansion are located outside of known mineral aggregate resources and are considerable distance from the existing and planned aggregate operation. • The expansion would offer considerable opportunity for the creation of complete communities, and supplement existing communities along the existing urban area boundary, collectively

SABR Comments Received relating to sites in the City of Niagara Falls

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>operation and provide buffer/compensation.</p> <ul style="list-style-type: none"> • Walker has also undertaken several studies to ensure an adequate supply of mineral aggregate resources continues to exist in the area and to mitigate/assess impacts of the new quarry on sensitive lands. • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like the one are protected. 	<p>improving access to amenity and services typical of community needs.</p>
<p>LANDx Developments Ltd.</p>	<p>1250</p>	<p>Southwest of Sodom Road and Willick Road</p>	<ul style="list-style-type: none"> • Confirms that the land owner they represent is supportive of their property being considered for 	<ul style="list-style-type: none"> • Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			inclusion in the future Niagara Falls urban boundary/ settlement area.	south of Chippawa Creek at this time.
Jennifer Vida Consulting and MHBC	1199	Southeast of Sodom Road and Willick Road	<ul style="list-style-type: none"> • Logical location to expand the Settlement Area in Niagara Falls. There are no conflicting land uses in proximity to the site and it allows a more efficient use of land along the frontage of Willick Road already within the Settlement Area. • Further to the July submission, MHBC has also been working on a Community Master Plan that demonstrates how this area could be developed in an efficient manner. • The Master Plan was designed to connect to the surrounding community and to also demonstrate that minimum density targets can be achieved. • The Master Plan provides a variety of housing typologies resulting in a 	<ul style="list-style-type: none"> • The submitted materials were carefully considered. Staff acknowledge the efforts in proposing a Master Plan that sets out a vision for community development at this location. • Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended south of Chippawa Creek at this time.

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>total of over 3000 dwelling units and a designated Greenfield density of 89 persons and jobs per hectare.</p> <ul style="list-style-type: none"> • Natural features and associated buffers have been considered in the Master Plan. • The Master Plan will require refinement and the completion of technical studies through a future secondary plan process. • The developer wishes to make this development a legacy project for their company with a plan that is heavily focused on good urban design principles. 	
<p>Would Construction Inc.</p>	<p>1370 and 1372</p>	<p>Intersection of Ort Road and Rexinger Road</p>	<ul style="list-style-type: none"> • Property owner of the lands at the northwest corner of Ort Road and Rexinger Road (i.e. Parcel ID 1370), reaching out to discuss the current urban boundary expansion to the south of Niagara Falls. 	<ul style="list-style-type: none"> • Staff responded to e-mail inquiry about supply of additional information. Requester was advised that detailed submissions from requestors are not required nor ever been requested by Staff. These lands were identified and would be

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<ul style="list-style-type: none"> • Interested in a meeting to discuss a plan to develop the lands. • If the expansion goes through there would be a better use of their lands, as well as the property to the west (i.e. Parcel ID 1372), which is also being considered. • Working with the land owners to the west, with a combined area of approximately 43 hectares. • The lands can be serviced by an existing approved sanitary sewer and water main from Lyons Parkway, as well as a gas main on Ort Road and Rexinger Roads. • Both properties are fronting on Lyons Creek Road, which makes storm water management easily accessible. • Retained Colville Consulting to conduct an EIS on the property. They are currently expanding the 	<p>subject of Region’s criteria review and assessment.</p> <ul style="list-style-type: none"> • Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended south of Chippawa Creek at this time.

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>report for the additional developable area outside the initial 6 acres.</p> <ul style="list-style-type: none"> • Prepared to move forward quickly once the boundary is expanded. 	
<p>MHBC Planning Consultant</p>	<p>1184</p>	<p>Legends Golf Course and lands just south of Weaver Road, West of the Niagara Parkway</p>	<ul style="list-style-type: none"> • The proposed expansion of the urban area boundary in Niagara Falls would bring all of Legends on the Niagara golf course into the urban area together with private lands fronting on Weaver Road. • Increased severity of stormwater events that have lead to flooding and temporary closures of Legends on the Niagara Golf Course appear to be linked to upstream urban development storm water flows. • Proposed urban boundary changes that need to take into consideration future urban development, increased storm water flows to Ussher’s Creek. • Any boundary adjustment should be considered in conjunction with climate change readiness and 	<ul style="list-style-type: none"> • Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended south of Chippawa Creek at this time.

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			adaptation policies, and low impact development requirements. <ul style="list-style-type: none"> Niagara Parks has no objection to the proposed expansion to the urban area boundary subject to the above considerations. 	
Dennis (No Surname Provided)	1099	South of Mountain Road, West of the QEW	<ul style="list-style-type: none"> “It is important to note that I believe the Region also supported these lands previously for inclusion.” 	<ul style="list-style-type: none"> Following the SABR assessment, these lands best met the SABR criteria for expansion and are recommended for inclusion. Including these lands allows for a sizeable development potential, has good transportation connectivity, and has relatively limited NES impacts.
(No Name Provided)	1139	South of Marshall Road and East of Willoughby Drive	<ul style="list-style-type: none"> “These lands seem very disconnected from the existing Settlement Area Boundary and do not make sense to add as they are so isolated, which will cause cost burdens to the municipality in the long term. How can these lands be serviced?” 	<ul style="list-style-type: none"> Including these lands would have the effect of creating a new settlement area. For this reason, this site was eliminated from consideration as part of Step 1 of the SABR Criteria screening. These lands are not recommended for expansion. .

SABR Comments Received relating to sites in the City of Niagara Falls

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
(No Name Provided)	1182	South of Weaver Road, West of the Niagara Parkway	<ul style="list-style-type: none"> “The proposed development plan consists of 2 acre+ lots which is not an efficient use of land and will not meet provincial policies in terms of Greenfield density targets. <p>It is a very inefficient use of land and if it comes into the urban boundary, it will take away land area that could be put into the urban boundary that can be used more efficiently and meet provincial policies. If this land is brought in, it would be against provincial policy.”</p>	<ul style="list-style-type: none"> Lands identified for this boundary expansion require neighbouring lands to also be included to have a contiguous urban boundary. Adding non-contiguous lands are not permitted by Provincial policy. Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended south of Chippawa Creek at this time.
(No Name Provided)	1184	Legends on the Niagara Golf Course, West of the Niagara Parkway	<ul style="list-style-type: none"> “We do not believe that the Niagara Parks Commission has any intention of redeveloping a very successful golf course for urban uses. <p>If this land is brought into the urban boundary it would eat up urban land allotment for the long-term. Bringing these lands into the urban boundary will take away from other more viable areas that will be more readily</p>	<ul style="list-style-type: none"> Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria. Expansion is not recommended south of Chippawa Creek or Ussher’s Creek at this time.

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			developable to accommodate growth.”	
(No Name Provided)	1185	South of Chippawa Creek Road, West of Crowland Avenue	<ul style="list-style-type: none"> “Some of these parcels are not contiguous with the existing urban area boundary and will leave orphaned parcels of land between an irregular urban boundary leading to inefficient development patterns and land use conflicts which is not consistent with provincial policy.” 	<ul style="list-style-type: none"> These lands are located in proximity to Cytec Canada, Inc. lands, which include certain land use restrictions. Following the SABR assessment, other lands in Niagara Falls better met the expansion criteria.
(No Name Provided)	1003	Northwest of Thorold Stone Road and Kalar Road	<ul style="list-style-type: none"> “These lands form a bump out of urban area surrounded by agricultural uses. Developing these lands will make the adjacent agricultural lands more difficult to continue farming due to fragmentation and due to urban uses conflicting with the agricultural operations.” 	<ul style="list-style-type: none"> These lands require inclusion of neighbouring lands east being added to the settlement before these lands could be considered. Collectively, these sites were not overly constrained from an environmental perspective however, other lands in Niagara Falls better met the Criteria for recommended inclusion in the urban boundary.

SABR Comments Received relating to sites in the City of Niagara Falls

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
(No Name Provided)	1082, 1120, 1121, 1128, 1129, and 1196	North of Lundy’s Lane, South of Thorold Stone Road, West of Garner Road	<ul style="list-style-type: none"> • “These parcels of land are located adjacent to or in close proximity to a proposed landfill project by Walkers. • If these lands are developed, they will trigger long-term land use compatibility issues for the city and region. Bringing lands into the urban boundary that will cause land use compatibility challenges is not consistent with provincial policies.” 	<ul style="list-style-type: none"> • Staff have considered impacts and land use compatibility as part of the SABR assessment. • Expansion is not recommended at this time to the sites identified. Other Niagara Falls sites better met the SABR Criteria. Many of the sites identified are proximate to a future aggregate operation. Parcel 1129 is not generally impacted by planned aggregate operations, however it is removed from the existing settlement boundary and relies on lands east being included.
Mary Lou Jorgensen-Bacher	1133	Between the QEW and Mewburn Road	<ul style="list-style-type: none"> • “The entire 40 hectare site was rejected recently for an urban expansion by the Ontario Municipal Board, whose decision was confirmed by” [no further text in comment entry]. 	<ul style="list-style-type: none"> • The lands identified by the commenter are within the Greenbelt and NEP area. Expansion into the Greenbelt is not permitted under Provincial Policy. These lands did not proceed past Step 1 of the SABR criteria.

SABR Comments Received relating to sites in the City of Niagara Falls

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
(No Name Provided)	1136	North of Beaverdams Road, West of Kalar Road	<ul style="list-style-type: none"> “It appears 1136 which is 4925 Kalar Road is not properly mapped on the Region's Settlement Area Boundary Review map. The accompanying pdf for 1136 shows the bulk of the property (which is adjacent to Kalar) is not mapped on the Region's map.” 	<ul style="list-style-type: none"> The subject request was mapped under several Parcel IDs. Specifically, Parcel ID: 1126, 1134, 1135, and 1136 that were part of a request from others to have reviewed and considered through SABR process. Staff acknowledge the comments around ownership as the same along for the lands fronting Kalar, separated by the hydro corridor. The areas identified are based on location, rather than ownership. Collectively, these sites were not overly constrained from an environmental perspective however, other lands in Niagara Falls better met the Criteria for recommended inclusion in the urban boundary.
Tony Gallo et al.	1383	South of Beaverdams Road, East of Garner Road	<ul style="list-style-type: none"> Letter, email and phone calls to Staff to demonstrate consent to and support for expansion on the subject lands. 	<ul style="list-style-type: none"> Collectively, these sites were considered as they are generally low constraint areas however, other

SABR Comments Received relating to sites in the City of Niagara Falls

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				lands in Niagara Falls better met the SABR criteria for expansion.
NPG Planning (River Realty, Club Italia and Redeemer Bible Church)	1114	South of Mountain Road between Kalar and Montrose Roads	<ul style="list-style-type: none"> • Submission offering Support for Made in Niagara 2051 Forecast. • Wish to clarify the lands represented should remain identified as a Council request, whereas May report mapping had show only part as Council request. 	<ul style="list-style-type: none"> • Comment received. The site is now identified as a Council request.

SABR Comments Received relating to sites in the Town of Niagara-on-the-Lake

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Robert Hagan	1070	Lands east of Harmony Drive	Commenter surprized to see location identified as request. Expressed concern over expansion in this location.	This site was included in the mapping in error and has been removed.
(No Name Provide)	1070	Lands east of Harmony Drive	<ul style="list-style-type: none"> • “No. Accept the zoning.” 	This site was included in the mapping in error and has been removed.
Pat Rapone	1211	South of York Road, East of Concession 5 Road	<ul style="list-style-type: none"> • The expansion request is well suited to support a small portion of the forecasted shortfall of housing needs to 2051. • The subject lands do not contain significant natural heritage features, good agricultural area, or hazards. • Affordable housing is a key issue in the Region, and of particular need in the village of St. David’s, where land availability is low and housing demand is high. • The LNA draft has allocated 5% of the regional growth to NOTL; however, numerous studies show higher demand and historically 	<ul style="list-style-type: none"> • This site is within the Greenbelt and Niagara Escarpment Plan area. Thus, these lands did not proceed through Step 1 of the SABR Criteria and is not recommended for expansion.

SABR Comments Received relating to sites in the Town of Niagara-on-the-Lake

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>higher allocations of growth. The allocation also ignore other geographic benefits to NOTL, such as tourism amenities and attractions, and proximity to the U.S. border.</p> <ul style="list-style-type: none"> • Considers a growth of 8.6% (CMHC average 30 yr. historical growth) to be a more reasonable allocation for NOTL and would help to better accommodate the demand between 2021 and 2051. • A boundary expansion approval would provide opportunities to develop currently under-utilized lands, help satisfy high market-demand, and bring positive impacts to the community. 	
(No Name Provided)	1211	South of York Road, East of Concession 5 Road	<ul style="list-style-type: none"> • “I have not been able to find housing in this area. Would love to move my family in this area.” 	<ul style="list-style-type: none"> • This site is within the Greenbelt and Niagara Escarpment Plan area. Thus, these lands did not proceed It was removed through Step 1 of the SABR Criteria and is not recommended for expansion.

SABR Comments Received relating to sites in the Town of Pelham

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Upper Canada Consultants	1181	North of Merritt Road, South of Port Robinson Road, West of Cataract Road	<ul style="list-style-type: none"> • The lands are surrounded on all sides by Urban Area. • Notes the unusual configuration of the Urban Area. Consideration for including this area as a rounding out of the Urban Area. • Region is currently conducting an Environmental Assessment (EA) on Merritt Road, which will become a major arterial road where growth and development should be directed. • The inclusion of this area will increase the efficiency of services that are being provided to the existing urban area limits. Specifically, the existing Regional Sanitary trunk sewer and Towpath pumping station that has existing capacity. • The existing Urban Area Boundary leaves a minor fragmented 	These lands are proposed for inclusion in the urban area, as part of the Town of Pelham land need expansion. Further description is provided in the main Report PDS 41-2021.

SABR Comments Received relating to sites in the Town of Pelham

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>agricultural area that has the potential to cause negative impacts to the surrounding neighbourhoods and bring the viability of the agricultural operations down in the long term.</p> <ul style="list-style-type: none"> • Will result in an incomplete urban structure and result in a low efficiency of land use if left out. 	
(No Name Provided)	1109	North of Highway 20, East and West of Cream Street	<ul style="list-style-type: none"> • “No attachment found? Already sounds shady” 	<ul style="list-style-type: none"> • This site did not proceed past Step 1 of the SABR Criteria and are not being considered for expansion.
Kim Norwood	1109		<ul style="list-style-type: none"> • “I live up the street from this golf course. This is a rural area. I would be very concerned if proposal includes a change of use. How do I find out more?” 	<ul style="list-style-type: none"> • This site did not proceed past Step 1 of the SABR Criteria screening and are not being considered for expansion.
Hassan Lakhani	1156	South of Quaker Road, West Clare Avenue North	<ul style="list-style-type: none"> • Would like to know if their property is within the new boundaries and eligible for the development of a subdivision. 	<ul style="list-style-type: none"> • Community Area expansion is recommended for some of the lands in this location to address land need in the Town of Pelham.

SABR Comments Received relating to sites in the Town of Pelham

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				<ul style="list-style-type: none"> The recommendation will be provided to Regional Council. If approved as part of the new Niagara Official Plan, several local approvals will be required prior to development.

SABR Comments Received relating to sites in the City of St. Catharines

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Raymond & Liz Kowalik	1089	North of the QEW, East of 3 rd Street Louth	<ul style="list-style-type: none"> “Request for Urban Boundary expansion not the best use of property as is. Region has full history - salt damage etc.” 	<ul style="list-style-type: none"> This site is within the Greenbelt Plan area and did not proceed past Step 1 of the SABR Criteria. The lands cannot be considered for expansion as a result of Provincial Policy.
(No Name Provided)	3204	Northeast of Martindale Road, South of the QEW	<ul style="list-style-type: none"> “Great opportunity for work-live community.” 	<ul style="list-style-type: none"> Employment Area conversions were considered by Regional Council in November 2021, including the lands referenced. Council did not support conversion of these lands to allow residential uses.
(No Name Provided)	3204	Northeast of Martindale Road, South of the QEW	<ul style="list-style-type: none"> “Work in this office complex, would love to have some mixed use condos build on site to make it a small hub. Nicest offices in Niagara.” 	<ul style="list-style-type: none"> Employment Area conversions were considered by Regional Council in November 2021 by Planning and Economic Development Committee and Council, including the lands referenced. Council did not support conversion of these lands to allow residential uses.
(No Name Provided)	1060	South of St. Paul Street	<ul style="list-style-type: none"> “No attachment found? Already sounds shady” 	<ul style="list-style-type: none"> The Region assessed all sites requested, regardless of whether material was submitted. In this case,

SABR Comments Received relating to sites in the City of St. Catharines

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
		West, East of 1 st Street Louth		no additional materials were submitted. <ul style="list-style-type: none"> • This site is within the Greenbelt Plan area and did not proceed past Step 1 of the SABR Criteria. The lands cannot be considered for expansion as a result of Provincial Policy.

SABR Comments Received relating to sites in the City of Thorold

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
(No Name Provided)	3219	South of Schmon Parkway, East of Glenridge Avenue	<ul style="list-style-type: none"> • The region should not be considering changing greenspaces to residential. This area has a floodplain and old vegetation. • This application is attempting to overthrow ALL environmental conditions. Protect our greenspace, waterways, and forests! 	<ul style="list-style-type: none"> • The referenced site is a request for conversion from employment area to residential. It would be subject to the same environmental requirements and protections regardless of use. • Employment Area conversions were considered by Regional Council in November 2021 by Planning and Economic Development Committee and Council, including the lands referenced. Council did not support conversion of these lands to allow residential uses.
John Ravenda	1122	North and South of Canboro Road, West of Merrittville Highway	<ul style="list-style-type: none"> • It would be ideal to allow servicing of Hwy 20 and loop the sewers from Merrittville Highway to Rice Rd. The agricultural lands between commercial developments are not large enough to farm and just create urban sprawl. Highway 20 is a major transportation corridor joining Fonthill to the 406 and through to Niagara 	<ul style="list-style-type: none"> • These lands are located in a municipality that did not have a land need. Other Regional locations better met the SABR Criteria for recommended expansions.

SABR Comments Received relating to sites in the City of Thorold

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			Falls, servicing makes obvious sense. Good Work!	
Kevin Jack	N/A	N/A	<ul style="list-style-type: none"> Looking for information on the SABR process. Family owns property near the urban boundary in Thorold. He would like to discuss whether this property will be considered. 	<ul style="list-style-type: none"> Initial follow-up provided with general information and a call placed to explain timing of the SABR process.

SABR Comments Received relating to sites in the Township of West Lincoln

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
Nelson Aggregates	1001, 1002, 1054	Lands Immediately Surrounding the Smithville Urban Boundary	<ul style="list-style-type: none"> • Lands are both within and adjacent to an identified aggregated resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area), and directly west of licensed quarry that Walker operates. • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like the one are protected. 	<ul style="list-style-type: none"> • Staff have considered impacts to known deposits of mineral aggregate resources as part of the SABR assessment. • Despite presence of potential resources, Community Area and Employment Area expansions are recommended for the subject lands, as it best meets the SABR Criteria, and reflects the ongoing Community Master Plan study initiated by the Township of West Lincoln.
Walker Aggregates	1001, 1002, 1054	Lands Immediately Surrounding the	<ul style="list-style-type: none"> • Lands are both within and adjacent to an identified aggregated resource area (i.e. “Potential Resource Area - Stone” and “Stone Resource” area), 	<ul style="list-style-type: none"> • Staff have considered impacts to known deposits of mineral aggregate resources as part of the SABR assessment.

SABR Comments Received relating to sites in the Township of West Lincoln

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
		Smithville Urban Boundary	<p>and directly west of licensed quarry that Walker operates.</p> <ul style="list-style-type: none"> • Expansion in the area is of potential concern given the potential to introduce new permissions for sensitive land uses in proximity to identified resource areas. • Provincial Policy is in place to ensure the encroachment of sensitive land uses on resource areas are avoided where possible and that quality resource areas like the one are protected. 	<ul style="list-style-type: none"> • Despite presence of potential resources, Community Area and Employment Area expansions are recommended for the subject lands, as it best meets the SABR Criteria, and reflects the ongoing Community Master Plan study initiated by the Township of West Lincoln.
Weston Consulting	1255	Northeast of Highway 20 adjacent to Smithville Urban Area Boundary	<ul style="list-style-type: none"> • The Township is undertaking various studies to support an expansion to the Smithville Urban Area so that greater growth can be accommodated. • Lands are an appropriate location for an urban boundary expansion as they are adjacent to the existing settlement area, the environmental 	<ul style="list-style-type: none"> • The Region recommends including these lands as Community Area as they best meet the SABR Criteria and reflect the ongoing Community Master Plan study initiated by the Township of West Lincoln.

SABR Comments Received relating to sites in the Township of West Lincoln

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>features on the subject lands can be protected with appropriate buffer, and they could be developed to act as a node into Smithville as envisioned by the Township.</p> <ul style="list-style-type: none"> • The lands are also an ideal location to develop a range of residential uses to accommodate the forecasted population growth. • The addition of the balance of the subject lands into the Smithville Urban Area would also positively contribute to the Community Area Land Need for the Township of West Lincoln. • Supports the request to expand the Smithville Urban Area to include the remaining portion of the subject lands. 	
Sherri de Wilde	2170	Northeast of RR 2 and South	<ul style="list-style-type: none"> • Disappointed that her property has not been included as part of the consideration for rural settlement 	<ul style="list-style-type: none"> • The lands requested are not recommended to be brought the rural settlement boundary as a large

SABR Comments Received relating to sites in the Township of West Lincoln

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
		Chippawa Road intersection	boundary review, especially given long history of such requests by family members. <ul style="list-style-type: none"> • This is especially egregious given the acceptance for Mr. REDACTED's and Mr. REDACTED's properties nearby that are being considered. 	agricultural lot would be removed from agricultural production. The expansion would significantly expand the Hamlet of Caistorville, altering the rural character of the Hamlet.

SABR General Comments Received

Committer	Parcel ID(s)	Location	Comments Received	Regional Response
Preservation of Agricultural Lands Society	Multiple	Multiple	<ul style="list-style-type: none"> • Multiple submissions received in August, September and October 2021 in response to staff reports regarding the Land Needs Assessment and SABR. • Anticipate that the Region will reject private requests for expansion. • Agrees that only the Region has the ability to expand urban boundaries. Do not support Fort Erie’s motion in recommending areas for expansion. • There is a lack of environmental study considered for expansion in Niagara Falls, Fort Erie, and West Lincoln. In particular, there needs to be further consideration of watershed plans. • The rationale for land need in Niagara is dubious, especially given the lands brought in for the Welland Northwest expansion. • There is an overestimation of the amount of employment land needed 	<ul style="list-style-type: none"> • All requests submitted were included for consideration as part of the SABR assessment. • Comprehensive evaluation criteria were prepared, including criteria specifically relating to impacts to the Natural Environment System. • Using the Province’s Land Needs Methodology, the Region established a land need for expansions in several locations. A Made-in-Niagara forecasts was endorsed in principle in August 2021 and a revised land need is included as part of this Report PDS 41-2021. • The Welland Northwest expansion is considered as part of the land needs assessment calculation. • Community Area and Employment Area expansions are recommended for several locations in the Region as

SABR General Comments Received

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>in Niagara, as well as the impact that designated environment features has on their developable areas. Estimates seem to discount brownfield site availability.</p> <ul style="list-style-type: none"> • Do not support expansion in areas around Smithville given potential environmental and agricultural impacts. <ul style="list-style-type: none"> ○ The Niagara Escarpment Crossing through West Lincoln and Grimsby should be denied. Concerned that it is being used to justify urban expansion around Smithville. ○ West Lincoln expansions will not be serviced by transit. This constitutes bad planning to allow expansion. • Do not support the expansion area between Kalar Road and the QEW in Niagara Falls. 	<p>identified in PDS 41-2021 and 42-2021.</p> <ul style="list-style-type: none"> • Niagara Falls City Council endorsed a 50% intensification rate, which is consistent with the rate identified in the through the Region’s land needs assessment. • Lands recommended for expansion will require additional study work, including sub-watershed study. In West Lincoln for example, sub-watershed work is being undertaken as part of their Master Community Plan currently underway.

SABR General Comments Received

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<ul style="list-style-type: none"> ○ Recent report from the City of Niagara Falls supports intensification in existing boundaries, with a suggested intensification increase of 60%. The increase in intensification does not support Urban Area expansions in the City. ○ Noted that the subject lands were previously rejected by the former Ontario Municipal Board given agricultural value of lands and concern for threatened species. ● Do not support expansion in the “Stevensville Industrial Cell” and former Canadian Motor Speedway (CMS) lands in Fort Erie. Additionally, do not support rationale for expansion areas along the QEW. <ul style="list-style-type: none"> ○ Level of employment area need does not justify the expansion, and could 	

SABR General Comments Received

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>potentially be converted to residential uses.</p> <ul style="list-style-type: none"> ○ Concerned about deforestation in areas surrounding potential expansion areas. Also concerned about species-at-risk in the former CMS site. ○ There is enough brownfield lands in need of development. Employment area should not be necessary. ● Given recent approval of the Northwest expansion in Welland, which includes the “Dain City” portion of lands, this should eliminate need for expansions in Niagara Falls and West Lincoln. 	
Mary Lou Jorgensen-Bacher	Multiple	Multiple	<ul style="list-style-type: none"> ● Niagara Falls urban boundary expansion request seems to have come after the deadline. Fort Erie requests seem to be less than those indicated on the Town's website. 	<ul style="list-style-type: none"> ● The Region uses deadlines to help Staff prepare subsequent phases of the SABR program, map locations, make them available to the public and to coordinate meetings with local

SABR General Comments Received

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<p>West Lincoln seems to have bigger request than that which was discussed at their Zoom meeting.</p>	<p>municipalities for assessment review meeting schedules. Requests received late were included in our review where feasible.</p> <ul style="list-style-type: none"> • The Region’s SABR program is independent of the local exercises noted. • The SABR process sets out to identify the most appropriate locations for expansion and is not bound to requested locations only.
Lou Federkow	N/A	N/A	<ul style="list-style-type: none"> • Concerned with the population growth targets identified. “Why "must" we target population growth to 647,000?” • Concerned with the plan to dedicate 7% more of our prime agricultural lands and 'protected' Greenbelt countryside to more development. • Does not understand how this can be done alongside objectives to protect agricultural lands and natural watersheds and increase tree cover. 	<ul style="list-style-type: none"> • The Region must plan for the population growth forecasts set out in the Province’s <i>Growth Plan</i> • One purpose of the Niagara Official Plan is to determine how best to plan for that growth to ensure there is enough housing, services, and infrastructure to accommodate the growing population across Niagara.

SABR General Comments Received

Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
			<ul style="list-style-type: none"> • Concerned that planned development will destroy more “natural lands”, reducing “Niagara’s 10% coverage” compared to “Toronto’s 30% coverage”. • Questions how the Region will address investment purchases of homes in the area, which “stand vacant for half or more of each year”? • With the impacts of climate change becoming increasingly stronger, believes that all existing farmland and natural forest should be preserved. Concerned that expansion of development and servicing will increase the Region’s carbon footprint. 	<ul style="list-style-type: none"> • The Region does not regulate tenure of homes and whether or not they are vacant. • The SABR assessment considers comprehensive criteria to inform decisions on selecting the most appropriate locations for expansion. That criteria includes assessment of agricultural lands, watersheds, and the natural environment.