

From: [REDACTED]
To: [Millar, Chris](#)
Subject: Re: Niagara Region Settlement Area Boundary Review
Date: September 1, 2021 5:00:32 PM

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Hello Mr. Millar: I received your recent email of the Land Use and proposed Official Plan. Thank you for sending it. I will review it before your new submission date for changes, Oct. 1st. Also, I did view that the Region's Planning and Economic Committee approval of the Official Land Use Plan last month, which effects my property at 1307 Rice Rd. and the five properties along Rice Rd. being changed to urban, Part of Plan A of Pelham Council's submission to you.

I asked the Region to send me a map of the greenbelt on my property, which apparently splits my property in half. So I wanted to know who decides this boundary as it appears to have changed from the last Greenbelt map I saw? I also need to know the exact specs for my property, because I will have to sever it from Greenbelt and the urban area in order to sell it in their respective zoning categories. I also wonder how much support I would receive from the Region to possibly rezone the Greenbelt area to be used for parkland as this is a big discussion in other larger areas where Greenbelt is inappropriately located, and my property is not in a specialized area like the escarpment, wetland or moraine, etc. etc. I'm only talking about five acres here. Obviously, I'm going to have to make submissions to the Local Planning Appeal Tribunal (LPAT), which has replaced the Greenbelt commission. However, I may need some support from the Region, and this is important, apparently since the Region drew the Greenbelt boundary lines for the province. These boundaries should've been better rectified in the last Greenbelt review, but no one has ever consulted me or I'm sure, other property owners as a part of that review, even though they included my home and garage in the Greenbelt area years ago. Would the Region even consider changing my Greenbelt to rural, for example? I'm asking your advice and options on how best to proceed looking into the not too distant future? Feel free to give me a call if that will be easier than sending a lengthy email at [REDACTED]

Your help is really appreciated.

Thanks,

Gloria Katch.

On Monday, June 28, 2021, 05:09:05 p.m. EDT, FRONTIERNET-SERVICE® [REDACTED] wrote:

Hello Mr. Millar: I listened in on the first webinar of the Official Plan on growth on June 9th regarding the east side of Rice Road in Pelham. You asked for submissions

for our request by July 2nd. You already have one on record that is already on your website.

On June 22nd, Pelham council adopted a recommendation for the six properties on Rice Rd., excluding the area in the Greenbelt, be rezoned to urban in the next Official Plan. This includes a half of my property. Do you need any further information or submission from me?

Thanks,

Gloria J. Katch.

On Wednesday, June 9, 2021, 10:54:21 a.m. EDT, Millar, Chris <chris.millar@niagararegion.ca> wrote:

June 9, 2021

Sent by e-mail only

Dear Property Owner or Owner Representative,

**Re: Niagara Official Plan Process
Urban Settlement Area Boundary Expansion Request**

ARN: Pelham



This letter is to advise that your urban settlement area boundary expansion request remains under consideration through the Niagara Official Plan process.

Changing urban boundaries is a complex matter that requires careful planning considerations. Below we provide an update of our program to review such requests. Some of the terms used are technical – to match those of the Provincial documents. I would be pleased to provide further information and answer any questions.

The Region is continuing work on its new Niagara Official Plan, with draft plan date targeting end of 2021.

The latest information on the Niagara Official Plan, including that relating to Settlement Area Boundary Reviews, is contained in Report PDS 17-2021, available here: [Niagara Official Plan Consolidated Policy Report - May 2021 \(niagararegion.ca\)](#).

The process for settlement area boundary review – and draft review criteria – is included in the cover Report and Appendix 18.

A key component in considering boundary expansions is the Region's Land Needs Assessment ("LNA"). The LNA will determine which local municipalities require additional Community Area land or Employment Area land to accommodate forecasted growth to 2051. The Region's draft LNA is contained in the Report noted above, at Appendix 3. The LNA remains draft until such time that Regional Council endorses it.

After the LNA is endorsed, requests within local municipalities with identified land need set out in the LNA will be advanced for review and recommendation. If a local municipality does not need land as set out in the LNA, requests in that municipality are unlikely to be supported.

If you have additional comments on your urban boundary expansion request, or any of the material provided in the Report noted above, **we ask that you provide those comments by July 2, 2021**. This is to allow us sufficient time to review and provide a recommendation to the Region's Planning and Economic Development Committee this fall. Comments received late may not be considered in our reporting.

Please feel free to reach out if you have any questions or would like further clarification.

We will keep you on our stakeholder list and continue to circulate information and notifications on Official Plan progress.

Respectfully,

Chris Millar, MCIP, RPP, CNU-A
Senior Planner, Long Range Planning, Niagara Region

e-mail: chris.millar@niagararegion.ca

Please note – If you wish to locate the parcel(s) on a map, we suggest using [Niagara Navigator](#), click the "Assessment Parcel" check box in the left pane, and copy & paste the ARN number into the search field at top right. This should locate and highlight the parcel on the map.

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