



January 21, 2022

Isaiah Banach - Manager Long-Range Planning
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

**RE: 100 Dock Road, Thorold
Technical Mapping Update Request - Urban Boundary
Niagara Region Official Plan Review Process**

Dear Mr. Banach,

On behalf of our clients, DSLR Inc., owners of 100 Dock Road in Thorold, we have been working with your staff, the Province, and City of Thorold since 2018 regarding the redevelopment of the still active landfill on this property in order to develop it for future industrial purposes after the landfill is closed.

Through previous consultations with staff, it was identified that a portion of the subject property was located outside of the designated Urban Area due to a mapping error. Additionally, natural heritage features associated with fish habitat had been incorrectly identified on the property. A formal submission was made to Niagara Region on behalf of ownership on June 28th, 2021, with respect to these mapping errors.

The Region recently released PDS 41-2021 in December 2021 recommending changes to Urban Boundaries across the Region. Appendix 5 to that report includes the requested urban boundary change to the property as a technical adjustment to the urban settlement areas. As part of the same report, 100 Dock Rd. is correctly not included in the Draft Natural Environment System Schedules. (Attachments 1 and 2)

To conclude, we are pleased to say that the changes requested in our June 28th, 2021 submission to the Region of Niagara have been incorporated into the New Draft Niagara Official Plan. We are supportive of the proposed draft updates to the Niagara Official Plan and would like to thank Regional Staff for their assistance in navigating this process.

Please contact our office if you have any questions.

Best Wishes,



Stephen Bedford, MCIP, RPP, PLE
Development Manager
LANDx Developments Ltd.

CC: Dave Heyworth
Planning and Development Services
Niagara Region



100 Dock Road, Thorold
Proposed Technical Mapping Adjustment Map

Attachment 1

Urban Area Boundary Technical Mapping Update Areas

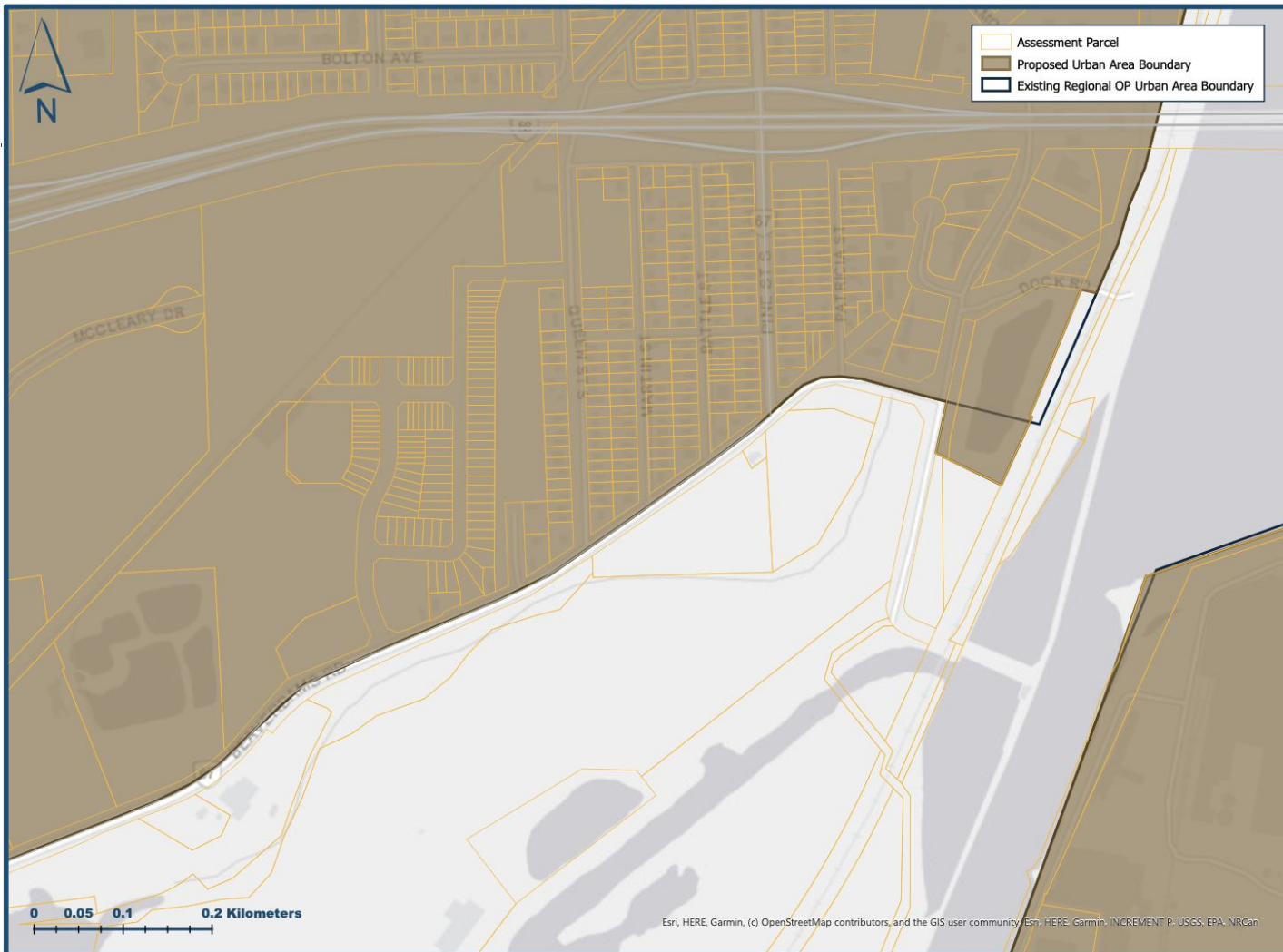
Requestor:
Shaylyn Costello
Land X
Developments

**Date of Email
Request:**
Dec. 15, 2021

Area 18

January 12, 2022

- Assessment Parcel
- Proposed Urban Area Boundary
- Existing Regional OP Urban Area Boundary





100 Dock Road, Thorold
Natural Environment Systems Schedule

Attachment 2

Legend
■ Subject Property

Lakes

- ▶ (Available for Comment) - Waterbodies
- ▶ (Available for Comment) - Shoreline Areas
- 👁 Earth Science ANSI
- 👁 Life Science ANSI
- 👁 Highly Vulnerable Aquifer
- ▶ (Available for Comment) - Significant Groundwater Recharge Area
- 👁 Urban Area Boundaries
- 👁 Hamlets
- 👁 Municipal Boundaries
- 👁 Under Review
- 👁 Under Appeal with Ontario Land Tribunal
- 👁 2020 Aerial Imagery