

**From:** [Making Our Mark](#)  
**To:** [REDACTED]  
**Subject:** RE: Online Form - Official Plan 2019 Updates Request  
**Date:** Tuesday, February 1, 2022 1:59:30 PM

Good Afternoon Chirag,

This email is to confirm receipt of you submission below. I have forwarded your comments/questions to the appropriate staff for further review.

Best Regards,  
Official Plan Team

**From:** Niagara Region Website <webmaster@niagararegion.ca>  
**Sent:** Thursday, January 27, 2022 9:29 PM  
**To:** Making Our Mark <makingourmark@niagararegion.ca>  
**Subject:** Online Form - Official Plan 2019 Updates Request

## Official Plan 2019 Updates Request

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

Name

Chirag Patel

Email

[REDACTED]

Phone

[REDACTED]

Organization or Affiliation

Flora Designs Inc.

Address

[REDACTED]

City

Outside Niagara

Specify City



Postal Code



Province

Ontario

Other Topics of Interest

Objection to Staff Recommendation for SABR ID 1234

Comments

Originally we have submitted an application in July 2021 for inclusion of this land within settlement area boundary expansion. Since then, we are regularly reviewing all meeting minutes and staff recommendations. On Dec 01, 2021, we received a preliminary feedback email from Mr. John Federici regarding "These sites reflect the most appropriate locations for expansion based on Provincial policy and previously-established Regional criteria". (Included in trail below). We were hoping at that time for good things happening. Our subsequent meeting with Mr. Chris Millar on Dec 15, 2021 revealed that, the Region is not considering our land for potential settlement area boundary expansion. It was clearly discussed in our meeting regarding the current zoning designation of this land is "A1 – Regular Agricultural". We were also advised the current regional process of settlement area expansion is not adequate for our development proposal and we need to contact local area municipality to apply for local OPA-ZBL amendment to develop this lands as rural houses on private services (well water and septic system). We initially agreed on this during our meeting. We have no clue why the things have been changed between Dec 15, 2021 and Jan 25, 2022 such that, the staff is now recommending to convert our land from "A1 – Regular Agricultural" to "Prime Agricultural". We have also noted that the natural heritage boundaries have been expended within entire 118 acre lot. This will put this land in situation that we will not be able to develop at all for minimum next 30 years based on current provincial policy for Prime Agricultural lands as well as current natural heritage feature regulations. We would like to take your attention that this land is being used for farming purpose since many years. We already have a rental agreement with a local farmer for next five year lease. We would like to file an objection against staff recommendation for conversion to Prime Agricultural zone as well as expansion of natural heritage feature boundary and would like to ask staff with all due respect to consider our request. We are also looking for staff support to include this land under rural residential zone designation. I believe you are aware regarding all the existing houses along Elm Street and Forks Road East are rural residences on private services. Our request

for proposed rural residential zone conversion best fits with the existing surrounding neighborhood in terms of urban design guidelines. We would greatly appreciate your assistance to help us in filling an objection and provide recommendation for rural residential zoning for this lands.

