

From: [Millar, Chris](#)
To: ["Vince Damelio"](#)
Cc: [Making Our Mark](#)
Subject: RE: quick call
Date: Tuesday, February 8, 2022 10:36:00 AM

Hi Vince,

I just want to let you know I did receive your submission and it will be included in our reporting that we are working on.

We received many comments up to the deadline and are focused on reviewing and considering what has been provided by all.

We continue to work on a report expected for March 9, 2022 PEDC.

Sincerely,
Chris

From: Vince Damelio <riverviewhomesniagara@gmail.com>
Sent: Monday, February 7, 2022 9:13 AM
To: Millar, Chris <Chris.Millar@niagararegion.ca>
Subject: Re: quick call

CAUTION EXTERNAL EMAIL: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Chris,

Are you able to give me a call when you get a chance.

Thanks,

Vince D'Amelio
President
Riverview Homes Niagara LTD
905-651-2926

February 4, 2022

Email: chris.millar@niagararegion.ca

Mr. Chris Millar, MCIP, RPP
Senior Planner
Regional Municipality of Niagara
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

Dear Mr. Millar

RE: Urban Boundary Expansion
Ridgeway and Chippewa Properties

Thank you for taking the time to discuss the properties that I own in Ridgeway and Chippewa, with respect to urban boundary expansion in Niagara Region. The two properties that I own and believe should be included in the urban boundary expansion are as follows:

1. Nigh Road and Gorham Road, Ridgeway, Fort Erie

The property on Nigh Road, near Gorham Road, is a 11.47 ha (28.33 ac) property. The property was originally part of a larger 13.95 ha (34.46 ac) property I owned of which 2.48 ha (6.13 ac) was approved for the Creekside Estates Subdivision in approximately 2008. The Creekside Estates Subdivision part of the lands were in the urban boundary and front on Nigh Road. The remainder of the property north of the Creekside Estates Subdivision was outside the urban boundary. I believe that the remainder of the property should be included in the urban boundary expansion for the following reasons:

- The property was part of the area being considered for urban area expansion in Ridgeway when the original longlist of potential areas for urban boundary expansion was released in 2021.
- The approved Site Plan for the Creekside Estates Subdivision includes, at the request of the Town of Fort Erie, a right-of-way for a future access road and servicing

into the subject lands. This was in anticipation at the time of the urban boundary being expanded in the future to include these lands.

- The subject property has access to both Nigh Road through the Creekside Estates Subdivision and to Gorham Road.
- In addition to the Creekside Estates Subdivision, a new subdivision is being constructed the south side of Nigh Road between Gorham Road and Ridge Road. There is significant development and demand for residential housing in the Ridgeway area, especially in the Nigh Road area between Ridge Road and Gorham Road, where other new residential developments are also now taking place.
- The Town of Fort Erie is undertaking a major upgrade of Nigh Road between Ridge Road and Gorham Road. This includes the addition of storm sewers, realignment of the road to address current site line issues, the addition of sidewalks, and reconstruction including widening of the Nigh Road culvert crossing over Beaver Creek. The inclusion of the subject property in the urban boundary will help increase tax revenue to offset the significant cost of the Nigh Road upgrade.
- The Town of Fort Erie is currently undertaking a Traffic Impact Study to consider potential future upgrading and needs for Gorham Road. The traffic study is being done in consideration of the existing significant tourist traffic in the summer to Lake Erie and increased development along Gorham Road and on lands adjacent or near to Gorham Road. Similar to Nigh Road, the inclusion of the subject lands into the urban boundary would provide additional tax revenue to support upgrades/reconstruction of Gorham Road.
- The subject property is rural and not viable for agricultural use.

2. Willoughby Road and Marshall Drive, Chippewa, Niagara Falls

The property at the northeast corner of Willoughby Drive and Marshall Road in Chippewa is an 8.5 ha (21 acre) property. There are several residential developments near this area. The residential developments include traditional residential subdivisions and larger estate lot developments to the north and east. The lands are poor for agriculture, which is one of the

reasons that the Niagara Parks Commission developed the Legends on the Niagara Golf Course facility near these lands.

I appreciate your consideration of including these lands in the current urban boundary expansion review. If you have any questions or require further information, please contact me at (905) 651-2926 or by email at riverviewhomesniagara@gmail.com.

Yours truly,

A handwritten signature in black ink, appearing to read "Vince Damelio". The signature is written in a cursive style with a large initial "V".

Vince Damelio
Riverview Homes Niagara

From: [Millar, Chris](#)
To: "Vince Damelio"
Cc: [Making Our Mark](#); [Heyworth, David](#)
Subject: RE: Vince D'Amelio contact information
Date: Monday, January 31, 2022 12:32:00 PM

Hi Vince,

Thank you for your inquiry.

As mentioned, Regional staff's recommendations are available for comment until February 7, 2022.

Please see the report at the following link (PDS 41-2021) to help provide information about the review process and the recommended locations.

<https://www.niagararegion.ca/official-plan/settlement-area-boundary-review-dec-2021.aspx>

You will find much more information about the Region's new OP with the information and various links available on the following site as well.

<https://www.niagararegion.ca/official-plan/>

Sincerely,
Chris

From: Vince Damelio <riverviewhomesniagara@gmail.com>

Sent: Monday, January 31, 2022 9:54 AM

To: Millar, Chris <Chris.Millar@niagararegion.ca>

Subject: Re: Vince D'Amelio contact information

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Good morning Chris,

Can you please give me a call at [REDACTED]

Thanks,

Vince D'Amelio
President
Riverview Homes Niagara LTD.