



January 28, 2022

436 Quaker Road

Welland/Thorold, ON

To: Chris Millar, John Federici, Niagara Region

Re: Niagara Official Plan: Settlement Area Boundary Expansion

Primont (Thorold/Welland) Inc. is the legal land owner for the lands municipally addressed 436 Quaker Road in the City of Welland and the City of Thorold. We are in support of the proposed inclusion of the lands identified as Pelham Recommendation #2 in the Niagara Region Official Plan: Settlement Area Boundary Review – Urban Recommendations (Report PDS 41-2021) in the Settlement Area Boundary Expansion.

We ask the Region to consider amending the language in policy section 8.2.1, to allow for a scoped approach to be considered with respect to completing the required studies for the removal of the zoned holding symbol. To potentially permit individual land owners or smaller assemblies of land owner groups to advance development approvals if deemed acceptable.

We look forward to the future development of these lands and in helping to achieve the Region's growth planning objectives.

Regards;

A black rectangular redaction box covering the signature of Ian MacPherson.

Ian MacPherson, P. Eng., Vice President Land Development

Primont

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