

December 16, 2021

Regional Chair Bradley and Councillors
Region of Niagara
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7

RE: Settlement Area Boundary Expansion Request - City of Thorold

Dear Regional Chair Bradley,

I am writing on behalf of my client, 38 Merritville Inc. and Schmon Parkway Inc., with respect to their land holdings (the Subject Property), in the Brock Business park in the City of Thorold, as identified on the attached Map. As you may be aware, a component of the Subject Property (Part 1) with frontage on Merritville Highway and Decew Road is located outside of the Brock Business Park, and outside of the defined Settlement Area Boundary of the City of Thorold. It is designated as "Environmental Protection" and "Open Space and Parks" in the Thorold Official Plan.

As we embark upon a collaborative effort with the Region, and with the City of Thorold on the balance of the property (Parts 2 through 4 on the attached Map), we reiterate our request that Part 1 of the Subject Property be included within the Settlement Area Boundary so that it can be part of our comprehensive planning exercise and be provided with full municipal service infrastructure when an appropriate land use has been determined.

We believe that this request would represent a very minor "rounding out" of the Settlement Area Boundary in this location and would have minimal effect on the Land Needs Analysis currently underway as part of the Region's ongoing Municipal Comprehensive Review.

Please accept this letter as our formal request that the Region consider, through the ongoing Municipal Comprehensive Review the inclusion of the lands identified as Part 1 on the attached Map within the adjacent Settlement Area Boundary of the City of Thorold.

Please feel free to contact me at any time to request any additional information, and/or to set up a meeting to discuss our objectives for the Subject Property.

Sincerely,

Ron Palmer, BES, MCIP, RPP
Principal

cc. Ms. Kirsten McCauley, Niagara Region
Paul Moore, City of Thorold
Denise Landry, City of Thorold
Alicia Monteith, Prica Global Enterprises Inc.

Prica Thorold Conversion

