

From: [Millar, Chris](#)
To: ["Tom Richardson"](#)
Subject: RE: Region of Niagara Official Plan
Date: Tuesday, January 4, 2022 2:31:00 PM
Attachments: [Welland-Pelham-Thorold-Greenbelt_Context.jpg](#)
[image001.png](#)
[Site.jpg](#)

Hi Tom,

Re: 1361 Rice Road

Thanks for the discussion on your client's interests.

As mentioned, the situation with properties along Rice Road sees the front part of lands being within Pelham and rear portions being within Thorold.

As it stands, portions of lands at the rear (portions in Thorold) were not captured or added to the Greenbelt.

When looking at the context of the area, Regional staff have considered the character of being surrounded by urban areas on three sides and capped with Greenbelt which, for lack of better description, creates a hole in the donut that we believe made sense to recommend as part of the settlement area expansion exercise.

With the image showing the site itself, you can see only a very small portion at the south of your clients lands (blue star) that are not part of the Greenbelt. This is the reason your client received a letter. As you are aware, the Region cannot make changes to the Greenbelt designation, however we can recommend expansion to meet with it. I should also mention considerable environmental lands exist in the larger area proposed to be added and will remain protected into future.

A copy of the draft Official Plan is due out imminently. I can advise there will be site specific policy as it relates to these donut hole lands, as we look to ensure coordination between local municipalities to plan comprehensively despite municipal boundary.

I hope the discussion has been helpful. Please feel free to contact me if you have any further questions.

Thanks, Tom.

Sincerely,
Chris

From: Tom Richardson <tarichardson@sullivan-mahoney.com>
Sent: Tuesday, January 4, 2022 10:11 AM
To: Millar, Chris <Chris.Millar@niagararegion.ca>
Cc: Suzanne Martin <smartin@sullivan-mahoney.com>; 
Subject: Region of Niagara Official Plan

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Good Morning Chris and Happy New Year

Your letter of December 13, addressed to Rice Road Greenhouses has been forwarded to me to make some inquiries. I have in hand report PDS 41-2021 and have studied the map showing proposed Community Area Expansion along Rice Road. It appears to me that it is proposed to leave a strip of lands along the east side of Rice Road, including our clients lands, in the Greenbelt, while creating an expansion area immediately behind those Greenbelt lands and to the south. Could you spare me a few moments to discuss the implications of this by phone, at your convenience? I can be reached on my cell at [REDACTED]

Kind regards

Thomas A. Richardson C.S.
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