



February 7, 2022

VIA EMAIL AND REGULAR MAIL

Niagara Region
Planning and Development Services
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7

Attention: Kirsten McCauley, MCIP, RPP
Senior Planner, Secondary Plans

Dear Ms. McCauley,

Re: Niagara Official Plan, Municipal Comprehensive Review
Rural Settlement Area Boundary Review
Abingdon, Town of West Lincoln

WEBB Planning Consultants are retained by Toscani Development Limited (Toscani), the owners of a 5 hectare parcel of land that is partially within and adjacent to the existing Abingdon Rural Settlement Area (RSA).

We are writing further to our recent meeting regarding Regional Staff Report PDS 42-2021 which outlines Staffs recommendations specific to their review of candidate areas for rural settlement area boundary expansions. Specific to West Lincoln candidate areas, staff have recommended an expansion of the Abingdon RSA which encompasses the lands of Toscani and adjoining lands for a gross expansion area of 11 hectares.

We understand that Regional Council adopted the Staff Recommendation pursuant to Report PDS 42-2021 at their December meeting, authorizing staff to incorporate these recommendations as part of the Municipal Comprehensive Review which will inform the new Niagara Official Plan.

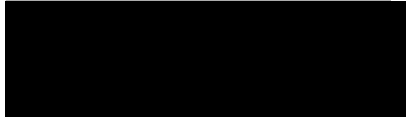
The addition of the subject lands to the settlement area is consistent with recommendations of the review undertaken by the Town of West Lincoln of rural settlement area expansion requests. It is recognized that final modifications to the local Official Plan and completion of their Growth Plan conformity exercise will be subject to the completion of the new Niagara Official Plan.

On behalf of Tocani we are writing to provide our continued support for the Regions MCR and inclusion of the subject lands within the recommended expansion area for the Abingdon RSA. The inclusion of these lands meets with the intent of the Region's review criteria and in our opinion will facilitate orderly development of the RSA including the integration with adjoining parcels which have also been recommended for inclusion.

We will continue to monitor the Region's work program to prepare the new Official Plan and seek Ministry Approval. Please feel free to contact our office should you have any questions or require additional materials in regard to our clients lands and anticipated development potential.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Toscani Development Ltd.
S. Lewellyn & Associates