

## Thundering Waters Forest – Paradise Development

AM-2023-028 & 26T-11-2023-004

Although I was unable to attend the open house meeting on May 30th, I have heard that an excellent proposal was submitted to the consultants and owners of the property to transfer the undevelopable portion of this property to a land trust or public agency.

Only a small proportion of this property can be developed. With so much development and road construction and human traffic, any natural features remaining among the developable land will most likely be destroyed or degraded; this makes it even more important that the majority of the property, which cannot be developed due to so much of it being environmental protection areas, be ceded to a land trust such as the Nature Conservancy of Canada.

The owners would benefit from a tax receipt of the donated land, capital gain tax relief, and no municipal property tax on the donated land. The upkeep of the donated land would be the responsibility of the land trust or agency which receives the land.

Most important of all, the owners would have ensured ecologically sound stewardship of the wetlands and forests and would have earned the esteem and gratitude of the residents of Niagara Falls.

Sincerely, Joyce Sankey