

May 7th, 2026

Suzanne Anderson
Planning and Building Development
City of Niagara Falls

Dear Ms. Anderson,

Re: Easement Rationale – Stanley Ave/ Don Murie Properties - PLCON20260125

We are writing to provide a formal rationale in support of the easements associated with the above-noted development application.

The proposed easements are required to ensure the functional operation of the site and to facilitate safe and efficient vehicular circulation. Specifically, the easements are intended to accommodate vehicular access, internal traffic movement, and a designated drive-thru queuing lane that forms an integral component of the site design.

Due to the configuration of the property and the operational requirements of the proposed use, these easements are necessary to:

- Provide continuous and unobstructed vehicular access throughout the site;
- Support safe ingress and egress for patrons and service vehicles;
- Accommodate anticipated traffic volumes associated with the drive-thru component;
- Ensure that on-site queuing does not interfere with public roadways or adjacent properties; and
- Maintain overall site efficiency and compliance with applicable planning and transportation design principles.

The easement areas have been carefully coordinated with the site layout to minimize impacts while maintaining the intended functionality of the development. Without these easements, the site would not be able to operate as designed, and vehicular circulation would be compromised.

The provided consent sketch details 10 parts, a breakdown of each of the parts is listed below:

- Part 1 – Light Industrial Zoned Property
- Part 2 – Vehicular Traffic Easement
- Part 3 – Vehicular Traffic Easement
- Part 4 – Light Industrial Zoned Property
- Part 5 – Vehicular Traffic Easement
- Part 6 – Drive Thru Vehicular Traffic Easement
- Part 7 – Vehicular Traffic Easement
- Part 8 – Neighbourhood Commercial Zoned Property
- Part 9 – Vehicular Traffic Easement
- Part 10 – Prestige Industrial Zoned Property



We trust that this memo provides sufficient justification for the requested easements.
Should you require any additional information or clarification, please do not hesitate to contact our office.

Sincerely,



ACK Architects c/o Michael Allen
290 Glendale Ave, St Catharine's
Ontario, Canada

