

Regional Planning & Economic Development Committee

2201 St. David's Rd., P.O. Box 1042, Thorold, On L2V 4T7

Meeting of April 6, 2022

March 31, 2022

Members: Re: Failure of Region Planning Staff to Apply 2020 Provincial Policy Statement to Urban Boundary Expansion, Expansion Parcel Recommendations No. One (north of McLeod Rd. south of Hwy 20) and Expansion Parcel Rec. No. Two (South of Mountain Rd. , north of Tower Line), City of Niagara Falls

The Region's Lands Needs Assessment Document (41-2021, Dec. 8, 2021) omits reference to the 2020 Provincial Policy Statement Agricultural Policy 1.1.3.8—a. b. c.

Specifically, the Region's Land Needs Assessment Appendix Seven—PDS 41-2021, Provincial Policy Review, Settlement Area Boundary Review, December 2021, does not address this same agricultural Policy.

In the 2020 PPS the subject Agricultural Policy reads on pages 9 & 10---1.1.3.8 (c) in prime agricultural areas,

1. The lands do not comprise specialty crop areas;
2. The alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas, and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in the prime agricultural area.

Before this new Regional Plan and possibly before the Growth Plan, the Region had shown in their maps, urban expansion in Niagara Falls, ONLY to the south of the Welland River, and then only east of the QEW and south of Chippawa. If one were to apply Ag. Policy 1.1.3.8—a.b.c., you have to choose expansion only in the south and NOT north of the Welland River, west of the QEW, as is now being proposed.

The climate north of the Welland River is superior to the South and suitable for fruit and grape production and the soybeans grow two to three times higher.

The remaining soils between Niagara Falls and Thorold, outside of the urban boundary as shown in my soils map from the University of Guelph, are mostly Haldimand Clay Loam, and superior to the Welland Clay soils and Niagara Clay found south of the Welland River.

East of the QEW and north of the Welland River were found some ten thousand acres of Class one fruit and grape soils, now gone forever, under concrete, along with related jobs.

-1-

If the Planners argue that sewer problems are an issue, then I say if you cannot find the money to fix the existing sewer problems after forty years, then you have no business spending money on new

services to expand the urban boundaries. The City's Pollution Control Plan (PCP), shows sewer problems across the City, including dozens of sewage overflows spilling into our creeks, rivers and lakes.

While the Region has included the Canada Land Inventory soil classes in their analysis for the land parcels considered for expansion, there appears to be omission of any conclusions to arrive at fulfilling PPS 2020 policy requirement 1.1.3.8 (c) 2.ii there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas

The attached OMB Decision, Page 20, Point [86], states "All parties agree that this proposed new urban boundary is an expansion into prime agricultural lands".

Failure to apply the same above Policy 1.1.3.8 (c) 2.ii, in the attached OMB Decision, Page 24 to 26, Points [110] to [117], led the OMB Chair to refuse the disputed Northwest Quadrant (Rec. No. 2) urban boundary expansion in Niagara Falls.

I request that the Planning & Economic Development Committee submit this correspondence to Region Planning Staff and request a written explanation for the omission of the application of the PPS Agr. Policy no. 1.1.3.8 (c) 2. i and 2. ii , regarding urban boundary expansion, with copies to Planning Committee and myself.

I request delegation status by telephone to answer any questions on this matter.

Yours truly, Jean Grandoni, [REDACTED] Niagara Falls, On [REDACTED] ([REDACTED]) [REDACTED]
[REDACTED]

c. Albert Witteveen, Chair, Agr. Policy & Action Committee

c Donnelly Law

c. Ont. Federation of Agriculture

d. Niagara South Federation of Agriculture

Link to PPS

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

PDS 41-2021 Appendix 7 December 2021

<https://pub-niagararegion.escribemeetings.com/filestream.ashx?documentId-20825>

Link to Appendix(s) 1 to 9, PDS 41-2021 Dec. 2021:

<https://niagararegion.ca/official-plan/settlement-area-boundary-review-dec-2021-aspx>