



Presentation to Planning and Economic Development Committee

OCTOBER 11, 2023 1:00 PM

FRANCES CHANDLER

BES, BED, MA, PHD; MCIP, RPP, OCT

REPRESENTING MYSELF

AS A RESIDENT OF FERNWOOD ESTATES IN NIAGARA FALLS



Land Use Planning and Uppers Quarry: List of Issues



Changing zoning from agricultural and environmentally sensitive is not good planning

Creek redirection

Air quality

Property damage

Property values

Wildlife

Transparency/Trust

Fly rock

Noise/vibration

Truck accidents

Traffic

Food insecurity

Loss of agricultural land

Community reputation

Tax implications

Future policy decisions

Respect for public input ↓

Respect for environment ↓

Respect for zoning ↓



Presentation Focus: Land Use Planning

What this Presentation is Not Focused on



This presentation is not:

A NIMBY issue: This issue is too big for that.

A concern over house devaluation: But losses will occur. (Studies have proven house prices ↓).

Anti development: It is pro human, wildlife, and environment. It is pro local land use planning and control.

(Source: Environmental Defense: [Ontario's Auditor General confirms the province is pushing more and more low-density sprawl - Environmental Defence](#)) (Retrieved Sept. 22, 2023)



Land Use Planning and Uppers Quarry: What this Presentation is Focused on



Respect for and adherence to local:

Planning



Policy development



Governance



Public Input



Respect for:

The Auditor General's report on planning in the Golden Horseshoe.



Presentation Focus: Land Use Planning

What this Presentation is Focused on



Three main points:

- The importance of land use planning as a means to support healthy communities by valuing public input, conducting solid research, addressing current legislation, and considering the long term impact on future generations.
- The importance of developing Regional and City land use plans and supporting local input and oversight.
- Auditor General's Report on the Golden Horseshoe on land use planning and the negative impact of losing local control. Provincial input is taking over.



Presentation Focus: Land Use Planning

The Importance of Land Use Planning



Through careful land use planning, municipalities can:

Manage their growth and development.

Address important social, economic, and environmental concerns.

Balance the interests of individual property owners and community.

Have a significant effect on a community's quality of life.

(Source: [11. Land use planning | The Ontario municipal councillor's guide | ontario.ca](#))



A quarry is not needed, does not enhance quality of life or community.



Presentation Focus: Land Use Planning

The Importance of an Official Plan



“An official plan sets out a municipality’s general policies for future land use. Zoning bylaws put the plan into effect and provide for its day-to-day administration. They contain specific requirements that are legally enforceable”.

(Source: [Citizen’s guide to land use planning | ontario.ca](https://www.ontario.ca/citizen-guide-to-land-use-planning))

An Official Plan provides a means for local decision making, oversight, and control

[Source: Zoning - Planning | City of Niagara Falls, Canada](https://www.cityofniagara.ca/planning/zoning)



Presentation focus: Land Use Planning

The Importance of the Region's Priorities and Plans

The Niagara Region Official Plan and Strategic Priorities are based on consultation, research, review, redrafting, and acceptance.

Local decision making is important.

Supporting Business and Economic Growth: No evidence a quarry is needed.

Healthy and Vibrant Community: A quarry is not “attractive, inclusive and connected”.

[Source: Walker Quarries | Quality Quarry Products](#)

It is an eyesore and a threat to humans and the environment. It does not address the strategic goals of supporting healthy and vibrant communities.

Responsible Growth and Infrastructure Planning: A quarry is not an “efficient use of existing infrastructure.”

A new quarry is not needed in Niagara. Excess aggregate will be transported elsewhere.





Presentation Focus: Land Use Planning The Importance of Niagara's Official Plan



Niagara Falls Official plan: **Local decision making is Important**
20 year vision outlining long term objectives and policies.

Focuses on:

Growth and development of urban lands;

Protection of agricultural lands;

Conservation of natural heritage areas; and

Provision of necessary infrastructure.

A quarry addresses none of these priorities.



[Source: Official Plan | City of Niagara Falls, Canada](#)



Presentation Focus: Land Use Planning Following Plans



Given the time, money, public, private, and political input into
Niagara Region's plan, why should...

The plan be changed for a company that cannot justify the need for a quarry?

We allow agricultural land to be destroyed for a quarry that is not needed?

Zoning changes be considered for a polluting, noisy, unnecessary industry?

The health of humans, wildlife, and the environment be sacrificed for a quarry
that is not needed?





Planning in Niagara: Land Use Planning Flawed According to the Auditor General



Provincial policies are flawed.

Major changes were made to the **Growth Plan** and other Greater Golden Horseshoe planning documents in 2020 despite warnings about their impact on the loss of agricultural land, and on natural heritage, and clean water.

Example: Eroding power of the Conservation Authority, Faulty growth forecasts etc.

Loss of local control. Ignoring local planning.

(Source: Environmental Defence: [Ontario's Auditor General confirms the province is pushing more and more low-density sprawl - Environmental Defence](#)) (Retrieved Sept. 22, 2023)



Presentation Focus: Land Use Planning Loss of Local Control



**‘The exact same problem as the Greenbelt’:
Doug Ford hammered over changes to
municipal boundaries**

The \$8.28-billion Greenbelt land swap scandal is putting Premier Doug Ford on the defensive over forcing municipalities to change their boundaries, taking over farms and “green space” for homebuilding.

Loss of local control. Ignoring local planning.

[Source: Doug Ford hammered over changing municipal boundaries \(niagarafallsreview.ca\)](http://niagarafallsreview.ca)



Planning in Niagara: Land Use Planning Flawed According to the Auditor General



... government has abandoned the goal of curbing suburban sprawl in southern Ontario. Despite being warned that its plans would undermine the long-term vision of the *Growth Plan*, lead to widespread loss of farmland and natural areas, put stress on water resources and put our climate goals further out of reach, the current government plowed ahead with inflated suburban growth targets and dozens of sprawl Minister's Zoning Orders (MZOs).



**Loss of local control.
Ignoring local planning.**

(Source: Environmental Defense: Ontario's Auditor General confirms the province is pushing more and more low-density sprawl - Environmental Defence) (Retrieved Sept. 22, 2023)



Planning in Niagara: Land Use Planning Flawed According to the Auditor General

- 68% of MZOs skip the regional government completely.
- Almost 40% of the 44 MZOs in the past year went to the same seven developers.
- “Enhancements” to the MZO power allowed developers to ignore even more regulations than before, including the *Provincial Policy Statement* (which helps protect the environment), site plan control and Conservation Authority permits.

Loss of local control. Ignoring local planning.

(Source: Environmental Defense: [Ontario's Auditor General confirms the province is pushing more and more low-density sprawl - Environmental Defence](#)) (Retrieved Sept. 22, 2023)



Planning in Niagara: Land Use Planning Flawed According to the Auditor General



FAULTY GROWTH FORECASTS

The province's *Growth Plan* is likely overestimating how many people will be living in outer Greater Golden Horseshoe suburbs by 2050. ...this bad forecasting will have practical and financial consequences for those municipalities... if the outer suburbs build and budget for future residents who don't exist – who is left with the bill?

Loss of local control. Ignoring local planning.

(Source: Environmental Defense: [Ontario's Auditor General confirms the province is pushing more and more low-density sprawl - Environmental Defence](#)) (Retrieved Sept. 22, 2023)



Planning in Niagara: Land Use Planning Flawed According to the Auditor General



“Enhanced” MZOs can now trump municipal site plan control and are no longer required to be consistent with provincial land-use policy. The province issued 44 MZOs from March 2019 to March 2021 — double the total issued the previous 18 years.

Loss of local control. Ignoring local planning.

Source: [Value for Money Audit: Land-Use Planning in the Greater Golden Horseshoe \(auditor.on.ca\)](https://www.auditor.on.ca)

Source: [MZOs have been a trump card for the Ford government — here's why it's a serious Ontario election issue | CBC News](https://www.cbcnews.com)



Planning in Niagara: Land Use Planning Flawed According to the Auditor General



"Our audit found that the recent rise in the use of and lack of transparency in issuing MZOs is inconsistent with good land-use planning principles ... this approach treats the land-use planning process as a hurdle," the report said.

Loss of local control.

Source: [MZOs have been a trump card for the Ford government — here's why it's a serious Ontario election issue | CBC News](#)



Land use planning should not be viewed by business as an annoying hoop or hurdle instead of a means to address environmental, human, flora, and fauna health.



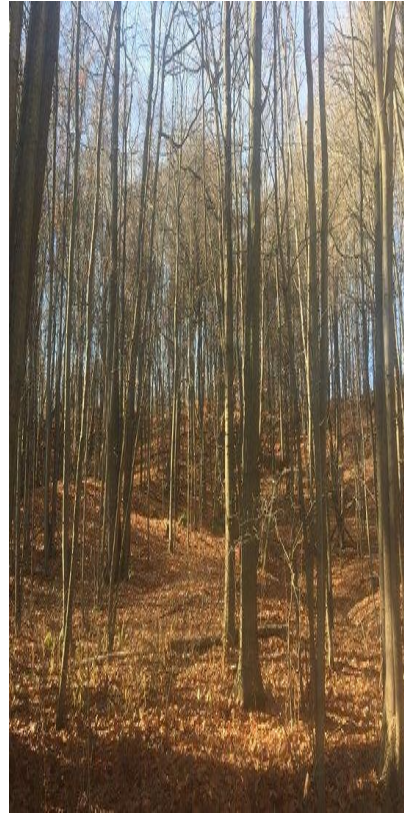
Summary: Point #1

Value Public Input, Land, Water, Air



Point # 1:

The importance of land use planning as a means to support healthy communities by valuing public input, conducting solid research, addressing current legislation, and considering the long term impact on future generations.



Quarries do not support healthy communities.

A zoning change in this instance has grave repercussions for present and future generations.

Changing zoning from agriculture to Extractive Industrial, is a mistake given food insecurity, loss of farmland, and a lack of need for aggregate.



Summary: Point #1

Value Public Input, Land, Water, Air

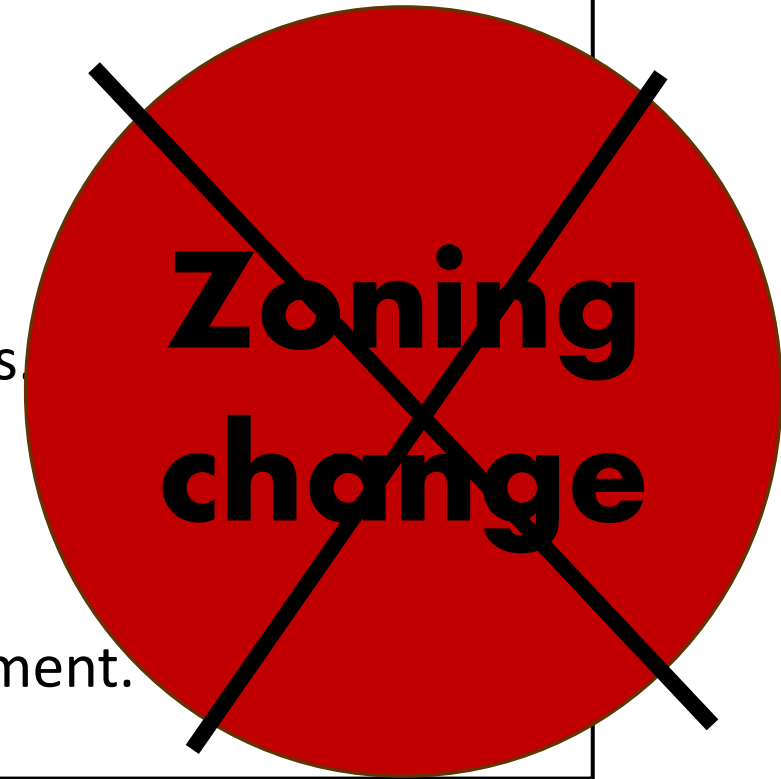
Continue to Value:

Local input, control, and democratic governance.

Official plans as they were developed via a robust planning process.

The food, agriculture, and tourism industries.

Health and well being of humans, animals, plants and the environment.





Summary: Point #2

No Change in Zoning – Support the Plan

Point # 2:

The importance of developing Regional and City land use plans and supporting local input and oversight.

Official plans are in place. They took time, money, consultation, research, and re-drafting. They were reviewed, debated, voted on, and passed.

Follow them. They are not hurdles for development.

Current provincial policies take power away from local authorities and weaken local government.





Summary: Point #2

No Change in Zoning – Support the Plan

Do not rezone the lands to Extractive Industrial.

Do not permit:

- Destruction of fertile land;
- Development of a pit or quarry;
- Processing of recycled aggregate material; and
- Mixing of concrete or asphalt.





Summary: Point #3 Auditor General's Report and Good Planning

Point # 3:

Auditor General's Report on the Golden Horseshoe and land use planning and the negative impact of losing local control. Provincial input is taking over.

The report's assertions are concerning.

Local control is eroded.

Policies are flawed and based on poor data.



Local government knows local issues best.

Local government's authority is eroding.



Summary: Point #3

Auditor General's Report and Good Planning

Conclusions

- Numerous changes to the land-use planning policies, insufficient collaboration between the Ministry and other entities responsible for infrastructure planning, and the Province's intervention in municipalities through Minister's Zoning Orders, have undermined the goals of the Growth Plan.
- The Ministry of Municipal Affairs and Housing does not have effective procedures and systems in place to ensure that land-use planning in the Greater Golden Horseshoe is consistent with good land-use planning practices, the purposes and objective of the Planning Act, and the Growth Plan for the GGH.

(Source: [Land Use Planning in the Greater Golden Horseshoe \(auditor.on.ca\)](http://auditor.on.ca))



Summary: Point #3

Auditor General's Report and Good Planning

Conclusions

Opportunities remain for land-use planning to be better integrated with planning processes for infrastructure and services such as highways, transit, schools and hospitals.

Since 2015, the Ministry [of Municipal Affairs and Housing] has not measured or reported on the effectiveness of land-use planning for achieving key goals of the Growth Plan. The Growth Plan for the Greater Golden Horseshoe was developed to avoid the negative impacts of past unchecked growth in the region.

(Source: [Land Use Planning in the Greater Golden Horseshoe \(auditor.on.ca\)](http://auditor.on.ca))



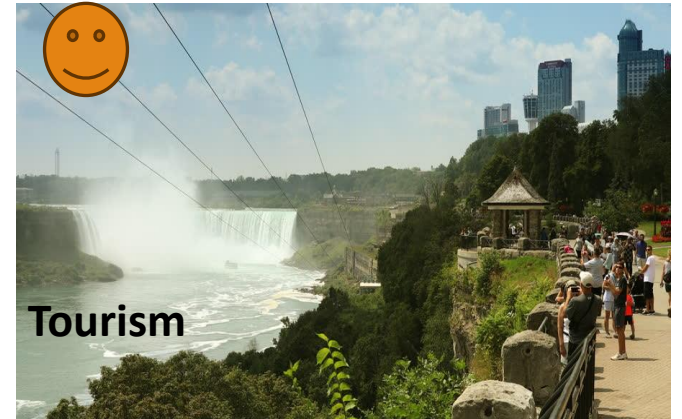
The End



Agriculture



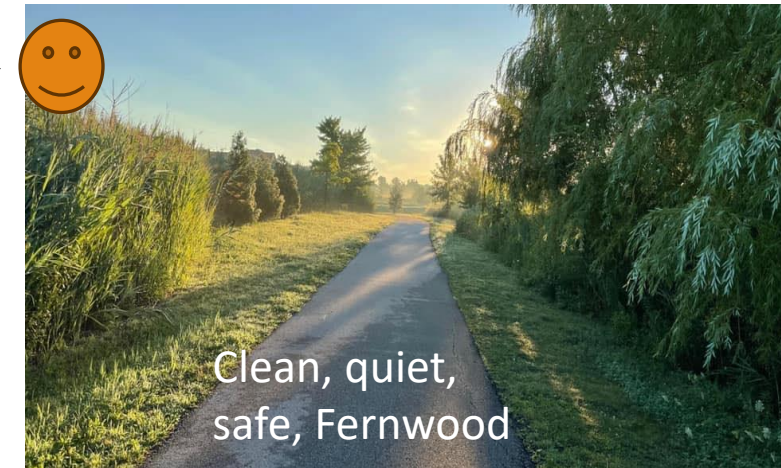
Source: [walker aggregates - Bing images](#)



Tourism



Beauty



Clean, quiet,
safe, Fernwood

Good planning in
Niagara does not
include a new quarry.

NO NEW NIAGARA QUARRY