

June 4, 2024

Mayor Jeff Jordan  
Town of Grimsby

Ms. Michelle Seaborn  
Niagara Region

Sent by email.

RE: Application for Rezoning 502 Winston Rd. Grimsby

I am writing to you today in regard to recent ads in local newspapers about the rezoning application for 502 Winston Rd in Grimsby. In September of 2022 I wrote a similar letter to Mayor Jordan and the staff of Niagara Region and Town of Grimsby who were involved in reviewing the original application for rezoning of the above property that the same applicant made in 2022.

Since September 2022 the Provincial Government removed a significant number of properties from the Greenbelt, two of them being in Grimsby and one being 502 Winston Rd. Subsequent to that action, as a result of a Provincial Auditor Generals Report and public outcry, the Provincial Government retracted and placed all of the effected properties back into the Greenbelt. As a result of these actions the RCMP is investigating the whole process. The RCMP has not revealed the results of its investigations at this time.

502 Winston Rd was one of the properties involved in the Greenbelt land shuffle.

The land in question, 502 Winston Rd, is in the Greenbelt. This is not indicated in the ads.

In the Region's ad it is referred to as: *Unique Agricultural Area*.

In the Greenbelt Plan I believe the land is referred to as: *Specialty Crop Area – Tender Grape and Fruit Lands*

I believe the purpose of these ads is to inform the public of what is being proposed in the Town in regards to possible planning changes and for the public to note this and bring their concerns to the Town and Region.

Leaving the term Greenbelt out of the ads does not properly inform the public of what might be happening to the Greenbelt in our community.

Not informing the community that this property is likely part of the RCMP investigation does not properly inform the public.

I have reviewed the applications on the Region's website. I was not able to find what the landowner is proposing for the lands should the lands be rezoned to rural.

From the Public meeting in September 2022 we learned from the applicants planning consultant that the application is a step in the process to further develop these lands and remove them from the Greenbelt.

The new Official Plan, OP, for Niagara Region has been approved by the Province and the OP does not show any need to expand the urban boundary in Grimsby. The Region with a great deal of public involvement spent several years working on the new OP.

The Town of Grimsby is now in the process of working with the public in developing its new official plan. This application for 502 Winston Rd is coming at the wrong time for the Town's new OP process as it has not been completed. Is the application calling for an amendment to the Town's old OP or to its uncompleted new one?

The Greenbelt Review, completed in 2017 did not alter the boundaries of the Greenbelt in Grimsby. The Urban Boundary for the Town was set in 1981. These lands, 502 Winston Rd, are

outside of the Urban Boundary and this boundary is not shown in the above mentioned ad.

Should the Town of Grimsby and/or the Niagara Region approve of this application for an amendment to the OP then I am afraid that the Town and Region may become flooded with applications of a similar nature asking for lands classified as Tender Fruit lands to be moved into rural designations. If the Town and/or the Region was to approve one application then it becomes difficult to say no to the next application.

The “Grimsby on the Lake” community is presently looking at a tremendous amount of planned development specifically the Casablanca Hotel property, the third phase of the LJM development and the Losani property on the lakeshore east of Casablanca Blvd. The Town and the community members are not aware yet of how large these developments may be and what they could bring to the community in terms of the number of units and the expected total population of the area is still not known.

These upcoming planned developments in the “Grimsby on the Lake” area need to be completed and their impacts and resultant needs of the community needs to be assessed before any other properties are considered for development. Certainly, lands in the Greenbelt and outside of the Urban Boundary should not be considered at all.

In the “Grimsby on the Lake” community there is very little in the way of public assets. For instance there is no school, community centre, churches, library or fire hall. Should the Town and or Region consider approving any change to 502 Winston Rd it would be doing so with very little knowledge of its impact.

I strongly feel that if the members of the public were aware that this rezoning application was to remove lands from the Greenbelt

and knew of what the landowner was proposing to do with the property then the public would show a much higher interest in attending related meetings and commenting on the future of this property.

It is disheartening that the Greenbelt designation was not shown in the ad and the future intention of the land was not shown. The ad barely touches on the planning process and does not draw a proper picture of what could happen in this part of Grimsby.

Having this application come before the Town at this time can lead to confusion by the public and how does the Town deal with this application if it is not certain what the new Town's Official Plan is going to be.

The general public is not aware of what changing the zoning to Rural means. I understand Rural zoning may allow high density multi-story development on these lands.

I sincerely hope that the Town of Grimsby and Niagara Region will not approve of this application for rezoning.

Sincerely

Bruce Mackenzie

[REDACTED]

Grimsby, ON

[REDACTED]

[REDACTED]

Copy:

Chair Jim Bradley Niagara Region  
Harold Madi Town of Grimsby  
Alex Bokestyn Niagara Region