

Appendix 2 – Overview of Comments from July 6, 2018 Special Council Meeting

Overview

- Requests to re-designate certain lands, remove certain lands from the Greenbelt Plan, and bring certain lands into the urban boundary
- Concerns regarding loss of tender fruit production in favour of grape production and cannabis, as well as illegal dumping on prime farmland
- Concerns regarding endangered special, ash die-off, Environment Impact Study review process, loss of forests, and climate change impacts
- Importance of watershed planning and protection of local fisheries
- Concerns regarding impacts of de-designating urban lands and the speed and location of development
- Importance of transparent consultation process and ensuring adequate time and care in the development of the new Niagara Official Plan

Key Themes

Requests to re-designate certain lands

- Request to re-designate certain lands from Agriculture to Rural in Pelham
- Request to re-designate certain lands in Thorold, Niagara Falls and Pelham from Good General Agriculture to Tender Fruit and Grape

Requests to remove certain lands from the Greenbelt Plan

- Request to remove certain lands from the Greenbelt Plan in Grimsby and St. Catharines that is not considered to be viable farmland
- Concern that the Greenbelt Plan is not sufficiently flexible to address on-the-ground realities of farming and agricultural viability

Requests to include certain lands within the urban boundary

- Request for certain lands in Niagara Falls to be included in the urban boundary

Protection of agricultural land and tender fruit production

- Concerns regarding loss of tender fruit production in favour of grape production and cannabis in Niagara-on-the-Lake
- Concern regarding illegal dumping on farmland and in environmental features and areas
- Agricultural and environmental policies are closely linked, particularly when it comes to watershed planning

Protection of the natural environment

- Need to address endangered species within Niagara Region
- There should be an automatic review peer review process for Environmental Impact Studies
- Ash die-off should not be used to remap Environmental Conservation Areas
- Concerns regarding impacts of illegal dumping and garbage dumps on drainage patterns
- Concern regarding loss of forests and impacts on climate change
- Request for watershed planning both inside and outside of the urban boundary and protection of local fisheries

Growth Management

- Concern regarding the speed of development in Grimsby and high-rise condominiums being built in appropriate locations
- If de-designation of urban lands takes place, it should be done on protected wetlands at the urban boundary

Other Comments

- Stakeholder consultations should be based on formal committee that are transparent
- Need to take considerable care to develop the new Niagara Official Plan to ensure it is an improvement over the status quo

Summary of Comments from July 6, 2018 Special Council Meeting

File No.	Type of Representation*	Name(s)	Organization	Municipality	Summary of Comments
CL-C 36-2018	Written submission & presentation	Gloria J Katch Andy Nero	Residents	Pelham	<ul style="list-style-type: none"> Request for properties located at 1155 and 1307 Rice Road in the Town of Pelham to be re-designated from agriculture to rural in the new Official Plan This should be part of the Region taking a closer look at the east side of Rice Road
CL-C 37-2018	Written submission	Irene Murray Sue Bates Michelle Wallis	Residents	Niagara-on-the-Lake	<ul style="list-style-type: none"> Concerns regarding depletion of tender fruit production in favour of grape production in NOTL, as well as cannabis production in specialty crop areas- the best farmland in Canada
CL-C-38-2018	Written submission	Marco Marchionda	Marcasa Homes Inc.	Grimsby	<ul style="list-style-type: none"> Request for information regarding his property at 548 Main Street West in Grimsby as well as the 25 acres that surrounds his property Indicates his property is located within the Greenbelt Plan but Grimsby Town staff would like to see the land developed
CL-C-41-2018	Written submission	Ray and Liz Kowalik	Residents	St. Catharines	<ul style="list-style-type: none"> Request for property located at 1406 Third Street in St. Catharines to be removed from the Greenbelt Plan specialty crop designation The property is not viable farmland due to the small parcel size (resulting from MTO expropriation for the Highway 406 overpass) and salt damage Concerns that Greenbelt Plan lacks the flexibility required to address on-the-ground realities of farming and agricultural viability

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CL-C-43-2018	Written submission & presentation	Dr. John Bacher	Preservation of Agricultural Lands Society	N/A	<ul style="list-style-type: none"> • The need for a new Regional Official Plan is questionable • Agricultural and environmental policies are closely linked • Prospect of de-designation of lands within the urban boundary is disturbing; if de-designation of urban lands takes place, it should be done on protected wetlands at the urban boundary • Stakeholder consultations should be based on formal committees that are transparent • Comments on agricultural policy – lands between the Niagara Escarpment and Highway 20 mapped as Good General Agriculture in Thorold, Niagara Falls and Pelham should be designated as Tender Fruit and Grape • Comments on environmental policies – need to address endangered species; there should be an automatic peer review process for Environmental Impact Studies; ash die-off should not be used to remap Environmental Conservation Areas • Do not rush the Official Plan process; need to take considerable care to develop the plan
CL-C-45-2018	Written submission	S.A. Branscombe	River Realty Development	Niagara Falls	<ul style="list-style-type: none"> • Request for 63 acres of River Realty-owned lands in northwest Niagara Falls to be included in the urban boundary
CL-C-46-2018	Written submission	Matt Johnston	Urban Solutions	Grimsby	<ul style="list-style-type: none"> • Request for 2.37 ha of land in Grimsby to be removed from the Greenbelt Plan

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n/a	Written submission	Gauruv Lall	Remax Escarpment Realty	Grimsby	<ul style="list-style-type: none"> Request to remove 18 acres from the Greenbelt Plan to develop the site (e.g. potential for residential development).
n/a	Written submission	George Trifunovic Philip Trifunovic Mike Trifunovic Peter Trifunovic	Resident	Grimsby	<ul style="list-style-type: none"> Request to build the Livingston Avenue extension and remove all properties that have been divided into two parcels by the extension from the Greenbelt Plan This includes 21 acres of land located at 468 Main Street West in Grimsby
n/a	Written submission	Sandra Horvath Nancy McKay Tom Smith	Christ Our Saviour Lutheran Church	Grimsby	<ul style="list-style-type: none"> Request to remove property located at 448 Main Street West in Grimsby from the Greenbelt Plan and complete the Livingston Avenue extension
n/a	Written submission & presentation	Jean Grandoni	Resident	Niagara Falls	<ul style="list-style-type: none"> Re-designate land between Niagara Falls and Thorold and between the Welland River and the Niagara Escarpment from Good General to Tender Fruit and Grape Illegal dumping – stop illegal dumping on prime farmlands and in floodplains, creeks and creek valleys, drainage ditches, etc. Climate change – illegal dumping and garbage dumps alters drainage patterns; climate change is further impacted by cutting down forests; need stronger forestry protection Watershed planning – need watershed planning inside and outside the urban boundary; no diversions should occur; fisheries are forgotten local food supply
n/a	Written submission	Chris Jack	Resident	Grimsby	<ul style="list-style-type: none"> Slow down development, preserve farmland and do not build high-rise condos in places they do not belong in what used to be the fruit belt

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					<ul style="list-style-type: none"> Concerns about lack of community consultation, traffic and crime