

From: [REDACTED]
To: [Heyworth, David](#)
Cc: [Making Our Mark](#)
Subject: Comments: Settlement Area Boundary Expansions
Date: Monday, January 31, 2022 3:47:59 PM
Attachments: [Letter to Region 2022 Urban Boundary Proposed Changes.docx](#)

Dear Mr. Heyworth: Please find attached a letter to the Region's Planning @ Economic Development Committee, dated Jan 7, 2022 which I am forwarding to you and the Review Team as part of my comments on the Settlement Area Boundary Expansions for the City of Niagara Falls.

I offer in addition the following comments.

Area One: One of the landowners here has cut two areas of beautiful one hundred to two hundred year old hedgerows in the last year or two. You can now see all the

way to Beechwood Rd. from Garner in the area that has been cut .

Area Two: The late Mr. Sam Iorfida advised me that he could not service this area. The Region Engineering Dept. provided a letter to my engineer that reveals the Kalar Pumping Station

Flow Charts to be at capacity.

If this is included in the boundary and requires major new infrastructure then this inclusion could trigger major new infrastructure that will threaten the entire Farming community.

Inclusion of Areas One and Two in the Urban Boundary will raise the price of farmland in this area even higher as speculators see such inclusions as a sign of more Development to come on nearby farmlands.

Prior to this Official Plan Review , previous more experienced Regional planners showed an area in the southwest of Chippawa as the place for future proposed expansion and this

is where it should still be, NOT Areas One and Two as your Review Team has done.

Question: Have you sought the opinion of the Niagara South Federation of Agriculture on these boundaries? I fear however, that many of them are young and are unfamiliar with the fruit and grape history of this area, as are many farmers from below the Escarpment.

I was informed that City of Niagara Falls Planning Department sent a letter to the Region advising that Niagara Falls does not need any urban boundary expansions.

The agricultural impact comments by the Review Team are incompetent and reflect an urban approach that in no way encourages continuation of agricultural pursuits.

Yours truly, Jean Grandoni



Submission to : Regional Planning & Economic Development Committee Meeting of Jan.12, 2022
Jan. 7, 2022

Members: Re: Proposed Urban Boundary Expansions City of Niagara Falls

Rec. Area Nu. One—Bounded by Hwy 20 (Lundy's Lane, Garner Rd., Mcleod Rd., Beechwood Rd.
Rec. Area Nu. Two—Bounded by HEPC Tower Line, Kalar Rd., Mountain Rd., QEW.

The Region designates these two areas as Prime lands when the correct designation should be SPECIALTY CROP LANDS. The recommendation by Regional staff for urban boundary expansion into these two areas is therefore based on INACCURATE MAPPING.

At the 1979 Ontario Municipal Board Hearings for urban Boundaries aimed at protecting the fruit and grape lands, (now called specialty croplands to achieve conformity with Provincial naming), the farming community where I live between Niagara Falls and Thorold and Between the Niagara Escarpment lands and the Welland River , was proven by expert soil and climate witnesses , to have capability for fruit and grapes (now specialty crop)) See page Ten of Feb. 9, 1979 OMB Decision.

Characteristics of Farming Community:

- some six hundred acres of grapes were once grown but removed by land speculators--- lubruscas (concord and Niagara etc.) , French hybrids @ now two vinifera vineyards exist
- Plus acreages comprising family orchards of apples, plums, pears, peaches, cherries. Wild cherries also grow here to this day. Most orchards have been removed by land speculators.
- a tender fruit orchard existed on Uppers Lane (removed by land speculator)
- two GRAPE KINDS crowned here , Mr. Davis west of Townline Rd., and Mr. Lemick east of Townline Rd.
- vinifera vineyards now located here adjacent to Rec. Area Two on Escarpment, previously most NEC lands were Bright's Wines experimental vineyards.
- Rec. Area One is just south of new winery and vineyards on HWY 20
- a vineyard existed on Rec. Area Two east of Kalar Rd. and through the Tower Line
- Three major pike spawning Watersheds, from north to south are the Ten Mile Creek in Rec. Area Two, the Shriners Creek—Central , Beaverdams Creek —partly in Rec. Area One
- only area of Haldimand Clay Loam Soils in Welland County, next to none found below Escarpment in Lincoln County
- In the 1960's when the Niagara Escarpment Commission was being formed their scientists and planners thought so highly of this area with its prosperous farms of dairy, grape and family orchards and spring fed pike spawning streams, that the commission wanted to include everything west of QEW and from NEC lands to Welland River, under their control. However politicians stopped the foresight of such good planning.
- Tadeson family winery existed on Beaverdams Rd. just west of Garner Rd.(He died very young)
- some Ten Thousand plus acres of specialty croplands (fruit and grape lands) east of QEW in Niagara Falls alone have been lost to date. Gone too are all the related jobs.
- 80% of fruit and vegetables are imported into Canada each year. Imported food equals exported jobs.

---One of few unique areas where fruit and grape industry can expand into
---all lands including areas proposed for expansion, contain among the best open, unbuilt fields in the Region to traverse efficiently with large farm machinery.

HISTORY—Regional Rec. Area Two: bounded by Tower Line, Kalar Rd., Mountain Rd., QEW.

River Realty who is one of the developers requesting expansion, purchased land here AFTER THE OMB DECISION was made. He even became party to the developer appeal upon their defeat. The Developers lost both appeals to OMB and the Court and even had to pay some of our costs. The ink is not yet dry on these Decisions when expansion is again demanded.

LEGAL HISTORY DATES--- Rec. Area Two:

February 9, 1979—OMB Urban Boundary Decision on Niagara Falls and Thorold. River Realty participated---Boundary set at the Tower Line.

March 25, 2015---OMB Decision Rec. Area Two—No Development—Pals and Jean Grandoni win

Jan. 26, 2017—Ontario Superior Court of Justice—signed by Justice J. Parayeski, denies developers appeals and some costs assessed against developers.

2018---Procedure starts on New Region Official Plan

June 25, 2018---letter of River Realty requesting urban expansion onto 63 acres in Rec. Area Two where he purchased lands AFTER OMB decision against developers was made.

SERVICING; To Date Rec. Area Two is proposed to drain to Kalar Rd. Pumping Station which has a history of backups into adjacent subdivision homes and overflows to nearby Shriners Creek. Past flow charts indicate the Kalar Pumping station was at capacity at time of latest OMB decision. The developers Engineer at OMB did not mention this.

The corona virus carries in raw sewage overflows and basement backups, both of which plague Kalar P.S. connecting sanitary sewers.

REC. AREA ONE:

At Feb. 9, 1979 OMB , the chairmen removed the urban boundary back to Garner Rd. as it was partially extended into this parcel.

BROWNFIELDS AS POSSIBLE EXPANSION AREA

Some 213.7 acres of Brownfield exist and sit idle east of QEW on former railroad and Cyanamid lands in Niagara Falls. These could become residential as done in other industrial lands such as Warren Woods, once ROC's (Record of Site Condition) are satisfied.

Two Regional Reports, PWA 77-2009 July 22, 2009 and PWA 78-2009 July 22,2009, revealed that upon completion of a city comprehensive review of industrial lands both the City and the Region,

through their Growth Management Strategy, concluded that both City and Region have an oversupply of industrial lands for the planning period.

The total size of these Brownfields form an area larger than the acreage of Rec. Area Two at Kalar and QEW.

The Region has put \$35,000.00 into CIP and Pilot Project Area Study as per above reports. Then add Regional costs of extending Thorold Stone Rd.

TTRAFFIC IMPACTS;

Increased traffic on Garner Rd. is already a hazard for movement of large farm machinery.

LOCKING IN FARM COMMUNITY AND IMPACTS BELOW ESCARPMENT TO FRUIT TREES

Development of both these parcels or any others here will lock in the agricultural community.

Wildlife will be trapped and forced to traverse city streets to reach NEC lands and natural areas south of Hwy 20.

One thing the animals are seeking is wetland forests with clean vernal pools since streams that may be nearby are not drinkable due to pollution from raw sewage overflows.

Years ago a scientist warned that too much development above the Escarpment will cause harmful pollutants to settle on the fruit and grapes below.

I know of six young farmers who want to farm here but cannot compete with more wealthy land speculators to buy land. This problem is Province wide and requires statesmanship to solve it.

CONCLUSION:

Desired cheaper inner city development and redevelopment will not take place as long as UNJUSTIFIED PERIPHERAL URBAN BOUNDARY EXPANSION CONTINUES. The Region is straying from its original mandate of PROTECTION OF RESOURCES, NAMELY FARMING, FISHING, MINING & FORESTRY, upon which nations are built.

REQUEST:


I am requesting that 1) instead of urban expansion in Niagara Falls, that the Regional Committee and Council make true and accurate their mapping by designating this agricultural Community between Niagara Falls and Thorold and between the NEC land and Wellland River as SPECIALTY CROP LANDS RATHER THAN JUST PRIME LANDS.

2) the Region and City petition the Province to place all these lands in the Greenbelt of the Province.

THE FOOD BANK FOR THE HUNGRY STARTS HERE NOT WITH A BOX DONATION

I request written notice of decisions.

Yours truly,

Jean Grandoni 
Contains Three pages