

October 7, 2022

Honourable Steve Clark,
Minister of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
16th Floor – 777 Bay Street | Toronto, ON | M7A 2J3
Attn: Ms. Alejandra Perdomo

**RE: ERO Number: 019-5717/ Request for Change to the New Niagara Region Official Plan
502 Winston Road, Town of Grimsby**

Dear Mr. Clark and Ms. Perdomo,

New Horizon Development Group c/o 502 Winston Road Inc. is the owner of the lands municipally known as 502 Winston Road in the Town of Grimsby and we thank you for the opportunity to provide written submissions on the new Niagara Region Official Plan via ERO No. 019-5717.

Subject Lands

The subject lands are located at the northwest corner of Winston Road and Hunter Road in the Town of Grimsby and are comprised of approximately 5.7 hectares (14 acres). The lands to the northeast, southeast and southwest corner of Winston and Hunter roads are all located within the urban boundary which have been developed into a vibrant mixed-use community.

Policy

From a policy perspective the subject lands are designated within the Greenbelt Plan as Protected Countryside and as Tender Fruit and Grape Lands as per Schedule 1: Greenbelt Plan Area, and Schedule 2: Niagara Peninsula Tender Fruit and Grape Area respectively.

As per Schedule B: Regional Structure in the new Niagara Region Official Plan, the subject site is located outside the Urban Boundary. Further, as per Schedule F: Agricultural Land Base in the new Regional Plan, the subject site is designated as Specialty Crop Area.

Active Planning Act Applications

Earlier this year, applications were submitted to amend the Niagara Region Official Plan and the Town of Grimsby Official Plan (Town of Grimsby File No. 26OP-16-2022) and a Planning Justification Report prepared by IBI Group and an Agricultural Impact Assessment prepared by DBH Soil Services Inc. were submitted in support of the applications.

The Agricultural Impact Assessment, contained in Appendix A, concludes that specialty crop is not predominant on the subject lands and that the lands can reasonably be removed from the Specialty Crop designation. Further, the Assessment verified that the subject lands do not meet the criteria for 'Specialty Crop' designation for a number of reasons, including poor soil conditions, fragmentation, climate and existing uses.

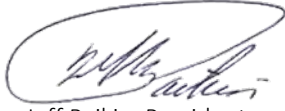
The Planning Justification Report, contained in Appendix B, includes supporting correspondence from the Town of Grimsby from 2015 and 2016 supporting a revised urban boundary to include the subject lands. Based on the findings of the Agricultural Impact Assessment, the ultimate development of the lands for urban uses is consistent with the Provincial Policy Statement, conforms to the goals and objectives of the Growth Plan and the Greenbelt Plan as well as those of the Region of Niagara Official Plan and Town of Grimsby Official Plan.

Requested Change to the New Niagara Region Official Plan

In keeping with our current *Planning Act* applications, we respectfully request the Province change the land use designation of the subject lands from Unique Agricultural Area to Rural Area on Schedule B of the Region of Niagara Official Plan. Ultimately, we also support the removal of the lands from the Protected Country Side and Tender Fruit and Grape Lands designation in the Greenbelt Plan

Thank you for this opportunity to comment on the new Niagara Region Official Plan. Please feel free to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Jeff Paikin', enclosed within a hand-drawn oval.

Jeff Paikin, President

200-3170 Harvester Road | Burlington, ON | L7N 3W8 | 905-777-0000

Encl. (2) - Appendix A - Agricultural Impact Assessment prepared by DBH Soil Services Inc.
Appendix B - Planning Justification Report prepared by IBI Group