

Riddell, Jim

JP *A. Bruce B.* **7K**

From: Liz <liz.kowalik@t...>
Sent: Saturday, October 18, 2014 5:42 PM
To: Jeff Leal; Ted McMeekin
Cc: Dawn MacMasters; Riddell, Jim; Mary Lou Tanner
Subject: Oct.10 2014 Greenbelt Review

October 10, 2014

The Honourable Ted McMeekin
Minister of Municipal Affairs and Housing
777 Bay Street 17th Floor
Toronto, Ontario
M5G 2E5

Dear Minister McMeekin:

We currently own the property within the City of St. Catharines consisting of 35.17 acres Known to the township as Roll Number 25 29 060 045 07500 0000, Con. 1, Part Lots1 and 2.

- 1) This letter is to address the revised Agricultural Land Base Map that reflects the "Specialty Crop" designation in the Greenbelt Plan relating to our property to be changed.
- 2) We are asking that our property 1406 Third Street Louth be taken out of the Greenbelt.

The aforementioned property had previously been part of the original farm, a parcel of 61.06 acres purchased in 1966. It was planted in strawberries, peaches, sweet cherries and grapes.

We eventually realized that our land had been impacted by salt used on the QEW during the winter and in 1971 started our first action for salt damage. A decision was made to hold off on the action, letting one property owner proceed first.

Before that was settled, in 1979 the MTO expropriated about 25 acres of our land for the 406 Highway interchange. This expropriation reduced our farmable flat land to about 22 acres, much less than the 40 acres the Greenbelt Plan has mandated as a viable farm.

In 1981, because of the reduced available flat land, we cleared the land and planted peaches. An evergreen berm was also planted. To increase the viability of the farm we planned to build a fruit market on Lakeshore Rd between Third Street and Martindale Rd. Permission was requested from the City of St. Catharines but a neighbouring property owner objected to the establishment of another "Avondale" and permission was denied.

Unfortunately there was a problem with the peach nursery stock and we had to replant. It was at this time that we received notice from Dr. Northover, a researcher with the federal Department of Agriculture who had been studying salt damage on the remaining acreage, that their land was impacted by salt and that we should not replant peaches. So we planted apples. It took us 13 years to secure a crop where normally it would take 7 years on good land.

We also have a copy of the study – Investigation of Airborne Salt Migration from the Recently Constructed Hwy 406/QEW Interchange onto the Kowalik Property- 1985, by R.G. Pearson of the Air Resources Branch Phytotoxicology Section confirming on going salt damage.

In the meantime, the original action for salt damage from the QEW was reactivated in 1987. A 1988 OMB hearing regarding expropriation confirmed salt damages to our land. In fact our expropriated land reimbursement was reduced by 10% because of “the effects of salt spray from the QEW”.

IN 1997, still dealing with this issue of our salt damage, the MTO stated “the lands are close to the City of St Catharines and the zoning will change from farming to industrial” and that the MTO believed that that is when we will recoup our losses.

In 1998, after expropriation was completed, an easement was placed on the whole property by the MTO. It stated “Salt spray emanating from the Highway has tended to migrate onto the Lands, and this has resulted in the transferors being unable to achieve the level of fruit production which might have been anticipated but for the salt spray.” The easement also stated “This grant of easement does not entitle the agents or servants of the Transferee or the public to enter upon the lands, to stock pile salt on the lands or to otherwise intentionally deposit salt upon the Lands except insofar as salt applied to the highway for de-icing purposes may be carried by the wind, the vehicular traffic, the surface or ground water, or such other natural means onto the Lands.”

This appears to be an admission that salt may be carried onto the land by wind, vehicular traffic etc.

Meanwhile in 1999 Free Trade affected the apple market and we had to give up farming apples.

In August 12, 2000, a Federal study to regulate road salt use, concluded that Road Salt be considered “toxic” under Section 64 of Canadian Environment Protection Act 1999.

In 2006 part of the property was leased to a farmer growing gladiolas but this was terminated due to low crop yields because of ongoing salt damage in the ground.

For many many years our farm parcel has been impacted by salt used on the QEW. For the last 25 years that impact has been further increased by the construction of Highway 406, the interchanges and the elevation on-ramp needed to connect to the QEW.

Due to expropriation, the farmable area of our property has been severely reduced. That area is further reduced because of the natural areas on the property and the area required for the operation of equipment. The remnant parcel is well below the 40 acre minimum size required by the Greenbelt Plan policy for a viable farm.

These are our reasons why we believe our land is not "Specialty Crop" and we are asking that the land be taken out of the Greenbelt. A hardcopy will follow by mail.

Sincerely,

Ray Kowalik
Liz Kowalik

Ray & Liz Kowalik
1406 Third Street Louth
St. Catharines, ON.
L2R 6P9

9

liz.kowalik@!

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April 20, 2015

City of St. Catharines,
P.O. Box 3012,
50 Church Street,
St. Catharines, ON L2R 7C2

Attention: **Mr. Bruce Bellows, Policy Planner**
Planning and Building Services

Dear Sir:

Re: **Review of Provincial Land Use Plans**
- Greenbelt Plan and Growth Plan
1258 Old Martindale Road, St. Catharines

As land owners whose property is just outside of the urban boundary on Old Martindale Road, we wish to make the following comments with respect to the review of the Greenbelt Plan and the Places to Grow Plan.

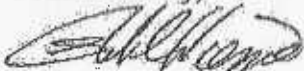
The frontage of our land is located on Old Martindale Road, however the rear of the property abuts Martindale Road which is fully serviced and in the urban boundary. Our lands are outside the urban boundary and considered part of the Greenbelt Plan. The lands on the east side of Martindale Road are within the urban boundary and are fully developed as residential.

It is our opinion that the lands fronting on the east side of Old Martindale Road, should be contained within the urban boundary and can be easily serviced from Martindale Road. There are six parcels of land of mixed uses, including our 3 acre parcel which is being used as residential, a church, a car repair service centre and an agricultural related warehouse facility. Although we are zoned agricultural, this particular strip of land could not be utilized for any sustainable farming operation.

We would request that you consider excluding this strip of land and specifically, our parcel of land from the Greenbelt Plan and to include them within the City of St. Catharines urban boundary.

We thank you for your consideration in this matter. If you require any further information or wish to speak to me further, I can be contacted at 905-651-8116.

Yours sincerely,



Robert Wiens and Nancy Wiens
1258 Old Martindale Road,
St. Catharines, ON

To: landuseplanningreview@ontario.ca
2015 policy review of the Greenbelt Plan Submission

Monday, April-13-15

The farm property located at, 1233 was originally purchased 26 years ago by 3 farmers who as friends wanted to grow concord grapes the land was planted with to be sold specifically to Niagara's canning factories. The land whose soil content is full of clay is hardly suitable for other crop types viable for production and sale.

In 2012 U.S.-based Cadbury-Schweppes closed the last grape juice plant in Canada – this one in St. Catharines. The plant had used the Niagara peninsula's distinctively zesty Concord grapes grown on our land to make Welch's grape juice. The effect of all of these closings is that Ontario farmers like us no longer had a market for certain kinds of fruits and vegetables including concord grapes.

In 2005 Ontario put into law the Greenbelt act with agriculture protection is the primary element of the Greenbelt legislation. It prevents municipalities from re-zoning areas identified as "prime agricultural areas" with "specialty crop areas" It was designed to protect from urban sprawl and to protect, prime, productive agricultural land. This land in question does not describe urban sprawl, as it is surrounded by urban residential and commercial property. It is not productive and hasn't been productive for nearly 2 decades after US companies shut down our canning industry regionally. This piece of land is also not prime agricultural land due to its soil content by anything more than Greenbelt definition. It is not now, has not been for 20 years, nor will ever be a productive addition to agriculture in Ontario, nor is there a viable way to make it productive agricultural land in the future.

We wanted to have some purpose for the now non-viable farm land and invested into a driving range under a temporary use permit from the City of St. Catharines. After a large investment after under a decade the City decided not to reissue this permit and the driving range that employed many people through the golf season and was therefore shut down leaving the land to go to fallow.

For 4 years we had offered our land for free to grow corn by a contract grower, just to keep the land clear of weeds and looking nice. This contract farmer however doesn't want to keep even growing corn as the land was not viable for him for even this purpose.

This property has been sitting with no fruit production, nor viable enterprise now for nearly 2 decades. It sits just outside the urban boundary, in Greenbelt land designation but surrounded on all sides by commercial and residential zoned non Greenbelt property. The 3 men who bought this property are now deceased leaving the land to their wives and families who are not farmers to pay taxes.

As part of this 10 year Greenbelt land use planning review, this little wedge of land should be taken out of the Greenbelt as it does nothing now but collect trash from car windows on this busy stretch of 4th line. This land does not harm nor damage the intent of the Greenbelt act. After 10 years Greenbelt legislation review, land such as ours this needs to be reviewed and removed from Greenbelt protection.

April 20, 2015

City of St. Catharines,
P.O. Box 3012,
50 Church Street,
St. Catharines, ON L2R 7C2

Attention: Mr. Bruce Bellows, Policy Planner
Planning and Building Services

Dear Sir:

Re: Review of Provincial Land Use Plans
- Greenbelt Plan and Growth Plan
2488 First Street Louth, St. Catharines

As a land owner whose property is just outside of the urban boundary on First Street Louth, I wish to make the following comments with respect to the review of Greenbelt Plan and the Places to Grow Plan.

Our land is located on the east side of 1st Street Louth, south of the commercial and institutional development at Fourth Avenue. This is a small parcel of land, approximately 22 acres and is designated agricultural. The adjoining lands to the east of the property have been developed as residential within the past 10 years. Further there is a highly used facility to the east (Club Roma). This facility is used as a community centre, seniors' home and sports facility. The subject lands have not been farmed in many years as such a small acreage is not sustainable for today's farmer. Further any farming activity, such as tilling, planting, and spraying would be detrimental to the residential subdivision and the various activities of the institutional lands to the lands abutting on the east.

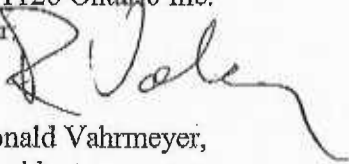
Over the past several years, the City has installed municipal services to the surrounding areas to service the commercial and institutional developments at Fourth Avenue and First Street Louth and the residential subdivision between St. Paul Avenue and Pelham Road which abuts the rear of the subject property. The subject property could be serviced with municipal services from the east without installing new infrastructure along First Street Louth and therefore the existing infrastructure can be used to its full capacity with minimal additional requirement from the City. In our opinion, it would be beneficial to the City to exclude the lands on the east side of First Street Louth from St. Paul Street south to Pelham Road (which include 2488 First Street Louth) from the Greenbelt Plan and to include all of these lands within the City of St. Catharines urban boundary. This would create a straight boundary line from Fourth Street to Pelham Road.

We thank you for your consideration in this matter. If you require any further information or wish to speak to me further, I can be contacted at 905-651-5740.

Yours sincerely,

331126 Ontario Inc.

Per

A handwritten signature in black ink, appearing to read 'R. Vahrmeier', written over the word 'Per'.

Ronald Vahrmeier,
President

Bellows, Bruce

From: pike wang <pike_wang@.com>
Sent: Wednesday, April 15, 2015 2:35 PM
To: Bellows, Bruce
Subject: Application-Remove Green Belt designation on 2316 First street Louth
Attachments: Application remove green belt- 2316 First Street Louth-2015-04-15.pdf

Dear Mr. Bellows,

My name is Ge Pike Wang, one owner of 2316 First Street Louth.

Please review the Application to remove the Green Belt designation on 2316 First Street Louth.
The detail of application is attached. Here I list our main reasons again.

The land is surrounded by residential, community and business properties. Especially after New Hope Church was built, the area is more like a community center,

The development of this small parcel of land will provide the space needed to create a better community.

The land is not farmable anymore. We have tried in past few years to clear the land and lease it out to farmers, but no farmer is really interested in it. The farmers told us the location and size will not make it viable and suitable to farm. The land has been lying idle for a very, very long time.

With the new hospital of the Niagara Health System built just 800 meters away, the development of 2316 First Street Louth will boost local economy and create much needed jobs for the region.

It is not fair that the MPAC property assessments assess the land as residential property despite restrictions on land.

We would like to ask the government to consider remove the Green Belt designation on this piece of property.

From: Ge Pike Wang

April 15, 2015

Phone: 905-688-(), E-mail: pike_wang@i .com

Re.: Application to remove the Green Belt designation on 2316 First Street Louth, St.Catharines, ON

To whom this may concern

We are applying to have the Green Belt restrictions removed on 2316 First Street Louth, in St. Catharines, Ontario. We have four main reasons for our application:

1. The land is surrounded by residential, community and business properties. Especially after New Hope Church was built, the area is more like a community center, please see the illustration below:



The development of this small parcel of land will provide the space needed to create a better community.

2. The land is not farmable anymore. We have tried in past few years to clear the land and lease it out to farmers, but no farmer is really interested in it. The farmers told us the location and size will not make it viable and suitable to farm. The land has been lying idle for a very, very long time.
3. With the new hospital of the Niagara Health System built just 800 meters away, the development of 2316 First Street Louth will boost local economy and create much needed jobs for the region.
4. It is not fair that the MPAC property assessments assess the land as residential property despite restrictions on land.

We would like to ask the government to consider remove the Green Belt designation on this piece of property.

Regards,

Pike Wang

Please feel free contact us should you need more information!

regards,

Pike Wang

Phone: 905-688-(

e-mail: pike_wang@l.com

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April 20, 2015

City of St. Catharines,
P.O. Box 3012,
50 Church Street,
St. Catharines, ON L2R 7C2

Attention: Mr. Bruce Bellows, Policy Planner
Planning and Building Services

Dear Sir:

Re: Review of Provincial Land Use Plans
- Greenbelt Plan and Growth Plan
51 Courtleigh Road, St. Catharines

As land owners whose property is just outside of the urban boundary at 51 Courtleigh Road (a copy of the Property Index Map is attached for your reference), and legally described as Part of Lot 3, Concession Broken Front Louth, and part of the Road Allowance, we wish to make the following comments with respect to the review of the Greenbelt Plan and the Places to Grow Plan.

By way of background, our family has been farming in the St. Catharines area since 1949. We are actively farming numerous parcels of land in the area and have plans to continue in the nursery business for many years to come. Since our humble beginnings, we have seen many changes, not only to our land holdings, but the development of farming methods and procedures and, more importantly the surrounding urban development. Over the years, the City of St. Catharines has seen much growth including the new hospital and residential units. With this growth has come additional traffic, both local and commuter traffic.

In particular, with the residential development on the east side of Courtleigh Road, many issues have developed with respect to the agricultural operations on this parcel. In particular, this parcel is a distance from our usual farming operations and it is quite a hardship in getting farm equipment to and from our farm given the increased vehicular traffic, not to mention the increase of pedestrian and bicycle traffic from the homes along Courtleigh Road and the abutting subdivision. Further, the normal operations of farming this parcel, such as, fertilizing, spraying, noises, and soiled roads, are unavoidable and should not be adjacent to a residential subdivision let alone abutting residential lots. Even though warnings may have been given to the buyers of these residential properties of the adjacent farming operations regarding the noise, smells, dust and spraying associated with the farms, many communities experience complaints from the residents who do not fully understand the warnings.

Although this parcel is very suitable for its intended purposes 14 years ago, in order to utilize the land to its fullest in today's market, we would have to move in materials and ship out millions of potted plants by tractor trailers each spring. This would only serve to further disrupt the surrounding residential subdivision with the sound and smell of diesel trucks, not to mention the disruption of traffic flow.

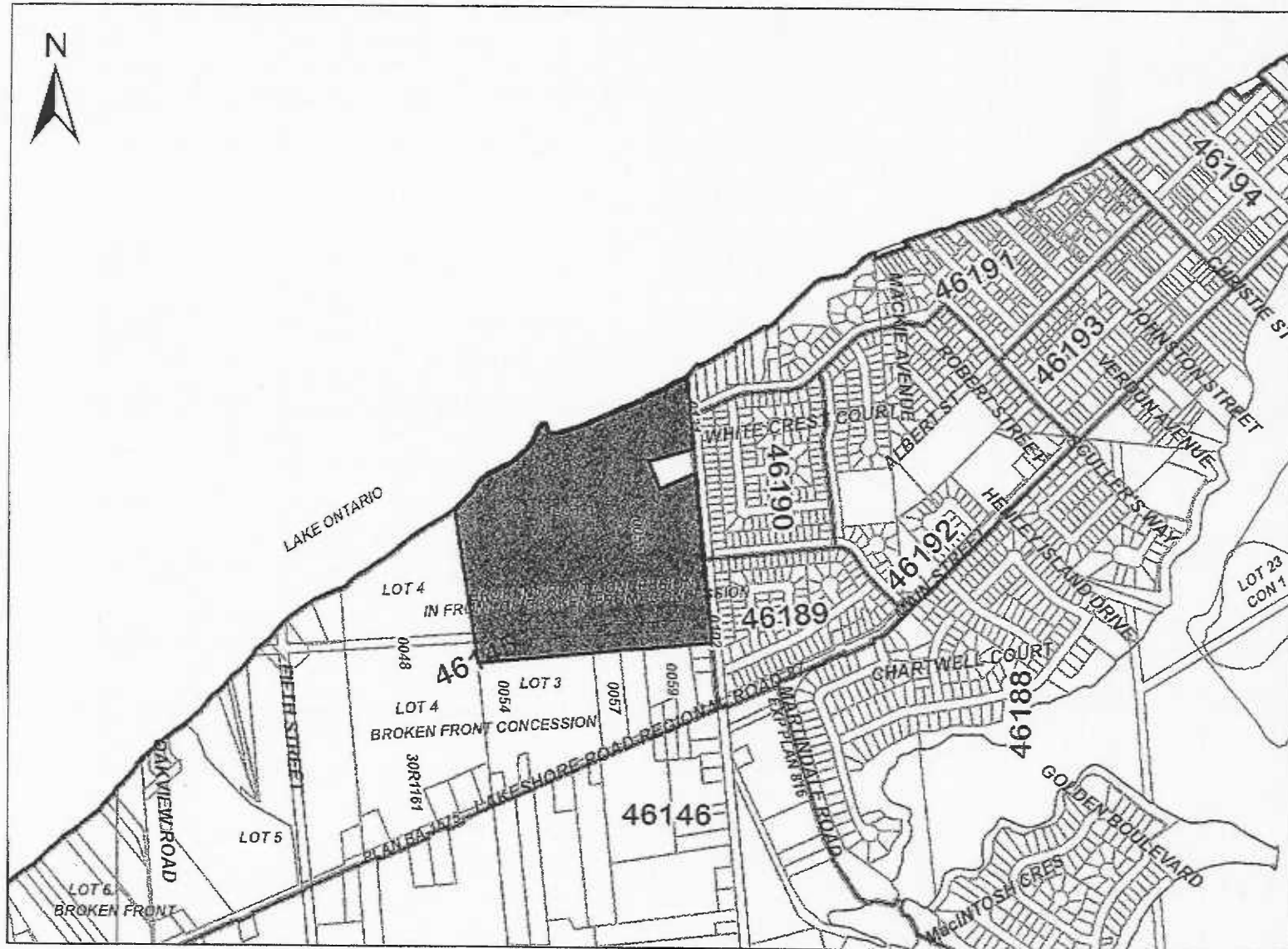
To service the subdivision to the east of Courtleigh and the residential lots fronting on the east side of Courtleigh, municipal services have been installed along Courtleigh Road. This parcel of land could be serviced with municipal services from Courtleigh Road without installing new municipal services and therefore the existing infrastructure could be used to its full capacity with minimal additional requirements from the City.

It is our opinion that active farming operations should not be abutting residential lots or subdivisions. This parcel of land would be much better suited to an urban/residential use and we believe that it would be beneficial to the City to exclude this parcel of land from the Greenbelt Plan and to include these lands within the urban boundary of the City of St. Catharines.

We thank you for your consideration in this matter.



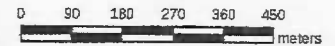
John Bakker
President



ServiceOntario

PRINTED ON 17 APR, 2015 AT 09:48:51
FOR ALBERTUS1

SCALE



PROPERTY INDEX MAP NIAGARA(No. 30)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



Bellows, Bruce

From: John Burtch <jburtch@...com>
Sent: Monday, March 30, 2015 12:47 PM
To: Bellows, Bruce
Subject: Greenbelt plan

Bruce Bellows

It is unfortunate that I will be away for the April 15th meeting regarding the Greenbelt plan hopefully there will be other meetings.

I currently reside at 349 St Paul St west owning approximately 1.3 acres of land in which the Greenbelt divides my property in half. That is half the property is zoned R1 and the other half A1, but pay taxes for the property are R1.

When the Greenbelt lines were defined I understand it followed the urban boundary which followed the hydro corridor which was done quite of few years ago when this area was still farmed. I have to question why the Greenbelt did not continue on this path on the north side of St Paul St west where the hydro corridor continues but moved west to follow 1st St Louth.

I am asking you to consider moving the Greenbelt line to follow my property line on the west side as to remove any restrictions difference from R1 and A1. Also it would help to remove any confusion if I should decide to sell in the future.

Please keep me up to date regarding this matter, thanking you in advance.

John Burtch
349 St Paul St west
905-682-7



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Bellows, Bruce

From: Al Pieretti <acpjas@scat.ca>
Sent: Saturday, April 18, 2015 3:47 PM
To: Bellows, Bruce
Subject: GREENBELT

Hi:

With regards to the Greenbelt Review, there should be changes made that are within the City of St. Catharines, being the west end of the City.

I do realize infilling is important but the areas that do exist do not provide for an expanded mix of residential housing.

I felt that the area west of Vansickle Road (Pelham Road to the south and to Lake Ontario, which does not exist but using an imaginary line) to Seventh Street Louth should be eliminated from the Green Belt Protection.

Another suggestion would be to the east being Vansickle Road, 500 metres north of Rykert Street then west to Third Street Louth with the QEW to the north plus the area north of the QEW from Martindale Road to the end of Lakeshore Road to Lake Ontario.

Otherwise, how will St. Catharines expand its foot print and provide housing and affordable housing that is greatly required. But keeping in mind any existing business including any business and manufacturing type business will continue to exist.

If changes are permitted, areas that have wooded areas should "NOT" be destroyed but maintained as a park like setting.

St. Catharines is the suppose to be the "Garden City" not trash city.

If changes are made and new housing, etc. is permitted, those looking to build homes, etc. will have to permit existing noise that is created from pre-existing businesses and manufacturing.

Just a thought.

Al Pieretti – Retiree
48 Farris Avenue
St. Catharines, Ontario L2S 3W6
905-682-4

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Bellows, Bruce

From: Deinhart, Mike <Mike.Deinhart@...om>
Sent: Friday, April 17, 2015 5:29 PM
To: Bellows, Bruce
Subject: Ontario Greenbelt/Land Use Plans

Good Afternoon,

I would like to provide some feedback on the Greenbelt Plan and the other Provincial land use plans...

I grew up in north St. Catharines, an area that was primarily cherished tender fruit farmland until suburban neighbourhoods began taking over in the 1950's, 60's and 70's. This largely occurred before I was born, but my family has been in St. Catharines for three generations and I have seen pictures from decades past showing lush orchards where now only rows of houses stand. I firmly believe this was an incredibly short-sighted planning mistake which we will have to live with for years to come. The Niagara region, and in particular the area north of the escarpment, has some of the most moderate temperatures in Canada as well as very fertile soil as a result of being on the bed of an ancient lake. These conditions combined make much of northern Niagara some of the best tender fruit farmland in the country. It may be too late to save the farmland that was lost in north St. Catharines, but we should be doing everything we can to preserve what remains in the areas surrounding us.

For these reasons, along with the protection of the beautiful Niagara escarpment, I strongly support the Provincial land use plans and their provisions to limit development and urban sprawl in sensitive areas across Niagara and Ontario.

Sincerely,

Mike Deinhart
83 Henry St.
St. Catharines, ON
L2R 5V3

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Date: October 4, 2016
Quartek Reference No.: 16232

Land Use Planning Review
Ministry of Municipal Affairs
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th floor)
Toronto, ON M5G 2E5

**Re: Request for an Amendment to Land Designated as Greenbelt Area
in O. Reg. 59/05, pursuant to the Greenbelt Act, 2005
Mr. Patrick Smith, Owner of 1240 Old Martindale Road
City of St. Catharines, Ontario, CON BF PT LOT 2 RP 30R13353, Part 1**

Quartek Group Inc. (Quartek) has been retained by Mr. Patrick Smith (Client) to provide the Ministry of Municipal Affairs and Housing (MMAH) the planning justification to pursue a site specific realignment of the Greenbelt Area boundary in O. Reg. 59/05 pursuant to the Greenbelt Act, 2005.

Spatial Context

To provide some context, the City of St. Catharines is located within the Provincial "Growth Plan for the Greater Golden Horseshoe", and is in part included within the Greenbelt Plan and the Niagara Escarpment Plan areas. St. Catharines is the largest municipality in the Niagara Region, located in south-central Ontario. Also known as "The Garden City," St. Catharines is renowned for its lush parks, gardens and trails and home to the Welland Canal. The Niagara Region is bordered by the City of Hamilton to the west and American border to the east. The total area of Niagara Region is 1,851 square kilometres (715 square miles) and St. Catharines occupies 95 square kilometres (37 square miles) of Niagara's total area and is situated in the central northern portion of the Niagara Region on the shore of Lake Ontario.

The City of St. Catharines

According to the City's Official Plan (July 2012), the City is comprised of an urban area that encompasses approximately 7,060 hectares of land and 70% of the municipal planning area. This area is characterized by stable residential communities; traditional, distinct and suburban neighbourhoods; employment, commercial, recreational, institutional and mixed use activity centres; an extensive system of community and neighbourhood parks, open space and natural areas; and an historic downtown within

the central core area of the City, affording direct linkage and connection with all parts of the City.

The remaining 30% of the municipal planning area is the agriculture area, comprising approximately 2,725 hectares of land. This area is characterized predominantly by tender fruit and crop producing lands, greenhouse and livestock operations, agricultural related and value added uses, existing rural residential development, and natural heritage.

1240 Old Martindale Road

Specific to this request, the subject parcel is located at 1240 Old Martindale Road, legally described as CON BF PT LOT 2 RP 30R13353, Part 1. The parcel is 0.78 acres and is situated immediately west of Martindale Road which is the limit of the urban area boundary of the City. There are five properties that front onto Old Martindale Road:

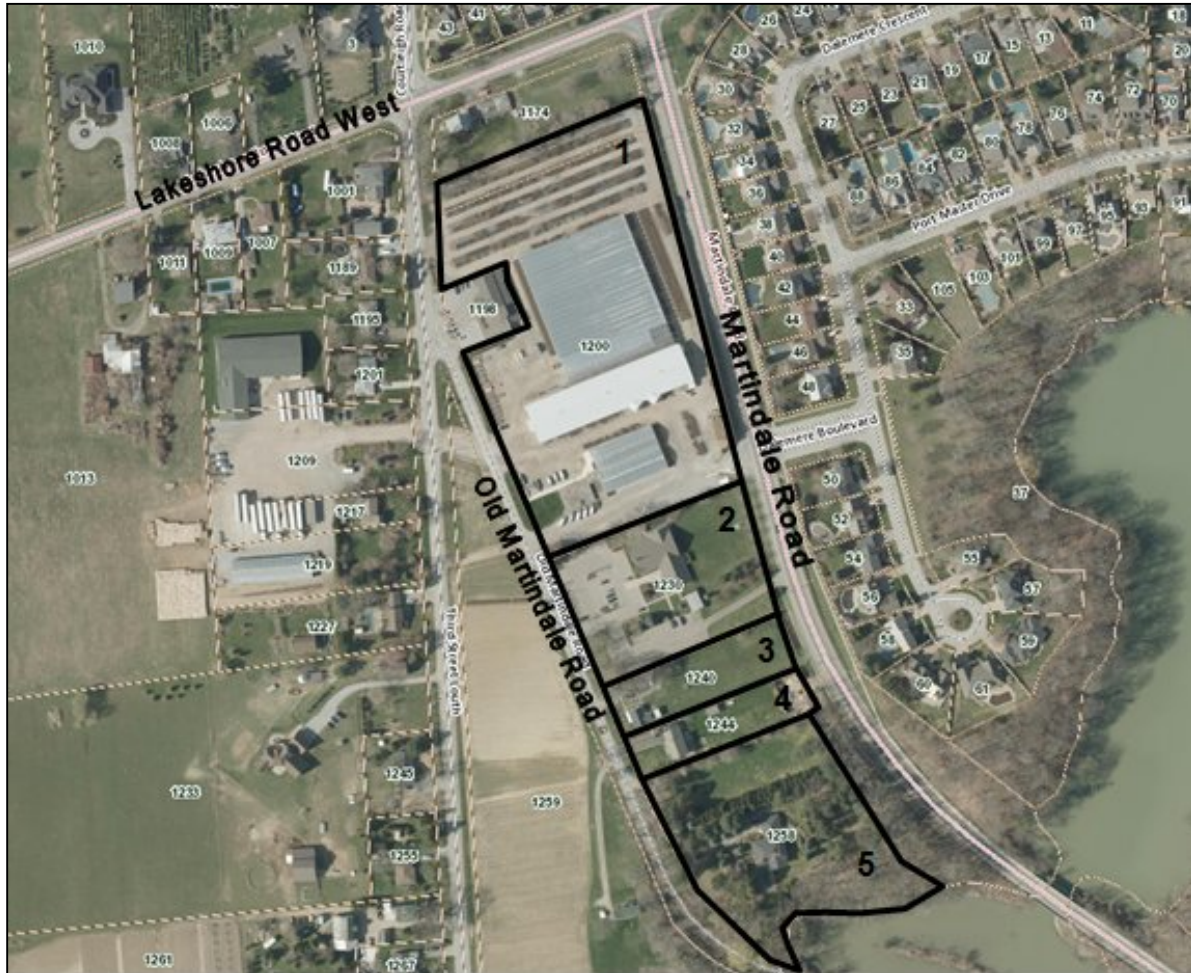
1. 1200 Old Martindale Road – J. C. Bakker Nurseries, Agricultural/Commercial use with access onto Martindale Road
2. 1230 Old Martindale Road – Trinity Christian Reformed Church, Institutional use with rear access onto Martindale Road
3. 1240 Old Martindale Road – Client property, Residential use with access onto Martindale Road
4. 1244 Old Martindale Road – Residential use with access onto Martindale Road
5. 1258 Old Martindale Road – Residential use and no access onto Martindale Road

Figure 1 illustrates the spatial context of the properties in relation to the limit of the urban area boundary.

According to the Greenbelt Plan, the properties on Old Martindale Road are designated as '*Protected Countryside*' and are similarly designated as '*Unique Agricultural Area*' according to the Niagara Regional Official Plan and '*Agricultural*' according to the City of St. Catharines Official Plan. Contained in all of these Plans are policies that restrict uses to agricultural and agriculture-related uses, restrictive lot creation policies, and limited site alternation and development opportunities.

Our Client is requesting MMAH to consider a small-scale and site specific adjustment of the Greenbelt Area to adjust the boundary to include the properties along Old Martindale Road into the urban area settlement of the City to permit the limited ability for infill development.

Figure 1



Our Client has indicated that the subject parcel is less than 1 acre and not sufficiently large enough to sustain a viable agricultural use regardless of the favourable soil conditions however the parcel could be an adequate size to accommodate one or two residential infill lots. Of particular consideration is the Client's intention to have a family member approaching retirement to be situated nearby so that they can be available to tend to their needs as they age. The option a secondary suite is a possibility however the longer term development potential can be afforded by the ability to sever the land.

Land Use Planning Justification

It is recognized that the interface between future residential uses and abutting existing, permanent agricultural uses can create challenges, such as compatibility issues to protect both residents and farmers. However, in this circumstance the potential for future residential use would be at a small scale dependent upon the ability to satisfy a

number of criteria, such as but not limited to the availability of municipal services (water, sanitary, storm), and traffic impacts.

With reference to the City's Official Plan, Section 2.3.3 - Accommodation of Growth policies encourage all types of new housing to support housing diversity for a range of life stages, special needs, incomes and ages to promote social inclusion, reduce isolation, and promote affordable housing opportunities. While it is recognized that new housing development and intensification may occur in all residential neighbourhoods, the primary emphasis for housing intensification is directed towards the urban areas and intensification areas along major road corridors, with access to commercial centres and mixed uses. In this regard, the subject parcel is located immediately west of the urban area boundary and on a major road which is close to commercial and mixed uses therefore being consistent with the policies for housing intensification.

The Provincial Policy Statement, Greenbelt Plan, Regional Official Plan, and City's Official Plan provide policy direction on lot creation. Consents to convey land in the Greenbelt Area are permitted only for minor boundary adjustments to facilitate legal and/or technical corrections to the boundaries of a parcel, severance for agricultural purposes where the severed and retained lots are a minimum of 16 hectares (40 acres), or farm surplus dwelling severance (agricultural purposes only), in all circumstances the opportunity for the creation of a residential lot is restricted or prohibited. Therefore, if the subject parcel is to remain in the 'Protected Countryside' designation, the creation of new residential infill lots is not supported by the policies.

Quartek has contacted the City of St. Catharines Planning Department to engage in the discussion on their relative support for this proposed realignment. The City's position is that any such requests for the realignment of the Greenbelt Area boundary be dealt through the Niagara Regional Municipal Comprehensive Review process and the City will be directly involved to provide information and comments on the requests. The City Planner explained that there are criteria that would have to be satisfied to consider the feasibility and implications for the realignment of the urban area boundary to include the properties along Old Martindale Road, such as municipal servicing constraints.

Recognizing that the process for the Province to receive, evaluate, and possibly amend the Greenbelt Area boundary will take a considerable amount of time and effort, our Client has confirmed that he is prepared to follow the current review process, knowing that this is the best opportunity for the Province to consider the potential realignment during this 10-year Plan Review process.

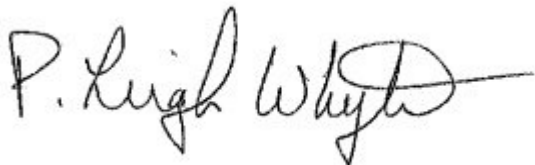
We strongly encourage the Province, through this current Greenbelt Plan Review process, to consider the requested realignment of the Greenbelt Area boundary in this particular location.

The Province should consider amendments that include transition areas between urban and permanent agriculture land that provide policy direction for the continued protection and promotion of agricultural viability and simultaneously provide policies that requires the completion of technical studies (e.g., agricultural impact assessment), and appropriate buffers and/or mitigation measures to reduce the potential impacts of future uses including residential adjacent to Greenbelt Plan agricultural lands.

In closing, understanding that changes to the Greenbelt Plan are only considered during the present review cycle, we see our Client's initiative as good planning and request the Province to consider the amendment to the Greenbelt Area boundary to exclude Old Martindale Road from the 'Protected Countryside' designation.

If you should have any questions or require additional information please feel free to contact me at (905) 984-8676 ext. 236 or email lwhyte@quartekgroup.com.

Yours very truly,



P. Leigh Whyte, MCIP, RPP, ACIP
Senior Planner

Attachments: Supporting Letters (Mr. Bakker, Mr. Goldfinch, Mr. Weins)

*Cc: Patrick Smith – Owner
Bruce Bellows – City of St. Catharines, Policy Planner
Pat Busnello – Region of Niagara
Susan Smyth – Planner*

Date: September 30, 2016

Mr. Pat Smith
1240 Old Martindale Road
St. Catharines, ON L2R 6P9

**Re: Ministry of Municipal Affairs and Housing Request for the Proposed
Realignment of the Greenbelt Plan Area Boundary**

I / We, the property owners of 1200 Martindale Road support
the request to the Ministry of Municipal Affairs and Housing for the proposed
realignment of the Greenbelt Plan Area Boundary to exclude Old Martindale Road from
the 'Protected Countryside' designation.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Sell', with a long horizontal line extending to the right.

Date: September 30, 2016

Mr. Pat Smith

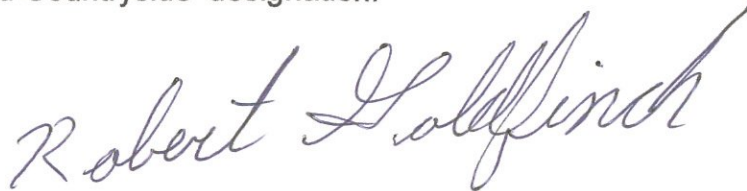
1240 Old Martindale Road

St. Catharines, ON L2R 6P9

**Re: Ministry of Municipal Affairs and Housing Request for the Proposed
Realignment of the Greenbelt Plan Area Boundary**

I / We, the property owners of 1244 OLD MARTINDALE support
the request to the Ministry of Municipal Affairs and Housing for the proposed
realignment of the Greenbelt Plan Area Boundary to exclude Old Martindale Road from
the 'Protected Countryside' designation.


Sincerely,

A handwritten signature in cursive script, reading "Robert Goldfinch". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Date: September 30, 2016

Mr. Pat Smith
1240 Old Martindale Road
St. Catharines, ON L2R 6P9

**Re: Ministry of Municipal Affairs and Housing Request for the Proposed
Realignment of the Greenbelt Plan Area Boundary**

I / We, the property owners of  1258 OLD MARTINDALE support the request to the Ministry of Municipal Affairs and Housing for the proposed realignment of the Greenbelt Plan Area Boundary to exclude Old Martindale Road from the 'Protected Countryside' designation.

Sincerely,

