Dear Sir or Madam:

PALS (Preservation of Agricultural Lands Society) wishes to bring some important information to your attention.

Here in the Niagara Peninsula is Canada's most valuable single agricultural land resource. The few thousand acres which comprise the fruitbelt have a unique combination of climate, temperature and soil conditions which permit the viable production of tender fruit, grapes, and some 100 various other crops - without the use of artificial irrigation.

At this very moment the foodlands are going out of agricultural use at the rate of 22 acres per hour.

On August 5th, two weeks from now, the Niagara Regional Council will vote on the urban area boundaries for the north end of the Peninsula - the same area as the fruitbelt.

Last year the Ontario Provincial Government returned Niagara's draft policy plan to the municipality with ministerial orders to reduce the amount of farmland included in the urban-designated areas.

Our Regional Council, the Planning and Development Committee, and the Planning Staff have spent the best part of a year examining the problem and the alternate solutions.

The recommendation which passed the committee level, and which will be before the entire Council on August 5th, calls for a total reduction of some 600 acres. However, there has been an addition of 400 acres of farmland in other areas. This means a net reduction in urban demand of 200 acres. More than 7500 acres of foodland have been condemned for industry and housing.

This is happening at a time when we are facing global food shortages, when nations must become more conscious of their ability to be self-sufficient, and when Niagara is better housed than any other area in Canada.

Obviously protection of a resource as valuable as Niagara is simply not within the powers of a local level of government. Municipal politicians do not have the scope, vision, finances, or staff to preserve this piece of our Canadian heritage.

We appeal to you to send a representative to this meeting to observe the proceedings. The fact that this policy will eradicate approximately 1/3 of the Niagara Fruitbelt makes the matter a subject of urgent concern to present and future Canadians, and all levels of government which represent them.

It is urgent that an independent and governmentally-responsible body - perhaps a Royal Commission - be established which will investigate the procedures, both legal and financial, required to stop the drift of suburban sprawl, and preserve Niagara's land inviolate for our children.

PALS hopes to see you at Regional Niagara headquarters, 150 Berryman Avenue in St. Catharines, at 1:30 pm on August 5th.

Dr. R. C. Hoover
Chairman

LETTER SENT TO U.I.A.
PC & NDP ONT., CAN.
Minutes of a meeting of the Planning and Development Committee, in the Council Chamber, Regional Government Building, St. Catharines, Ontario, on Wednesday, June 23, 1976, at 9:10 a.m.

Present - Committee Members - Councillors Bell, Chairman, Campbell, Regional Chairman, Buscarino, Alexander, Arkell, Bukata, Fronose, Hatch, Keighan, Reid and Washnuk.

Staff Members - Mr. Veale, Director of Planning, Messrs. Millward, Executive Assistant, (part-time), Cambray, Senior Planner, Farley, Senior Planner, (part-time), Miss Smith, Planner, Miss Martin, Planner and Mrs. Hardy, Planner, and Kendrick, Assistant to the Regional Clerk.

Others - Councillors Buchanan, McKenzie and Scott, and Mr. John Slot, Subdivisions Branch, Ministry of Housing.

URBAN AREAS BOUNDARIES

Reviewing Reports

The following reports were reviewed at the beginning of the meeting in order to give a general overview of the materials being presented:

Memo 400 (June 21, 1976) Summary of information on the review of urban areas boundaries (attached).

DPD 802 (June 23, 1976) Review of Urban Areas Boundaries, including a map for each area municipality indicating proposed revisions.

DPD 801 (June 23, 1976) Separation of the urban areas of Pelham and Welland.

DPD 803 (June 23, 1976) Development north of Mountain Road, City of Niagara Falls and the Niagara Escarpment.

NOTE: To clearly see how little land was removed from the urban boundaries, look at the maps on P.P.D 802, while reading the amendments to the urban boundaries of the respective municipalities. If you have time then examine the minor moves on P.P.D 75-8.
PROPOSED REVISIONS TO URBAN AREAS
BOUNDARIES FOR AREA MUNICIPALITIES

Town of Grimsby

Moved by Mr. Arkell, Seconded by Mr. Bukator,
That the map of the proposed revisions to urban
areas boundaries for the Town of Grimsby, Page 6
of Report DPD 802, be approved.

Carried.

Councillor Alexander voted in opposition.

Town of Lincoln

Moved by Mr. Buscarino, Seconded by Mr. Froese,
That the map of the proposed revisions to the
urban areas boundaries for the Town of Lincoln,
Page 7 of Report DPD 802, be amended as follows:

Area F between the Queen Elizabeth Way and Vineland
along Regional Road 24 and Area G, the area between
Jordan and Jordan Station, be designated as Study
Areas.

Carried.

Councillor Alexander voted in opposition.

City of St. Catharines

Moved by Mr. Reid, Seconded by Mr. Keighan,
That the map of the proposed revisions to the urban
areas boundaries for the City of St. Catharines,
Page 8 of Report DPD 802, be amended as follows:

Area C between the Ontario Hydro right-of-way and
First Street Louth be designated as a Study Area.

Area D west of First Street Louth be designated
as a Deferred Industrial Area.

Area E east of the Welland Canal and south of Port
Weller Dry Dock property be designated as a Deferred
Industrial Area.

Moved in amendment by Mr. Buscarino, Seconded by
Mr. Arkell,
That Areas E (east of the Welland Canal) and A,
St. George’s Point, be included within the urban
areas boundaries.

Carried.
Councillor Alexander was opposed to the amendment. Upon a vote being taken, the Chairman declared the original motion, as amended, was carried.

Town of Niagara-on-the-Lake

Moved by Mr. Arkell, Seconded by Mr. Washnuk.
That the map of the proposed revisions to the urban areas boundaries to the Town of Niagara-on-the-Lake, Page 9 of Report DPD 802, be amended as follows:

That Area B, northwest corner of the Village of Virgil, be designated as a Deferred Residential Area.

Carried.

Councillor Alexander voted in opposition.

City of Niagara Falls

Moved by Mr. Washnuk, Seconded by Mr. Froese.
That the map of the proposed revisions to the urban areas boundaries for the City of Niagara Falls, Page 10 of Report DPD 802, be approved.

Moved in amendment by Mr. Buscarino, Seconded by Mr. Keighan,
That that portion of the Calequiro property on the north side of Mountain Road, north to the Railroad tracks, be included in the Urban Areas Boundaries for the City of Niagara Falls.

Lost

Upon a vote being taken, the Chairman declared the original motion was carried.

Moved by Mr. Alexander, Seconded by Mr. Buscarino,
That text be added to the map of the City of Niagara Falls, Page 10 of Report DPD 802, that the southern urban area boundary of Chippawa may be moved southerly based on drainage area studies.

Carried.
City of Thorold

Moved by Mr. Froese, Seconded by Mr. Keighan,
That the map of the proposed revisions to the urban areas boundaries for the City of Thorold, Page 11 of Report DPD 802, be approved.

Carried.

Councillor Alexander voted in opposition.

Town of Pelham

Moved by Mr. Washnuk, Seconded by Mr. Arkell,
That the map of the proposed revisions to the urban areas boundaries for the Town of Pelham, Page 12 of Report DPD 802, be amended as follows:

That reference to the transportation corridor at the southern end of the village of Fonthill be deleted and dealt with by a separate report.

That an area north of Hurricane Road, bounded by the northern boundary of Pelaam, the proposed northern alignment of Highway 20 and North Pelham Street and the eastern boundary of Pelham, be deleted from the urban areas boundaries.

Moved in amendment by Mr. Alexander, Seconded by Mr. Reid,
That Area A between Haist Street and Lookout Road be designated as a Study Area.

Carried.

Upon a vote being taken the Chairman declared the original motion as amended, was carried.

City of Welland

Moved by Mr. Froese, Seconded by Mr. Alexander,
That the map of the proposed revisions to the urban areas boundaries for the City of Welland, Page 13 of Report DPD 802, be amended as follows:

That reference to the transportation corridor, at the north-west corner of the City of Welland, be deleted and dealt with by a separate report.

Carried.
Moved by Mr. Froese, Seconded by Mr. Bukator,
That Report DPD 802 (June 23, 1976) regarding the
review of urban areas boundaries be received and
accepted:

1. That the urban areas boundaries map in the Regional
Niagara Policy Plan be revised in accordance with
the proposals shown in this report or as amended by
this Committee.

2. That the following statement be added to the Policy
Plan as part of the policy statement for urban areas:

"a) the Study Areas are considered valuable agricul-
tural lands on which urban development may be
permitted in the future if changing circumstances
indicate the need and desirability for such
development."

"b) the Region will seek assistance to compensate
both local municipalities and land owners for
any unjustified servicing charges which may
result from the designation of Study Areas."

3. That staff prepare a revised urban areas boundaries
map in accordance with this Committee's recommend-
ations.

4. That staff consult with representatives of the local
municipalities to ensure that the revised map is
correctly copied from the various original sources
and inform this Committee of any minor changes
required.

5. That the Regional Solicitor and Planning staff
prepare an appropriate by-law to amend the Regional
Niagara Policy Plan, with accompanying maps and
text, for adoption by Regional Council.

Moved in amendment by Mr. Keighan, Seconded by Mr.
Hatch,
That Recommendation 2b in the foregoing motion be
deleted.

Carried.
Moved in amendment by Mr. Washnuk,
Seconded by Mr. Reid,
That Recommendation 2a be amended to read as follows:

The Study Areas are considered lands on which urban development may be permitted in the future if circumstances indicate the need and desirability of such development.

Carried.

Upon a vote being taken, the Chairman declared the original motion, as amended, was carried.

Councillor Alexander voted in opposition.

ADJOURNMENT

The Committee adjourned at 4:15 p.m. to meet again on June 30, 1976, at 1:00 p.m.

R.Bell
Chairman

D.E. Kendrick
Assistant to the
Regional Clerk

W.J. Dawson
Regional Clerk