

**Grimsby
Protected Major Transit Station Area
(PMTSA)**

**- Proposal For Greenbelt Removal of -
31 Acres In TOC Zone**

**for West End Grimsby
At GO Train Station**

May 1, 2023 - Version 1.1

- Proposal For 31-Acre Subject TOC Lands - Land Use Review – Aerial Map

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

- View of the Town of Grimsby west-end to provide context for surrounding area - the Livingston Avenue Extension in yellow line is 1.4 km.

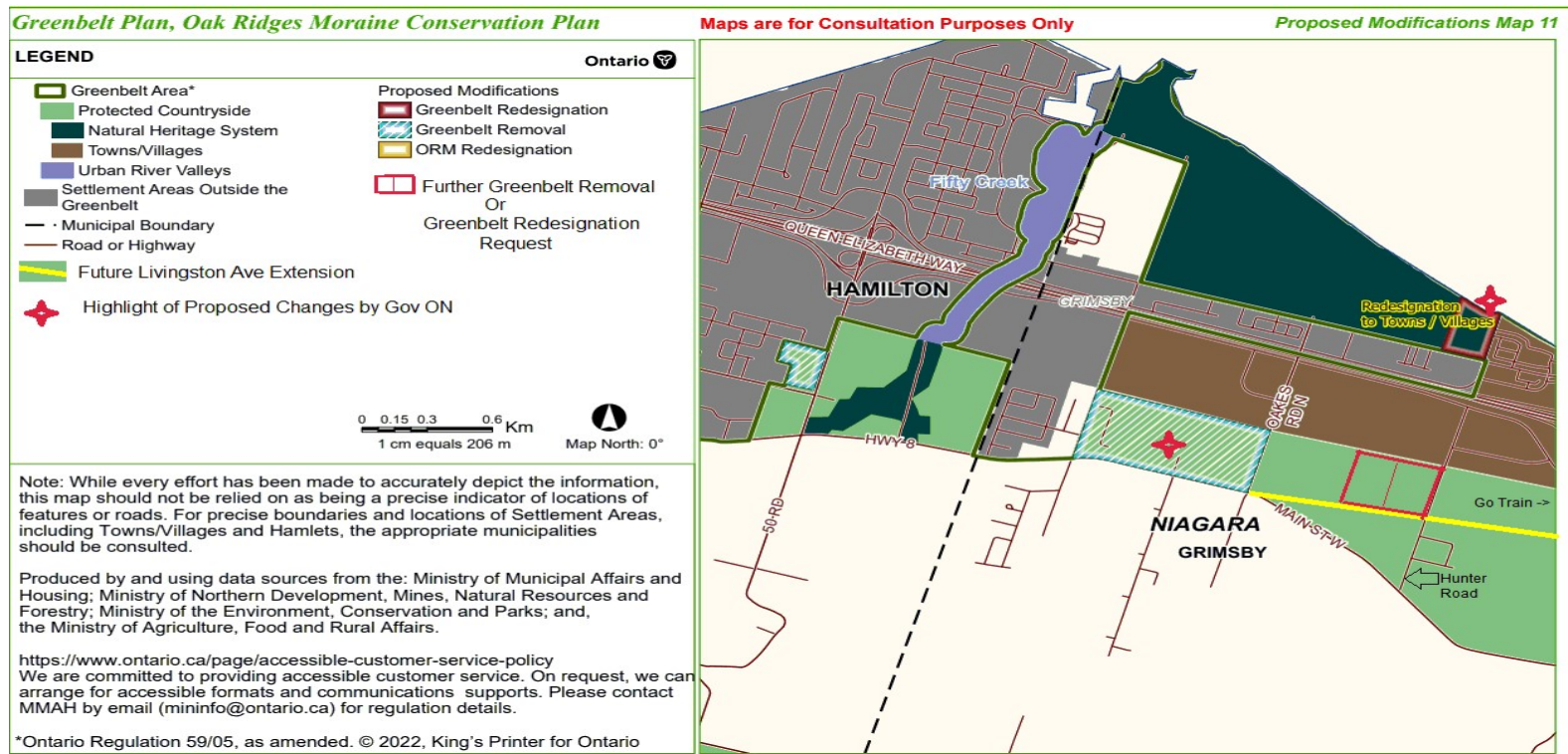


31-Acre Parcel Greenbelt Removal - Grimsby

- Proposal For 31-Acre Subject TOC Lands - Land Use Review – Gov ON Greenbelt Map

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ View of the Gov ON Greenbelt Mapping for the Town of Grimsby west-end to provide context for the position of Subject Lands.



31-Acre Parcel Greenbelt Removal - Grimsby

- Proposal For 31-Acre Subject TOC Lands - Land Use Review - Region of Niagara Adopted Official Plan Schedule B – Regional Structure

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ View of the Town of Grimsby west-end to provide context for position of Subject Lands relative to Strategic Growth Areas especially PMTSA.



31-Acre Parcel Greenbelt Removal - Grimsby

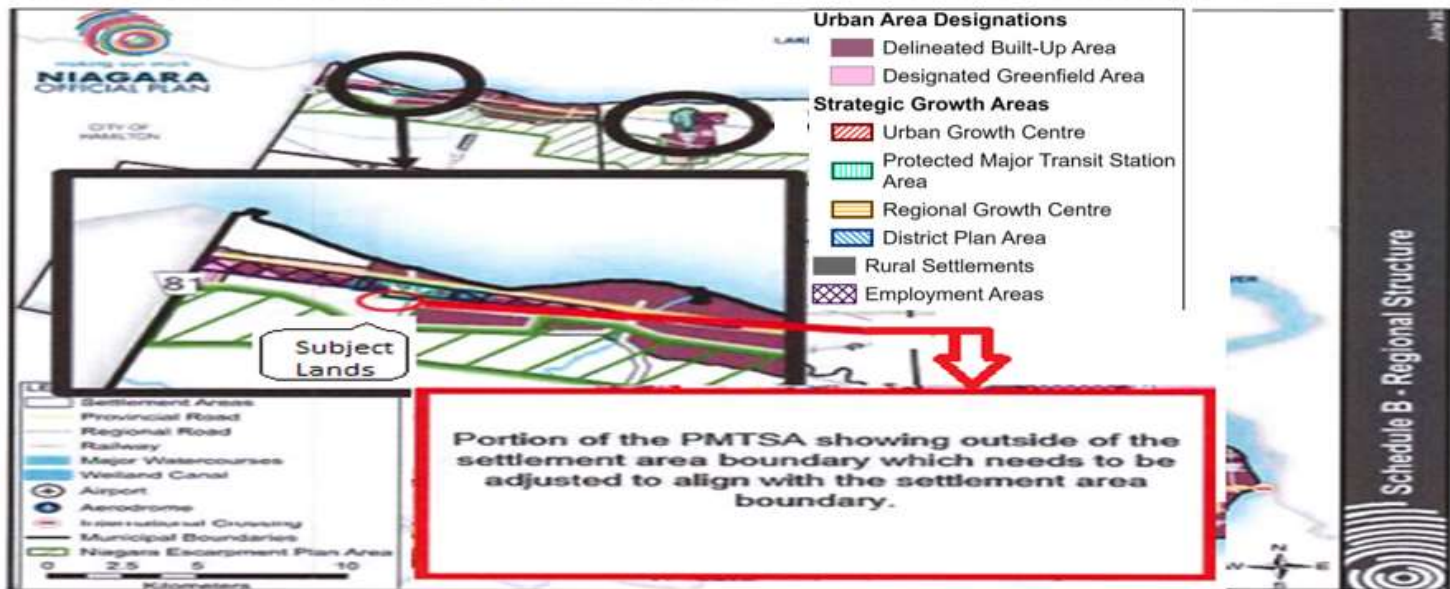
- Proposal For 31-Acre Subject Lands -

Land Use Review - Region of Niagara Adopted Official Plan Schedule B – Regional Structure

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

- To meet the conditions of approval for the Niagara OP outlined in ERO 019-5717 - Modification #42, we request an adjustment to align the 31-acre Subject Lands into the settlement area boundary as PMTSA in the **Strategic Growth Areas**.

ERO 019-5717 OP is Approved pending Appendix 4 Modification #42 request



- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Studies on the soil quality have designated the property as poor to not suitable for Specialty Crop Area.

- The following is stated in the Agricultural Impact Assessment of March 25, 2022 provided by DBH Soils Inc for the nearby 502 Winston Rd development **already proposed for Greenbelt Redesignation by the Gov On:**
 - The soils in the Secondary Study Area (includes the Subject Lands) comprise a mix of specialty crop ratings with much of the area identified as shallow soils with limited specialty crop suitability as shown by ratings of Poor, Poor to Very Poor and Unsuitable.

- Matching results on soil quality were noted in the AgPlan Limited – Specialty Crop Greenbelt Study report for the Town of Grimsby (October 28, 2016):
 - Specialty crop production is not predominant,
 - Soil capability and soil potential in Grimsby is not the best found in Niagara and in some areas is diminished due to non-agricultural development.
 - The Provincial Policy Statement (2014) is mute with respect to the application of tests needed to be met in order to be able to designate a specialty crop area and does not provide any guidance with respect to the relative importance (weighting) on characteristics. Additionally, there is no guidance with respect to a minimum size of area designated as specialty crop area.

- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ **Option 1 – Factors to justify Greenbelt Removal for Subject Lands:**

- a. The property consists of 2 equal-sized parcels with both owners willing and onboard to Build More Homes Faster.
- b. The Subject Lands are within the boundary of the MTSA (800 meters of Grimsby GO Train Station) meeting the criteria to provide for development in a TOC but is bound by the Greenbelt.
- c. Property does not encroach on Main St. W. or the Niagara Escarpment lands; is vacant and fallow and has no woodlot.
- d. The area surrounding the Subject Lands have been fragmented and are now encircled by built-up and fully serviced residential neighbourhoods (Geddes and Elmer Street subdivision), institutional lands (Smith P.S.) and public recreational facilities (baseball and soccer fields).

- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ **Option 1 – Factors to justify Greenbelt Removal for Subject Lands:**

- e. The Subject Lands have not been used for specialty crop or agricultural production for decades as the land in the area has been fragmented for other multi-use purposes, has poor soil conditions and now lies within an urban setting.
- f. The area directly north of the Subject Lands has an **Urban Area Designation** defined as “Delineated Built-Up Area” and **Strategic Growth Area** defined as “Employment Area” and “PMTSA”. As shown on Slide 4 above.
- g. Has existing infrastructure (Water, Natural Gas and Bell lines) already underground on the south boundary along the future Livingston Avenue Extension.
- h. Has existing storm water/sanitary sewers positioned directly adjacent on the east side of Hunter Rd that services an existing built up housing area.

- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ **Option 1 – Factors to justify Greenbelt Removal for Subject Lands:**

- i. Has a west side border with a public school and sports soccer/baseball fields and residential parkland leisure area.
- j. Is a sizable property to provide added positive justification for the Town of Grimsby and the Region of Niagara to forge an Initial Business Case with Metrolinx for the project to build the Grimsby GO Train Station.
- k. Lends itself to the development of a Secondary Plan to describe a road pattern and land use schedule in a comprehensive manner including scheduled major road projects (Casablanca Blvd Upgrade and Livingston Avenue Extension).
- l. The strategic location of the Subject Lands provide flexible growth options for the Town of Grimsby to utilize the Region of Niagara and Gov ON investments in the Grimsby GO Train Station, the major Road projects noted in k. above as well as the new Grimsby Hospital that is currently under construction.

- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

➤ **Option 1 – Factors to justify Greenbelt Removal for Subject Lands:**

- m. Provides a strategically located property that allows for a co-ordinated design effort to service lots that need to connect and work together.
- n. Allows for the release of an open clear parcel of land from the Greenbelt Area that would be suitable for fast-path residential development TOC area of the Grimsby GO Train Station.
- o. Provides a strategically located property that allows for a co-ordinated design effort to service lots that need to connect and work together.

- Proposal For 31-Acre Subject Lands - Land Use Review - Justification for Amendment

Proposal to remove 31-acre Subject Lands in TOC from the Greenbelt to expand the Grimsby GO Train Station PMTSA.

- **Option 2 – Change the designation of the Subject Lands from Specialty Crop Area – Tender Fruit and Grape Lands to Rural Area.**

Consider an option to redesignate the Subject Lands, rather than implement the preferred Option 1 for Greenbelt Removal.

Such an amendment would allow the Region of Niagara or Town of Grimsby to exercise growth options in the future with all the justifications provided in Option 1.