

NANTICOKE MINISTER'S ZONING ORDER VIRTUAL MEETING - April 19, 2023 3:00 - 5:00 p.m.

Speaker #	First Name	Last Name	Area/Ward	Public Comment/Question	Question/Comment	Answer
1	Cheryl	Coats	Nanticoke	<p><u>In support of MZO</u></p> <ul style="list-style-type: none"> - Information disburshed by Toby Barrett to create hysteria. - Stopping all development is unrealistic. - Province has indicated many policies to promote housing in Haldimand, however 15,000 homes in 5 years is unrealistic, as it takes many steps and years to build out a project of this scale. - Threat of Stelco leaving is unconcerning as the lands were expected to be sold. - Stelco is being retrofitted to reduce emissions due to pressure from various levels of government to fund environmental initiatives. - Overcrowding in schools is fallacy; no schools in HC are at capacity and new families will help alleviate lack of enrollment. - Growth brings change, more positive than negative, including the environment 	<p>Q1. Councillor Lawrence: Where are we with Empire?</p> <p>Q2. Mayor Bentley: Are you directly affected by Nanticoke's pollution?</p>	<p>A1. Mike Evers: 1500 homes in 7 years</p> <p>A2. Cheryl: yes [I am affected by Nanticoke's pollution]</p>
2	Toby	Barrett	Norfolk Home Owner / Resident	<p><u>In Opposition of MZO</u></p> <ul style="list-style-type: none"> - MPP and local elections platforms against MZO - MZO planning tool allows development of lands without application or appeal period; Decision of this magnitude does not consider wishes of the people. - Within 3 days in office, received 500 written responses regarding this MZO; 82% in opposition, 6% in favour, 12% neutral. - Consulted many Ministers when in office - Issues raised include high levels of pollution (examples of the effects of residences near heavy industry), complaints about dust, noise, truck traffic, cancer resulting from high pollution in the area. - Haldimand & Norfolk value Stelco and the industry in the area [which will disappear with the emergence of proposed community]. - Stelco is a 'jewel' in steelmaking industry. 	<p>Q1. Councillor Metcalf: You have been promoting Townsend up until retirement in order to expand the town. Do you feel this is the optimal place to expand growth [taking agricultural land instead of industrial]?</p> <p>Q2. Councillor Lawrence: Lands surrounding Townsend are owned by the province; when tried to enhance retirement lands, the Province wouldnt part with them [the lands]. How can we dream of developing townsend then?</p> <p>Q3. Councillor Lawrence: In 2006, the Pvince promised Townsend lands for Douglas Creek [Caledonia development]. Where is that allocation today?</p> <p>Q4. Councillor Shirton: Why in all development postings, light industrial lands will surround Stelco first, then houses around that?</p>	<p>A1. Toby: Province purchasing these lands and acrage for employment lands; was a massive undertaking that circumvented local politicians, however kept industry and residences separate</p> <p>A2. Toby: As a resident and MPP, I did everything possible to try and have the province free up land. Not sure what is going on. Province should free up land for housing with the demand.</p> <p>A3. Toby: In order to get Argyle Street opened, the province put the Townsend lands open for 2 years during negotiations, however no action was taken in that time.</p> <p>A4. Toby: Complaints [from residents] are going to force Stelco out of Haldimand; Stelco came to Haldimand for expansion opportunity. In terms of light industry, that is good, however the lands down there are for heavy industrial.</p>

3	Ben	Tucci	Dunnville	<p><u>Neither for or against</u></p> <ul style="list-style-type: none"> - Not saying to approve or withdrawl, but speaking on provincial and municipal elections. - Not a fan of MZO but conditions attached mitigates number of concerns. - 3 camps: 1 - fear of growth and urban sprawl. 2 - recognize change and cost of running County continues to increase, therefore need to grow tax base or else it will come from current tax base. 3 - undecided allowing decision to unfold as currently set. - Recommend the County send information out to next property tax mail out to educate the people. - Tabled facts from County Report: <ol style="list-style-type: none"> 1. MTO would be conditional on approval of master plan with consultation, that lays out streets, parks, leisure, and significant servicing, detailed technical studies, land use compatibility, arch, env impact, hydrogeological, servicing, traffic impact, refined site specific zoning etc. All stakeholders have opportunity to be heard through public consultation before decision is made. Heavy industry maintained. 2. Technical review is incorporated in any approvals. 3. Archaeological Assessment to be completed. 4. Design criteria - amenities and finance so all development conditions are satisfied. 	<p>Q1. Councillor Shirton: Good message and good idea to send out information to public.</p> <p>Q2. Councillor Lawrence: Good presentation stating the facts. Council has put out the message many times and people are not listening to what is being said. - there are conditions IF MZO goes forward.</p> <p>Q3. Mayor Bently: A) What is the circuation radius for planning applications? B) Circulation radius [for planning applciations] is 220m [these properties are] in middle of nowhere. How many poeple would get that notification?</p> <p>Q4. Councillor Patterson: The County has gone above and beyond the bare minimum [requirements] to inform the general public via website, press and public consultation.</p>	<p>A3. Mike Evers: A) Circulation radius depends on type of application. Larger more complex application have a larger circulation radius. B) Difficult to say because of the large assemblage of land; to put a number on it would be difficult.</p>
4	Lisa	Iesse	Turtle Island News	<p>Q1. Has Indigenous consultation taken place and with whom?</p> <p>Q2: Why?</p> <p>Q3: Minister Miller indicates that Treaties are under federal law and Province cannot overstep those treaties.</p>		<p>A1. Mike Evers: No consultation has been done from a County Staff perspective.</p> <p>A2. CAO Craig Manley: The Grand River Notification Agreement is in place; When proposals are received the County circulates to Six Nations. This proposal has been sent to Mississaugas of Credit - not within full range however it is expected that more engagement if and when the Province indicates (whether this project goes forward), however there is no proposal or decision from the Province. If the Province says yes, then municipality will engage.</p> <p>A3. Mayor Bently: The MZO is sitting with Minister Clark and he should be aware of the Treaties.</p>

5 Kerstein Mallon

In Opposition of MZO

- Concern bringing 40,000 new individuals to Nanticoke area:
- a) Health issues which are already prevalent from processing from Stelco - one of the highest rates of illness, including cancer, per capita in that area.
- b) Infrastructure in the area (Hospitals and nurses).
- c) Request for testing to be done prior to new builds (testing of soil - content of the soil to determine feasibility as it is not fit for farming).
- d) Schooling is also an issue, as many schools are struggling with high capacities today.
- e) What it looks like bringing water treatment? Where is money coming from for infrastructure?
- f) and various other services i.e. police etc.
- Build in Caledonia [Avalon] is an example where people don't have the schools, hospitals etc., therefore how is this feasible if infrastructure is not there?
- Wasn't planning on asking question. Just viewing the meeting.

6 Trevor Broad

7 Richard Broekstra

In Opposition of MZO

- Referenced similar points as other participants
- 20/30 years ago a school was taken down around Stelco, so why would we build houses around industry today?

Open Remarks

Privately initiated 4,200 acres 60% residential development 40,000 new residents. Deviates from Provincial planning policy requiring Provincial approval. 5 main steps:

- 1 Empire Presentation to consider support
- 2 Report from CAO - benefits, process, consultation and draft MZO
- 3 Council Endorsed
- 4 Submission to Province
- 5 Presentation to Council to have public consultation

Currently sits with MMAH for decision. No direction provided to County staff regarding the proposal. Input to be considered by Council.

Closing Remarks

Thank all those who have participated, and those who would like to speak at next week's meeting, registration is still open

A1. **Councillor Metcalf:** Thank you for participating, valid points were made.