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Al Paez

Sent: Wednesday, April 5, 2023 1:15 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: Re: [EXTERNAL] Nanticoke Minister's Zoning Order

Thanks for the quick response.

Here are my written comments regarding the housing development proposal:

"I am in favour of the Nanticoke housing development by Empire Communities. The housing will bring needed infrastructure to the Nanticoke area and likely result in rising property values for existing houses."

-Al Paez
Nanticoke

Adrienne Johnston

Sent: Wednesday, April 12, 2023 6:31 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Say no to the MZO

My family and I would like to express our concerns about the Empire build. Say no to the MZO! We do not want a development of 40,000 people in our rural community.

Sincerely,

Adrienne Johnston & Johnston family of Selkirk, ON

Alexis and Robert Hayes

Sent: Saturday, April 15, 2023 10:33 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] re: Public Consultation on MZO for Nanticoke

Office of the Clerk, (To the Mayor and Councillors of Haldimand County)

Yes, we feel that it would be advantageous to proceed with the proposed new development at Nanticoke which has been unanimously supported and passed by council. The additional tax base should offset the expected increase in infrastructure.

People need a place to live. Everything changes and grows and council should be in charge of projecting, planning and preparing for this natural occurrence. This development will bring jobs, business and people to our community. We should embrace this and still continue with our rural way of life.

We are in full support of the Proposal!

Alexis and Robert Hayes

Russ Gloyd

Sent: Monday, April 17, 2023 11:29 AM

To: Evelyn Eichenbaum <eeichenbaum@haldimandcounty.on.ca>

Cc: John Metcalfe <jmetcalfe@haldimandcounty.on.ca>; babrady-co@ola.org

Subject: [EXTERNAL] MZO Nanticoke

I am writing to convey my opinion on the proposed MZO for the Nanticoke area since I am not available for the upcoming meeting. I really wish I was

Right off I am against it. We like our rural life style, otherwise we wouldn't live in the country. If we wanted to live in the city or town we would. We don't like living on top of each other, we don't care for paving, cementing and building over every square inch of ground. I find it very sad and disturbing when travelling to Oakville or Toronto on the 403/QEW. You can't tell where Hamilton starts or ends or Burlington starts and stops etc. Lights for kilometers and kilometers. Or find a spot above Hamilton or Stoney Creek and look out over the brow. Millions of lights as far as you can see.

It will consume land which is currently used for farming. It's bad enough that our premier broke an election promise about protecting green spaces and farms but in a recent study I believe it was the University of Guelph 40 % of farmers will be retiring in the next decade. Unless kids are encouraged and incentives put in place farms will disappear. Farms that feed us, cities, other countries and this country. We will be forced to import food, we know prices will be extravagant

Also it will involve removing a bush lot. Trees are vital to our existence. With all the concern around air quality when I was in school we were taught that trees absorb CO2 and convert it and release it as O2. Next we have animal habitat. New surveys and developments constantly complain about wildlife such as racoons, foxes, coyotes etc. Well guess what, these areas were more likely the habitat for these animals which they have now built over.

Who is going to afford these homes, better question yet is why is there a need for more homes? Will it get people that are living on the streets off the streets? Get homeless people housing, cleaned up and help make them productive members of society, not likely. Is it to house the tremendous amount of refugees these governments are allowing into the country? Or with Port Dover being a summer resort town, bring the rich people in. Just look at the huge homes being erected on the old Lakeshore Road along the lake. What about jobs? Where will people work.

How about our infrastructure? How about hospitals, compared to cities we have a small hospital in Simcoe and one in Hagersville. Haldimand and Norfolk are always trying to recruit doctors and nurses into the area. With more houses comes more people, what about retirement and nursing homes? Someone who has lived all their lives in the area should not have to be shipped kilometers away from family, friends and loved ones when and if the need arises. Although we do have a water treatment plant in Nanticoke additional pipelines will have to be installed but what about a waste water treatment plant? Port Dover has a small site.

Next it's near a steel mill. Anyone who has driven past Stelco has noticed the smell of process emissions, a sulfur odour for one. Then the matter of the lights and the noise. People will complain like crazy, then what shit down the steel mill, not likely. As well there's, I believe 4 lagoons which belong to

Stelco. This is not ordinary water, people won't be able to swim or fish in it. Its industrial process water full of contaminates and likely heavy metals.

Empire promised an indoor pool for Haldimand County, Haldimand residents. Well Nanticoke is located at the most western end of Haldimand County. This would definitely be a benefit for Port Dover which is in Norfolk County but how many Haldimand residents would it attract with exception of those in the immediate area.

Then where would people have to go to shop? Simcoe in Norfolk County? Port Dover has one grocery store, a small hardware store. Closest Haldimand town would be Jarvis, they have no grocery store, no hardware store and no gas station. Wouldn't they be better off finishing Townsend, which was supposed be a big city when Nanticoke industry started growing. The old hydro generating station property still sits there , vacant. Build your little "Empire" on it.

In conclusion I am against it. We love county life. Get rich someplace else

Russ Gloyd
Selkirk, Ont

Troy Cooper

Sent: Tuesday, April 18, 2023 6:16 AM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] Letter for council re: MZO

To the Members of Haldimand County Council

As a lifelong resident of Haldimand County and as a 23 year employee of Stelco, I would like to voice my concerns about the potential rezoning of the current vacant industrial lands in Nanticoke.

Many of you should remember my former employer US Steel Canada for all the wrong reasons, they were definitely not a good corporate citizen. In 2007 they purchased Lake Erie Steel and in 2008 they purchased Nelson Steel. In February of 2009 US Steel shutdown operations and laid off all employees, which soon after became a lockout of unionized workers. Another lockout at Hamilton Works and another lockout in 2013 at Lake Erie Works(LEW).

In 2014 US Steel Canada filed for CCAA and by 2015 we were "burning the furniture" to keep the lights on. In 2016, during CCAA Bedrock Industries began the process to purchase Stelco which was finalized in 2017.

As CEO of Bedrock Industries and now CEO of Stelco, Alan Kestenbaum has followed through with all of the commitments he made to the employees and retirees of Stelco.

- Our pension plans are now fully funded
- A crane was installed on the LEW dock
- The LEW blast furnace was finally relined -A pig caster was built in LEW -A co-generation facility was built in LEW -The LEW coke ovens were overhauled

With all of these investments having been made into the largest employment facility in Haldimand County, why would council entertain the rezoning of the neighbouring lands to residential? The municipality should be promoting other industries to move to Nanticoke, not residential communities.

Employees, retirees, contractors and future employees need Stelco to keep producing steel. Please do not approve the rezoning of the industrial lands.

Thank you

Troy Cooper
Selkirk ON

Allison Smelser

Sent: Tuesday, April 18, 2023 3:34 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] I oppose the MZO

April 18, 2023.

To the Honourable Haldimand County Council,

I am a lifelong resident of Haldimand County. I work here, have started a business here, and I raise my children here. I want it to be known that I strongly oppose the Empire Homes development that has been proposed in Nanticoke for a number of reasons.

-Existing infrastructure is already inadequate and adding taxpayers does not cover the costs of the increase in services that will be required.

-We need to attract industry to Haldimand, not destroy the relationships we have (Stelco).

- I have tried to drive through Hagersville during a number of different times through the day and I cannot imagine what a new community of commuters will do to that area.

-I worry greatly about the environmental impacts and the damage to our watershed and wildlife. This cannot be understated. (Have the appropriate studies and expert analysis been conducted? I was unable to find this information.)

-There is unacceptable overcrowding in schools in Caledonia as a result from the current development. We CANNOT do this to our rural schools.

Lastly, the very reason I have chosen to remain a resident of Haldimand County is for the rural lifestyle that I get to enjoy. This is one of the things that sets Haldimand apart from other places. Without question, these over-sized developments will surely destroy the way of life for all those who call Haldimand home.

Sincerely,

Allison Smelser (Fisherville)

Jason Klitzke

Sent: Wednesday, April 19, 2023 11:49 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke MZO

I'm writing in regards to the proposed development of Nanticoke Industrial lands in to a large residential community.

I strongly disagree with the proposal and rezoning of the aforementioned lands.

As a lifelong resident of Haldimand County I must insist the Halt of this proposed development. There are multiple factors that negatively outweigh any benefits .

Sincerely,

Jason Klitzke
Jarvis ON

Maridene Parsons and Randy Vokes

Sent: Wednesday, April 19, 2023 3:08 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Proposed Development near Nanticoke

Hello

My husband, Randy Vokes, and I live west of Nanticoke village and southeast of this new development.

We are in favour of the planned housing for the area.

There must be good planning of road improvements, recreational areas and new or expanded infrastructure such as water and sewers . A development of this size will affect existing retail, schools , hospital and medical facilities. It has potential to improve the area if it is carefully designed with the impact on the existing residents considered.

Houses seem a better addition to the area than industry.

At present, Lake Erie Steel seems to lag behind other Steel plants in adopting cleaner technology.

Arcelor- Matel has received government assistance to improve the cleanliness of its industry. Perhaps Lake Erie Steel will improve its pollution output with more feedback from residents.

We are grateful for the opportunity to share our feelings about these plans.

Thank you.

Maridene Parsons and Randy Vokes
Nanticoke Ontario

Ron Clatworthy

Sent: Wednesday, April 19, 2023 3:53 PM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] MZO

I have no problem with the buildup of Nanticoke.

Everyone seems to be speculating big problems.
Doctors might be a problem as the developers don't have any control.
But most of their issues can be resolved by council.
That is democracy and why we voted you in.
I don't think the 'public' should be given a 'say'.
That is your job.

Cayuga resident,
Ron

Donna Powell

Sent: Wednesday, April 19, 2023 6:49 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke development

To the Clerk of Haldimand County:

Thank you for the opportunity to express my views by email rather than in person. I have lived for 82 years in Haldimand, and at this advanced age, I realize this development will have a minimal effect on me. However, I feel a responsibility to attempt to defend the younger residents of the county.

The list of adverse effects in the newspaper—infrastructure, roads, water, schools, health facilities—surely anyone can see our county will be greatly affected. I can remember the delight with which Stelco was welcomed, a fine employer in our midst rather than a long commute away. Why in the world do we want to surround Stelco with homeowners who will immediately scream about noise and pollution? Of course, Stelco will be forced to leave, and all of those new homeowners in Nanticoke will be on the road to Hamilton or beyond for employment.

We already have a huge Empire development in Caledonia. Have you driven #6 highway around the airport lately? As all of those new homeowners get on the road to Oakville or Toronto, or whatever distant point they have found employment? Do we really need the roads from Nanticoke to Toronto to be the same?

I know our current government is concerned about affordable housing. And do you truly believe that \$900,000 (and up) mega houses, row upon row, will do anything to help with this problem?

For heaven's sake, stop the madness. NO to Nanticoke development. NO, NO, NO.

Donna Powell
Cayuga

Barbara Whyte

Sent: Thursday, April 20, 2023 10:53 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke

I must object to the proposal of a housing development at Nanticoke.

1. I would not like Stelco to leave.
2. The infrastructure needed to service that number of people we neither have nor can afford and the developers that Ford attracts are in it only for the money.
3. I remember many years ago when there was another plan to build a new development at Nanticoke and farmers were put off their land. This never happened and I, as well as countless others, watched their houses and barns rot and collapse.

I hope that Council will reconsider this proposal and reject it.

Barbara Whyte

Cheryl Coats

Sent: Thursday, April 20, 2023 10:54 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] April 19 MZO presentation to Council from Cheryl
Presentation to Haldimand Council April 2023

As a resident of Nanticoke for over 50 years I have witnessed many changes including the evolution of the industrial park, but this Empire proposal seems to be filled with misinformation being circulated, mainly by Toby Barrett and others on social media, designed to create local hysteria. Toby has alarmingly tried to make us believe that this is a conspiracy theory that has happened over just a few weeks. I like to present information as it has been given to us over many years.

Over the years the provincial government has enacted many legislative plans to address the housing supply in Ontario. In 2005-6 there was the document, A Place to Grow – Growth Plan for the Greater Golden Horseshoe. In that document Haldimand County was designated as part of the Golden Horseshoe Planning Area. In 2019 there was, More Homes – More Choice – Ontario’s Housing Supply Action Plan Vision. In October 2022 there was the document ‘More Homes Built Faster’ to reduce bureaucratic red tape costs to help facilitate the building of 1.5 million homes in all of Ontario over the next 10 years. In April 2023, Helping Homebuyers, Protecting Tenants act was released. In Haldimand this means that the idea that we are going to stop housing/business development is very unlikely.

In Sept. 2021 Toby Barrett is on record stating “we need everyone to support innovative housing...while protecting our environment. For example an MZO used in partnership with municipalities can expediate getting shovels in the ground on priority local projects.” (Appendix 1) As he indicated, the MZO used in partnership with municipalities will keep many local priorities in the forefront, rather than the Ontario Government just overruling all local autonomy.

The notion of an immediate 15,000 houses in the Nanticoke is ludicrous. The current data regarding new housing starts for all projects in Haldimand indicates that on average there are only about 250-300 housing starts and completions in any one year. Also, from 2016-2021 the population increase has been under 4000 people in the whole county. (Appendix 2) The report of an immediate increase of 40,000 people is therefore very misleading. At a rate of 300 new units a year in Nanticoke alone, which would be most ambitious, would take over 50 years to realize 15000 units. The shovels for homes could not go in the ground immediately. The first step of this proposal is still in the development stages, but before building the appropriate water and sewer infrastructure must be in place. This infrastructure would take an enormous amount of time. Also, it seems that Empire Homes, in consultation with the County, would bear most of the infrastructure cost. Seems like a Win-Win situation for the county.

The ‘Citizens of Haldimand County for Responsible Development’ document (Appendix 3) that has been circulating leads to many questions. Who are these people, who are they supposed to represent, who they are funded by and how have people been recruited. It would seem from social media it has only been distributed by one individual; Toby Barrett, on his personal Facebook site, and then shared by him to many community pages. It does lead the local Nanticoke neighborhood to question its validity because very few of the Nanticoke residents have had any opportunity to have their voices heard.

The threat of Stelco leaving the area also seems to be a ‘red herring’. As a result of pension shortcomings, the LandCo trust fund was formed and the lands around Stelco would be given to LandCo

to be sold so the funds could be used by pensioners. The community has been following this land sale saga since high gloss brochures were published in 2018 and again in 2020 (appendix 4 and 5) by Cushman Wakefield Brokerage. Stelco is now worried that there will be greater accountability required to meet ministry thresholds for air, water and land use. As we can assume, the cost of retrofitting to cut emissions is great and the question must be asked “Is Stelco using this development threat to further pressure the levels of government to fund the environmental initiatives”?

The issue brought up about EMS, policing, firefighting, hospitals, road maintenance, mental health supports, etc. being a strain on the current taxes is inherently false. We all know that the increase in tax base by increasing the number of homes/businesses will definitely pay for all of these services while at the same time giving a larger tax base to the whole county to do required projects that may be outstanding.

The overcrowding of schools is another fallacy. As a previous educator, I know the number of ‘bums in seats’ are all the Ministry of Education reviews when looking at funding. As we know, the number of families, with children, has steadily been decreasing in both Haldimand and Norfolk resulting in many “ARC” reviews and school closures. Currently, according to Superintendent Wright of GEDSB, there are NO schools currently at the Ministry Enrolment Capacity from Rainham Centre to Port Dover. New families coming to Nanticoke will only help to alleviate the lack of enrolment and possibly building more schools to alleviate current bussing concerns.

In summary, given all of the evidence it would seem prudent to support the MZO option currently in front of council and the Ontario government. Growth brings about change...in this case more positive than negative change. As well, changes to better the environment will only have a positive impact on the Haldimand Norfolk region and our next generations. We have an opportunity, through public consultations, to be part of the plan to build a better connected community and to make sure that all of our generations can afford housing .

Respectfully submitted, Cheryl

I will submit this presentation and referred to Appendices for Council review.

Appendix 1

Building homes while protecting the environment

By MPP Toby Barrett

At this year’s Association of Municipalities of Ontario conference, Steve Clark, Minister of Municipal Affairs and Housing, laid out our ongoing work with municipalities to foster home ownership while protecting the environment.

Across the province, too many families worry that the dream of home ownership is out of reach. We know that the best way to bring prices down and provide more choice is to increase the supply of housing. That is why, in 2019, we introduced More Homes, More Choice – our housing supply action plan.

We promised to make it easier for municipalities, non-profits and private firms to build housing of all kinds. And that’s what we’re doing.

We are streamlining development approvals and cutting red tape to get shovels in the ground faster. This is creating the jobs people need and building housing that people can afford.

Despite COVID-19, construction of new homes in 2020 was higher than in any year of the past decade. These are real results for real families. That year, Ontario completed the most rental housing since 1992 at 11,500.

These significant trends have continued this year. Despite the pandemic, supply is picking up but we need every single one of our partners to continue to help. We know more new homes will be needed to meet population growth and to ensure Ontarians can find a place to call home.

Integral to this was the creation of the Greater Golden Horseshoe planning area – an area that includes Haldimand County and the 1,200 residential acres assembled by the Ontario government at Townsend. This vacant residential acreage has the potential to take the building pressure off Caledonia and Port Dover.

We need everyone to support innovative housing in our communities, like laneway homes and modular or pre-fabricated housing.

By continuing to work together, I know we can give families more choices that they can afford and make the dream of home ownership a reality.

Our government has implemented a balanced approach to planning for growth. We know it is possible to provide the supply and mix of housing we need...while also protecting our environment. For example, a Minister's Zoning Order (MZO), used in partnership with municipalities, can expedite getting shovels in the ground on priority local projects.

To be clear, we are Growing the Greenbelt, to protect more farmland, forests, wetlands and watersheds. For today, tomorrow and always. Our area is not part of the Greenbelt but our area is known for other successful developments such as ALUS, Ducks Unlimited, Nature Conservancy of Canada, the Long Point Basin Land Trust and the Long Point World Biosphere.

In our consultations, we heard overwhelming support for adding Urban River Valleys and the Paris Galt Moraine. To demonstrate how we are delivering on a balanced approach to growth, I recently announced that for every acre where we have or where the government will issue an MZO, I will be adding two acres of protected and enhanced green space.

Ontario has a balanced plan... to protect our beautiful and vital greenspaces and our rich agricultural land and to speed up the delivery of projects that will help us support Ontario's rapidly growing population.

This balanced and thoughtful strategy will ensure Ontario remains the best place in the world to live, work and prosper.

Toby Barrett is the MPP for Haldimand-Norfolk

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Author [Toby Barrett](#) Posted on [October 6, 2021](#) Categories [Column](#) [Articles](#)

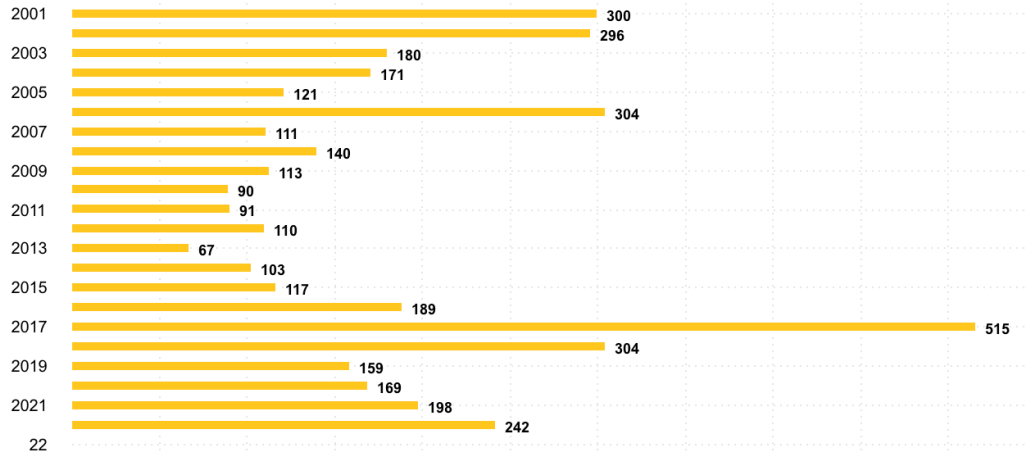
[Post navigation](#)

Appendix 2

Housing Starts

Source: [CMHC](#)

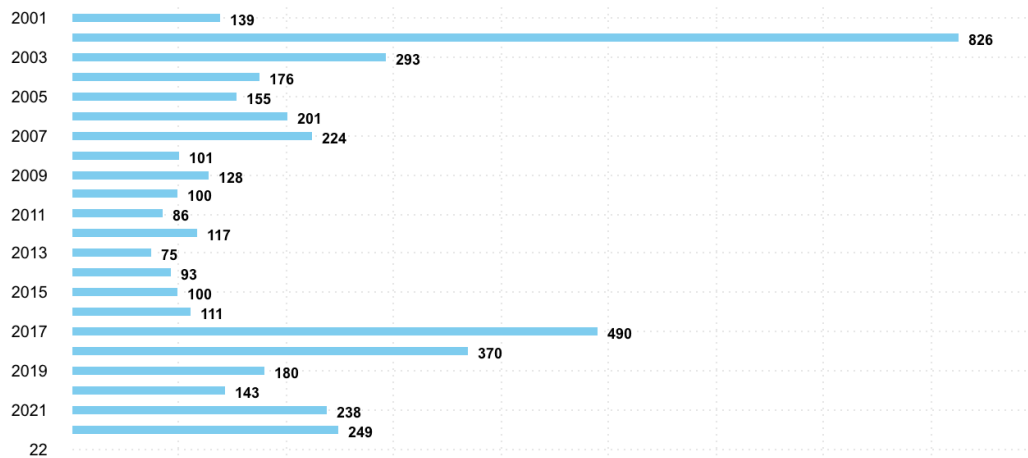
Last Updated: March 2023



Housing Completes

Source: [CMHC](#)

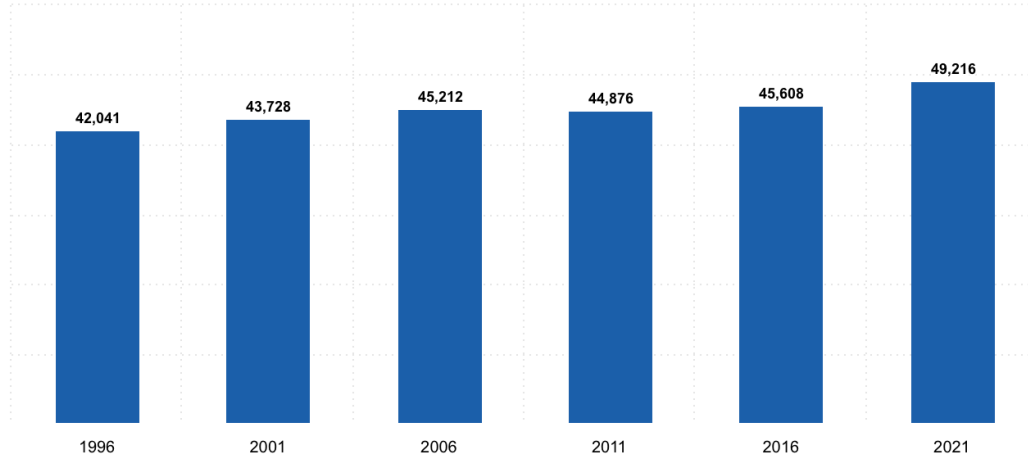
Last Updated: March 2023



Population

Source: Statistics Canada. Census.

Last Updated: February 2022



Description



Appendix 3



Toby Barrett

2d · 🌐

IF YOU LIVE IN PORT DOVER / SW WOODHOUSE, YOU WILL BE PART OF A CITY OF 47,000 PEOPLE IF HALDIMAND COUNCILLORS APPROVE EMPIRE'S CITY OF 40,000 DEVELOPMENT BETWEEN STELCO AND PORT DOVER. Please speak out against this:- Call Zoom on Wed April 19 ; Attend Public Meeting Thurs April 27 ; Email concerns to clerk@haldimandcounty.on.ca

CITIZENS OF HALDIMAND COUNTY FOR RESPONSIBLE DEVELOPMENT

40,000 Residents in 15,000 dwellings -almost DOUBLE the Current Population of Haldimand crammed into the village of Nanticoke, Largest Development In Ontario!

FEB. 14, 2022 Empire Homes presented to the former Haldimand County Council a proposed new development

MARCH 1, 2022 A report was presented to Council to discuss the Empire Homes proposal

MARCH 7, 2022 All former members of Council voted unanimously in Support for requesting an MZO RE; the CITY of 40,000 in Nanticoke

MARCH 8, 2022 Formal request for a MZO was submitted by the former Haldimand County Council

All of this happened in just 3 weeks...

ELECTION:
The newly elected Haldimand County Mayor campaigned on withdrawing the MZO and having PUBLIC CONSULTATION on the proposal, Council agreed to hold a public Consultation and this is your chance to voice your concerns and let council know how you feel about the Development.

THOUGHTS ??

- Is Empire Homes really going to provide a fully operational Waste Water Treatment Plant, at NO Cost to the Tax Payer?
- What is the Cost to Haldimand County when STELCO decides to leave?
- Infrastructure is already stretched this will put a Huge Strain on our local services
- How will our ROADS handle the INFLUX of TRAFFIC? Who pays for Roadway Maintenance, Snow Plowing, Pot holes, Roadside trimming
- We already have a Shortage of Doctors, Nurses and Supports for Mental Health & Addiction
- Increase in need for FIRE, POLICE, AMBULANCE services
- Overcrowding in schools, our KIDS, our FUTURE
- Disruption, noise - a development of this magnitude- Construction will be a permanent feature of our daily lives
- Our Rural way will quickly turn CITY

THE LIST GOES ON.....WHATEVER YOUR REASON IS, IT IS IMPORTANT THAT YOU LET COUNCIL KNOW, THEY CAN CHANGE THEIR MINDS, YOUR OPINION MATTERS.

HAVE YOUR SAY . . .

Virtually (by Zoom) at a public meeting on Wednesday, April 19 at 3 p.m.

- Please note that if you wish to participate as part of the meeting, you must register with the Clerk by completing the online form no later than 12 p.m. on Tuesday, April 18.

In person at the public meeting scheduled for Thursday, April 27 at 6 p.m. in the Haldimand County Administration Building (53 Thorburn Street South, Cayuga ON)

- Please note that if you wish to speak at the meeting you must register with the Clerk by completing the online form no later than 12 p.m. on Wednesday, April 26.

In writing to the Office of the Clerk (clerk@haldimandcounty.on.ca or drop off at 53 Thorburn Street South Cayuga no later than Monday, April 24 at 12 p.m.

Take all of what we currently have and DOUBLE IT
Double the Services, Double the Infrastructure, Double the Staff
This WILL end up COSTING us.... Our way of life, our wallets and our future generations!

MORE PEOPLE = MORE PROBLEMS

MZO
What will the City of 40,000 people cost us?

NANTICOKE

Appendix 4 – brochure 2018

INDUSTRIAL LAND FOR SALE
LAKE ERIE INDUSTRIAL PARK
 NANTICUM, ONTARIO

CUSHMAN & WAKEFIELD

This rare offering consists of the largest tracts of industrial employment land in the Province of Ontario. Various parcel sizes are available to suit the requirements of prospective Buyers.

Andrew Morrow*
 Vice President, Industrial
 Direct Tel: 905 501 6489
andrew.morrow@cushwake.com

Trevor Henke*
 Vice President, The Land Group
 Direct Tel: 416 756 5412
trevor.henke@cushwake.com


Dan Rogers**
 Vice President, Capital Markets
 Direct Tel: 416 359 2352
dan.rogers@cushwake.com

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 *Sales Representative **Broker


INDUSTRIAL LAND FOR SALE

LAKE ERIE INDUSTRIAL PARK

NANTICOKE, ONTARIO



CUSHMAN & WAKEFIELD



Location:

Nanticoke is a strategically located port community along the shores of Lake Erie. The Properties are approximately 2 kms south of Hamilton and 100 kms west of Buffalo New York

Property Highlights:

- Parcel sizes range from 4.23 acres to 1964 acres
- Majority of the lands are designated either Heavy Industrial or Prestige Industrial
- All of the lands are identified as part of the Strategic Development Area and within the Industrial Influence Area
- The Heavy Industrial designations permits the coveted outdoor storage use
- Quick access to Highway 6

Zoning:

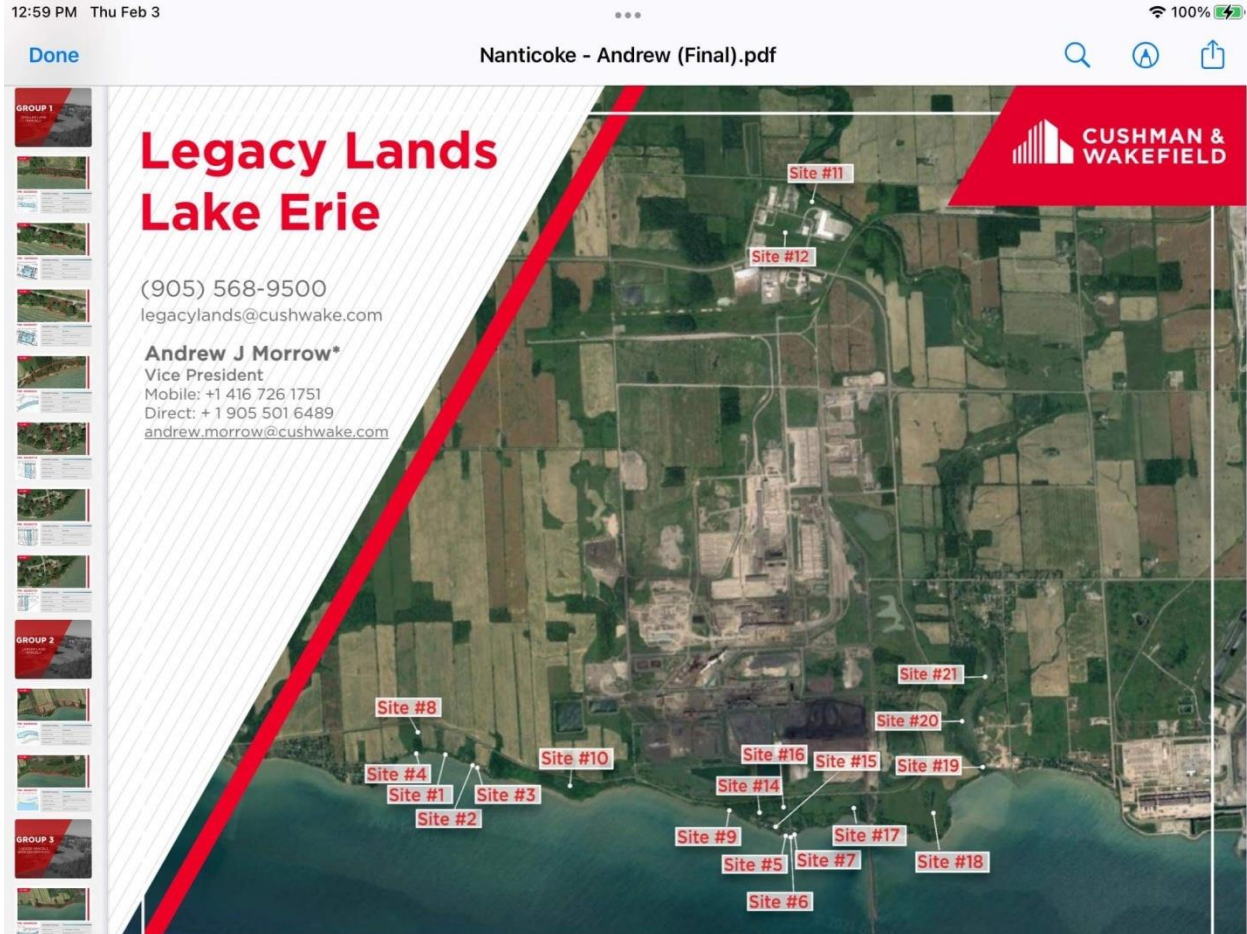
MH*, MH.5*, MP, and A

*Outdoor storage permitted

Official Plan:

Strategic Employment Area - Subject to the Industrial Influence Area

Appendix 5 – brochure 2020



Ben Tucci

Sent: Thursday, April 20, 2023 11:25 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Cc: Evelyn Eichenbaum <eeichenbaum@haldimandcounty.on.ca>

Subject: [EXTERNAL] Nanticoke Minister's Zoning Order Public Consultation - Virtual Meeting Link

Good morning and happy Thursday.

Below is the content of my presentation yesterday.

If you have any questions or concerns, please let me know.

Thank you

My name is Ben Tucci, a resident of Dunnville, a retired small to medium size business restructuring specialist and, 17 year City Councillor.

I'm not here to tell you to vote to keep the current process approved by the previous Council, or to withdraw it. That's your decision to make after considering the facts and listening to all delegations.

I felt compelled to speak though, given what I've heard and read during the Provincial and Municipal elections and that continues today via flyers being posted and shared around the county.

There are 3 camps of people on this issue.

In one camp, you have those who resist or are afraid of change and who fear the loss of their rural way of life to urban sprawl should the MZO be approved. While I don't like MZO's, my concerns and by extension their concerns, are mitigated by the conditions attached to the request forwarded to the Province by the former Council. The fact is that the County will remain in control of all aspects of the development through the planning and approval process.

The second camp are those who recognize as JFK famously said, change is the law of life and those who look only to the past or present, are certain to miss the future. This camp of people also realize that the cost of running the County continues to grow, with inflation driving a large part of that increased cost, and that unless we grow the industrial, commercial and residential tax base, that cost will need to be absorbed by the existing taxpayers. It won't be long before those people i.e. seniors on fixed incomes and young family's starting out, to name two groups, will be taxed out of their homes. We need smart assessment growth.

The third camp are the undecided. Those people have been subjected to the efforts of those in opposition to paint the potential development in a certain light, know better, but have not heard in detail from the Council or staff on the actual motion that went to Queens Park.

If you decide to allow the MZO process to unfold as it is presently approved, I believe you have some public relations work to do. I might suggest taking the conditions that formed part of the MZO request and send them out perhaps in the next tax bill mailings.

I only have a couple of minutes left so the easiest way to table the facts as I know them is to take what Council approved in support of the MZO and read it verbatim.

The MZO request by the County has been predicated on the incorporation of conditions requiring technical evaluation, financial impact analysis, public consultation and subsequent Council support of detailed plans.

More specifically, the MZO – if approved by the Province as submitted, would be conditional upon the completion and local approval of: a master plan, which is fully informed by public consultation, that lays out the series of streets, residential /commercial / institutional blocks,leisure and recreation areas (trails, parks), protected natural environment areas and significant servicing blocks (stormwater ponds, pumping stations); Detailed technical studies, including land use compatibility (i.e. air emission – (noise, dust, odour), archaeology, environmental impact, hydrogeological, stormwater management, servicing, traffic impact and geotechnical; plan(s) of subdivision; and, refined site-specific zoning that is informed by the master plan details.

The above conditions would seek to ensure that: all stakeholders (Provincial, local and Indigenous communities) have an opportunity to be involved through stakeholder and public consultations and be heard before any final design is approved – specifically that measures to ensure compatibility and the long-term prosperity of existing heavy industry is maintained; all required technical review studies and analyses are undertaken to demonstrate that the proposal is functional and that any infrastructure improvements required (water, sewer and roads) are identified and incorporated into any approvals and that archeological investigations are completed; all municipal community design criteria to provide for well- designed, complete and attractive communities are met and that appropriate community amenities are provided; all necessary agreements and other mechanisms including fiscal tools are in place to require that all development conditions are satisfied.

Jackie Lowes

Sent: Thursday, April 20, 2023 11:49 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] MZO

Hi,

I would like to express my thoughts about the MZO. I am 42 and was born & raised in Haldimand County. It is a large County but has minimum resources. Within the last 5 years, it has substantially grown. Our little country schools are adding portables already, they are struggling to meet capacity already. We only have 2 very small hospitals that are already overwhelmed. A lot of residents in Haldimand County are already without a family Doctor and once a new Doctor comes along everyone is scrambling to get on the list. Also bigger population means even more traffic, which we already have a lot of. We are already in need of traffic lights, stop signs, advanced greens, the traffic in Haldimand has become horrendous. Including the damage to the roads as well, such as potholes.

To almost double the population that Haldimand County already has, when it is already struggling with the population it has now, will only make everything I mentioned above worse for everyone. Haldimand County does not have the resources it needs to almost double the population. Without more schools, more hospitals, more family physicians, more retail, mainly grocery stores, improvements to traffic.. it is not possible unless really negatively impacting our County and all of its residents.

Thanks so much for taking the time to read my email.

Jackie

APRIL 14/2023

CDS-04-2023, Attachment 3

MAYOR + COUNCIL: WE, THE UNDER SIGNED, DO NOT WANT
A HOUSING DEVELOPMENT OF 40,000 PEOPLE IN NANTICOKE,,
OR ANYWHERE ELSE IN HALDIMAND COUNTY.
PLEASE KEEP HALDIMAND,, COUNTRY; NOT CITY.
WE DO NOT NEED 15,000 NEW HOMES, WITH NOWHERE
FOR NEW PEOPLE TO WORK & SHOP,, AND DESTROY
OUR "SMALL TOWN/COUNTRY" WAY OF LIFE...

BOB WEHCENBACH

[REDACTED]

Hagersville

Jim Church

[REDACTED]

Selkirk

John Alexander

[REDACTED]

Hagersville

Wray Carpenter

[REDACTED]

RD Hagersville

Byron Jensen

[REDACTED]

Hagersville

Dana Beal

[REDACTED]

Selkirk

RECEIVED

APR 21 2023

Doug and Linda Mills

Sent: Friday, April 21, 2023 3:09 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke Minister's Zoning Order April 27th meeting

We think it is disgraceful that low income housing be placed in the shadows of industry pollution. We do not support any housing development in that area ! !

Doug and Linda Mills

Marilyn Swartz

Sent: Sunday, April 23, 2023 8:55 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Withdraw the MZO

My biggest concern is that Haldimand County does not have the infrastructure to continuously build new homes. The roadways, schools, etc are already stretched to the max with the Empire Homes located in Caledonia. The Caledonia bridge is getting shakier by the day and this had been promised years ago already. It is near impossible to get through town at peak times of the day. Although I have lived here my entire life and used to enjoy the small town feel, it is now gone. If anything, build more infrastructure with roads, schools, bridges, shopping stores and then build more homes. If more builds are to happen it should include more for low income families not expensive big homes.

Marilyn Swartz

Kate Snell and Jay Snell

Sent: Sunday, April 23, 2023 11:05 AM

To: Evelyn Eichenbaum <eeichenbaum@haldimandcounty.on.ca>; Clerk
<clerk@HaldimandCounty.on.ca>; Kate Snell

Subject: [EXTERNAL] MZO Nanticoke

April 23, 2023

TO: Office of the Clerk/Planner/Council

Haldimand County 53 Thorburn St. S.

Cayuga, ONT.

NOA 1E0

Dear Council,

Re: Nanticoke MZO Public Consultation

We are writing to inform you that we strongly disagree with the MZO plan to build homes in the village of Nanticoke. Haldimand county already has a shortage of essential services; police, hospitals and fire departments. Hospitals, police stations, and fire departments need to be added prior to building a housing development of this size. The wait times for any of these services are already beyond appropriate times.

The current infrastructure of Haldimand county needs to be increased to handle any more development. Schools need to be added to handle the increase in children from a development of this size. The roads to and from the development are already over crowded and dangerous. Adding substantial traffic will only increase the demand for essential services. The sewage plants in Haldimand are also at capacity, and adding a development of this size needs to be addressed.

For these reasons, we are against any development until the services mentioned above are added. The infrastructure and essential services need to be addressed and put in place before any development is added.

Regards, Kate Snell and Jay Snell, P.Eng

Jennifer Greenland

Sent: Sunday, April 23, 2023 1:26 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] MZO Public Consultation Submission

Office of the Clerk Haldimand County
53 Thorburn Street South
Cayuga, Ontario
N0A 1E0

Dear Council Members,

I am writing to implore you to withdraw support for the MZO and consider the negative impact moving ahead with the proposal from Empire Homes will have on the current residents of Haldimand County.

While my family has only lived in Haldimand County for almost two years, I have fond memories of spending time at my grandparents' cottage along the Bluewater Parkway when I was a child. To me, this area is synonymous with peace and tranquility. These memories partially influenced our decision to move to this area, however, were not the deciding factor.

We moved from the Elfrida area of Stoney Creek and have first-hand knowledge of the adverse impact that expansion has on the quality of life for the average citizen.

It began with our once rural community being inundated with construction vehicles and other additional traffic. Aside from the damage to the roads themselves, there were times that it would take up to ten minutes to access the main roadway from our rural road. Other times, once in the midst of the new development, one would sit through three green lights at an intersection before being able to turn left because of the volume of on-coming traffic.

Our once small country school, where children and staff knew everyone by name and had a sense of belonging to their school community was lost when several portables had to be brought in to make room for the new enrolment. This came at an exorbitant cost to the school board, which obviously is not budgeted for, so was ultimately reflected in education tax levies.

A quick shopping trip suddenly became an exercise in maneuvering through a crowd and struggling to find a parking spot.

Bringing municipal water to the newly constructed neighbourhood caused the wells in the outlying properties to run dry. When the water eventually returned, the quality was deplorable, and families had to absorb the cost of installing filtration systems that were never needed before. The list goes on.

The rural way of life that we knew and loved was lost.

I look at the proposed development and wonder how council could have passed the motion to support the MZO regarding the city of Nanticoke.

There are so many questions that have yet to be answered. What consideration was given to the impact on the infrastructure of the area? How will the cost of road repairs etc be covered? Where will the children of the new community go to school? Will this cause overcrowding? Are Police/Ambulance/Fire services going to be increased and if so, from where will those funds come? What will happen if these

services are not increased? Will anyone even be able to afford to live in Haldimand County after all of the development occurs?

Unfortunately, I believe I know the answers to these questions.

It is too late for Elfrida to preserve the rural way of life but it is not too late for Haldimand County.

The Haldimand County website promotes the area specifically encouraging folks to *“Enjoy the exceptional quality of life that comes from friendly small towns with all the amenities and a calm, traffic-free drive to work through the countryside.”*

Following through with the proposed development of the city of Nanticoke threatens the quality of life for all residents of the County.

I vehemently urge you to listen to the constituents of Haldimand County and revoke your support of the MZO.

Respectfully,

Jennifer Greenland

Richard Broekstra

Sent: Sunday, April 23, 2023 4:28 PM

To: Evelyn Eichenbaum <eeichenbaum@haldimandcounty.on.ca>

Subject: [EXTERNAL] Re: Written version of virtual presentation

i was glad to be a part of the meeting, a few things after hearing some of the other speakers I would like to comment on. We were told that Empire was going to build a new sewage treatment plant but i want to know when does this fall back into the counties lap and at what cost. i find that their should be some infrastructure taking place, number six is already busy enough with traffic at certain times of the day. There was always talk about a bypass around Hagersville probably for 40 years with a lot of studies and cost but no shovel in the ground, hell they cant even build a bridge in Caledonia. My last point is that there was a school (south Walpole) that was tore down 25 years ago because people were afraid of the Esso plant. My feeling is why dont we try to attract more industry and leave this property industrial.

thanks

Richard Broekstra

Betty Ortt

Sent: Monday, April 24, 2023 8:34 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke Development comments

Comments - Nanticoke Development Proposal

Reasons I do not agree with the Nanticoke development proposed by Empire

“County Planning Staff could not recommend the proposal as it would conflict with Provincial Policy. It would require a Minister’s Zoning Order to implement.” (Report CAO-01-2022 P.3) The land is currently zoned industrial and provincially significant employment and would need a zoning change through an MZO to even be considered available for this proposed development. The Nanticoke proposal contravenes Provincial Policy so it should not go ahead. I realize that now we have Bill 23 “More Homes Built Faster Act 2022” but Haldimand’s towns are all growing enough for the Prov. Gov’t and that is where the growth should continue.

At Council’s Meeting on Feb. 28, 2023, Trevor Harris, VP Stelco Corporate Affairs presented that Haldimand County’s present Official Plan was developed starting in 2019 and finalized in the fall of 2022 with significant public consultation, workshops and debate. Haldimand’s official plan has a 3 km influence area around the large industries of Imperial Oil, Stelco and the former OPG plant to restrict new land uses which are incompatible with major industrial operations. The purpose of the industrial influence area is to ensure that development in the Major Industrial and industrial designations is continued as the focal point for large scale and heavy manufacturing uses within the area and to protect such industrial uses from incompatible land uses which would detract from their ability to operate effectively. It also stated that residential development within the area be very limited giving 3 circumstances in which a house may be allowed. We must stick to this plan so that our industries are protected and can keep on operating effectively into the future.

Haldimand’s staff report further stated: “From a municipal perspective this process should be complimented by a robust and open and transparent local planning process that ensures that all stakeholders including provincial, indigenous communities have an opportunity to be involved and be heard before any final design is approved specifically that **measures to ensure compatibility and the long term prosperity of existing heavy industry is maintained**” (Report CAO-01-2022 P.3) As Paul Simon, legal rep for Stelco reported at Council’s March 1, 2022 meeting: **“A change of zoning to residential will have a negative impact on Stelco and its future operations.”** As Trevor Harris of Stelco also reported to Council on Feb 28, 2023 there are 1,300 employees at Lake Erie Stelco, 1,000 at the Hamilton plant, 10,000 ancillary jobs and contractors involved with Stelco and 10,000 pensioners and their dependents. All of these workers and pensioners from both Stelco operations would be negatively affected by any negative effects on the Lake Erie Stelco plant. If Stelco needs more land for future expansion, it would not be available if this development went forward. We cannot lose Stelco with its large number of employees providing 25% of the economic activity of the county and Stelco is a significant ratepayer to Haldimand. Stelco had an independent survey taken of 328 Haldimand residents from Dec. 6 - 12, 2022. 45% of Haldimand residents surveyed opposed the proposed Nanticoke development.

The title and ownership of the proposed Nanticoke development lands remains in question as it’s still in the courts as reported by Trevor Harris, Stelco at the Feb. 28, 2023 Council meeting despite Stephen Armstrong, Empire’s presenter on March 1, 2022 at Council stating that Empire had acquired the land.

Haldimand's staff report noted that: "The addition of this size of new community would almost double the current population of the County" (Report CAO-01-2022 P.2) I cannot imagine putting all the people currently living throughout Haldimand in this one new location. The ramifications of a city size population in Nanticoke area would not only negatively affect Stelco but also neighbouring Port Dover, other Nanticoke and surrounding area businesses and industry and families in the surrounding area. Water, sewer, roads, schools, Doctors, hospitals, other infrastructure builds and repairs, traffic volumes, police, fire and paramedic services, social services would all be costly. 40,000 more people to serve? Unimaginable. How much of these costs would present day Haldimand residents have to pay for? A development this huge would also change the way of life for thousands of community members including people from surrounding municipalities.

I can't see why anyone would want to live as close to industry as is proposed. Empire's noise and odour tests map from Stephen Armstrong's presentation on video on Feb 14, 2022 Council meeting was not large or clear enough to read on my large computer screen so the info I gleaned was only from his words but not enough was done. The noise and odour tests taken by Empire should have included numerous testing over several days and nights, several different types of weather, winds, all seasons and include the range of different activities being conducted over several days at Stelco. Were dust and particle testing done? A setback from industry of 300 metres seems much too little even though the DC Guidelines state 300 m. Toby Barrett on April 19, 2023 stated during the online Zoom public consultation re the Nanticoke development that he has been fielding complaints from Nanticoke area residents about Nanticoke industry concerning noise, soot, odour and cancer for the 28 years that he was our MPP. Empire's presenter, Stephen Armstrong stated that the setback from wind turbines is about 500 metres when it's actually 550 metres under Ont laws but should be farther especially from a cluster of 13 wind turbines together magnifying the noise and any homes proposed would be placed in the direction of receiving the maximum noise from the prevailing SW winds. Empire's map only shows 12 wind turbines rather than the actual 13 wind turbines present.

The lands proposed for this development are being farmed for cash crops and there is some natural land. Ontario cannot afford to lose another 4,153 acres of farmland for food production or natural land for wildlife.

For all the above reasons, Empire's proposed Nanticoke development should not go forward.

Betty Ortt, R.R. Nanticoke

John Cocking

Sent: Monday, April 24, 2023 9:48 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Empire Nantlcoke development meeting

Although we are unable to attend this meeting in person, we would like express our concerns about this development proposal, both the process by which it was rushed through and the specifics of the location.

Why not continue the existing Townsend development that already has some planning and services in place? Also, what about the once planned South Cayuga development?

Since the Nantlcoke lands are right on the border with Norfolk County, shouldn't Norfolk also be involved? It would certainly have impact on Port Dover.

We have been waiting decades for Highway 6 improvements, but the province has barely been able to maintain it in its present condition.

At least let's step back and take a more carefully considered second look at this project. Withdraw the present MZO request. If it is really necessary to build more houses, wouldn't it be better to redevelop underused existing urban lands, rather than sprawling onto productive agricultural lands?

John and Donna Cocking
Fisherville, Ontario.

Bill Lindsay

Sent: Monday, April 24, 2023 9:57 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Re MZO

The article on page 7 of April 20 Sachem addressed most of my concerns, some other points.

How will this development affect new businesses looking to purchase in industrial park being so close to major urban population.

Similarly how will it affect future development of OPG property. This land has the potential to attract major industrial businesses.

Common sense would suggest not placing a large urban center next to an industrial park with major heavy industry. They generate noise and air pollution plus heavy truck traffic in addition to large volumes of shift change vehicles.

What effect will a major retail center have on nearby businesses in Jarvis, Nanticoke, Selkirk, Hagersville, Port Dover and Simcoe. How will large destruction of farm land affect local environmentally sensitive land and Nanticoke harbour.

Thanks for the opportunity to express my concerns.

Bill Lindsay

Selkirk

Hailey Van Sickle

Sent: Monday, April 24, 2023 10:01 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke development

Hi there,

I am writing to you in regards to the planned development for Nanticoke. I am strongly opposed to this for many reasons:

- 1) I do not believe that us, the tax payers, will not have to foot the bill for the necessary infrastructure to complete this project. How does Empire Homes propose to build a waste water plant, hospitals, community centres etc. at no cost to us?
- 2) Our existing roads within Haldimand county cannot handle the influx of more traffic. Our roads will further deteriorate with the heavy trucks on them - again, costing us, the taxpayers.
- 3) There is a province wide shortage of health care professionals - it will be near impossible to provide the necessary care to 40,000 more residents within our county
- 4) Many people have moved to Haldimand county to live closer to nature. We are destroying this with every single house that is being built! We need to leave our precious ecosystems alone!

Council should be willing to listen to us, the residents, on this matter as it's our tax dollars that support this county. We need to preserve our land not pave it over - once it's paved, it's gone forever!

Thank you,

Hailey Van Sickle

Caledonia

Jim Craig

Sent: Monday, April 24, 2023 10:10 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke development

Dear Haldimand County Officials,

I am writing to express my strong opposition to the proposed development of Nanticoke. While I understand the potential economic benefits of such a project, I believe that the costs to the community and the environment far outweigh any potential gains.

Firstly, the development of Nanticoke would require significant infrastructure investment from taxpayers. This includes the construction of new roads, sewage systems, and other utilities necessary to support the development. These costs would likely fall heavily on the shoulders of local taxpayers, who would be forced to bear the burden of funding these projects.

Additionally, the development of Nanticoke would come at a significant cost to the natural environment. The area in question is home to a number of rare and endangered species, and is an important habitat for a wide range of wildlife. The development of Nanticoke would likely lead to significant habitat loss, and could have negative impacts on water quality, air quality, and other environmental factors.

As a member of this community, I believe that it is our duty to preserve the natural beauty and ecological integrity of our region. While economic development is important, it should never come at the expense of the environment or the well-being of local residents.

I urge you to reconsider the proposed development of Nanticoke, and instead focus on more sustainable and environmentally responsible economic development strategies. Thank you for your consideration of this important issue.

Sincerely,

Jim Craig

Gavin Cooper

Sent: Monday, April 24, 2023 10:12 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Stelco nanticoke development

My name is Gavin cooper I'm a 21 year old millwright working in at stelco, I do not want the development to push stelco and my job to the USA.... stelco has helped so many people build lives, please don't let the development take that away from me and my future family!

Dave and Carolyn Schweyer

Sent: Monday, April 24, 2023 10:39 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] MZO public consultation

We are against the proposed housing development in Nanticoke, Ontario close to the industrial park. Why would common sense even let anyone consider this proposal when there are other options.

The first big question is why is Townsend not being developed to it's full potential according to government plans of years ago. WHY, WHY, WHY.

Secondly where are these people going to work, go to school, get medical attention and play. WHERE, WHERE, WHERE. Does Townsend not already have clean water and sewage facilities in their infrastructure.

Third point; how are they traveling to the above mentioned locations? Our highway 6 is already a congested mess as anyone traveling between Hagersville and Caledonia can plainly see. Plus if traveling west for employment highway 3 can't handle more traffic.

Does it make sense to build residential buildings next to a industrial complex for health reasons?

Again why is Townsend not the logical location to build these houses if needed. WHY, WHY, WHY.

Dave and Carolyn Schweyer

Long time Haldimand County residents

Lynn Benner

Sent: Monday, April 24, 2023 10:40 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke

I find the proposed development in Nanticoke absolutely
APPALLING!

I am VEHEMETLY against this project!

My family settled in this beautiful, rural, agricultural county of Haldimand in the 1840's.

It is slowly being destroyed by inept politicians and greedy developers i.e. Caledonia.

Any council members who back this development should be thrown out of office.

NANTICOKE DEVELOPMENT:

SICK! SICK! SICK!

Signed:

Lynn Benner,

Fisherville, On



Jody Grant
Nanticoke Refinery Manager
519.427.0001 Tel
jody.l.grant@esso.ca

April 24, 2023

Via email
clerk@haldimandcounty.on.ca

Haldimand County Council
53 Thorburn St. S.
Cayuga, ON N0A 1E0

Attn: County Clerk

Dear Chair and Members of Council,

RE: Nanticoke Minister's Zoning Order Public Consultation

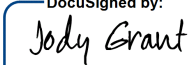
As Manager for Imperial's Nanticoke refinery, I am writing to provide input for Council's consideration on the withdrawal of the Nanticoke Minister's Zoning Order (MZO) for the proposed new community in the Nanticoke area.

Imperial's Nanticoke refinery has been operating in the community for 45 years, providing direct employment for about 500 people while producing about 20% of Ontario's transportation fuel, including gasoline, diesel and jet fuel. We are proud to contribute to the quality of life in the community by supporting community organizations and initiatives through donations, sponsorship and volunteerism.

Imperial is supportive of responsible development towards the long-term economic health of Haldimand County and the Province. Maintaining the availability of Provincially designated industrial lands in the area allows for potential future uses in support of a successful energy transition in Ontario, which Imperial and other companies are assessing to reduce emissions and support ongoing operations. The County's Official Plan appropriately protects industrial lands and residential developments. The existing process to amend the Plan should be followed to ensure stakeholder feedback is received on this proposed significant change of land use with broad impacts on the neighbouring communities. We do not support utilizing an MZO in this situation.

Please have County staff contact Mike Cecconi, Imperial's Indigenous & External Relations Manager for Ontario, at mike.cecconi@esso.ca or 587-476-4145 when the County is ready to engage Imperial in the public consultation. If you have any questions or concerns, you can also contact me directly at jody.l.grant@esso.ca or 519-247-0001.

Regards,

DocuSigned by:

Jody Grant
Nanticoke Refinery Manager, Imperial

cc. Hon. Steve Clark, Ontario Minister of Municipal Affairs and Housing Steve.Clark@pc.ola.org
MPP Bobbi Ann Brady, Haldimand-Norfolk BABrady-CO@ola.org
Mayor Shelley Anne Bentley, Haldimand County sbentley@haldimandcounty.on.ca
Councillor Stewart Patterson, Ward 1, Haldimand County spatterson@haldimandcounty.on.ca
Mike Cecconi, Indigenous & External Relations Manager – Ontario mike.cecconi@esso.ca

Joe Gowland

Sent: Monday, April 24, 2023 11:07 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] MZO

As a long time resident of Haldimand. I am totally against the residents being built in Nanticoke. We do not have the infrastructure to support this. Hagersville and other towns are road blocked with traffic already with no way of putting a bypass around them. As an employee of the industrial park and know the noise and dust among other issues here. There will be constant complaints from residents.

Joe

Christine Ralston

Sent: Monday, April 24, 2023 11:13 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nanticoke Minister's Zoning Order Public Consultation

I am opposed to the current MZO application before the Minister and wish to see it Withdrawn.

A Minister's Zoning Order (MZO) is meant for situations of extraordinary urgency. It overrides local planning authority to approve development without expert analysis, public input, or any chance of appeal.

*There is no extraordinary urgency attached to this project

*I object to the Minister overriding our Planning authority

*I object to the Minister taking away my right to provide input into the growth and future of my community.

**MZO orders are irreversible and can't be appealed

The proposal before the Minister, if approved, will leave the county with just 1649.9 acres of Mixed Ind/Commercial in the subject location. Converting 58% of designated Industrial land to residential use will cripple potential future industrial development looking for large land parcels. The proposal before MZO reduces the employment area to just 39.5%, of the total 4154 acres, it further changes the use designation from Industrial to Mixed Ind/Comm.

The distribution of this "employment area" is also not ideal for development in that it is sprinkled all around the existing Stelco location in small parts thereby limiting, not only growth potential for Stelco, but the size and scope of any incoming Industrial use.

Stephen Armstrong of Armstrong Planning and project was quoted February of 2022 as saying "This is one of, if not the largest section of significant employment lands identified in the province."

If this land is so significant to employment why are we proposing to remove 58% of it for housing?

We currently have a large plan of subdivision, our "Satellite City", in *Townsend* that is already serviced and ready to go. It was part of a Provincial plan, (forecasting some 250,000 people in residence by this date), to create just this same type of explosive growth community. Bring the residents to this development first! There are also some 6000 mixed residential units underway already in Haldimand with plenty of other non-industrial designated zoning locations available for growth.

The developer for this 4500 acre parcel currently known as Lake Erie Industrial Park has forecast new employment opportunities related to the development at 19,000 jobs. If approved just where are these new people to work? The project will house more than 40,000 people. Our current employment rate is only 4.7%, what will it be with some 21,000 more people not employable within the County. Keep in mind that those 21,000 persons do not include the already underway mixed residential units, increasing our population by some 16,000 more. That's **37,000 people, nearly the entire population for this new development, without job potential in Haldimand County and just 1649.9 acres of "employment" land to left to develop.**

Perhaps the goal here should be to find another way to provide servicing to this industrial park, attracting *sustainable* employment for the current and future residents of Haldimand rather than fill it with homes and people that potentially will not find meaningful employment.

This request for MZO is too far reaching and represents irreversible decisions prior to staff / public consultation and thorough expert studies. ***Withdraw this rush request before the Minister, take the time and create a sustainable plan for responsible growth***

In my opinion this type of Explosive growth and irresponsibly planned land use can only lead to the same sort of fall out you would see with any explosion. Confusion, loss and the devastation of our way life.

Christine Ralston, Selkirk, Haldimand County, Ontario

Greg Peart

Sent: Monday, April 24, 2023 11:27 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Submission for public consultation on MZO

Haldimand County Staff

2023 04 24

Public Consultation

Haldimand County Request for an MZO should be withdrawn.

Via email to clerk@haldimandcounty.on.ca

Via Hand delivered hard copy to 53 Thorburn Street South Cayuga

I am Greg Peart, a lifelong resident of Haldimand County in Oneida and residing at 3566 River Road Caledonia.

I currently work for a service company providing among other things service to Stelco at Nanticoke Ontario. Our service activities are primarily dedicated to handling and receiving.

inbound shipments of steel slabs on occasion and the preparation and loading steel coils (aka hot band) for outbound shipments onto marine vessels for delivery to Stelco customers at other marine terminals or docks mostly along the Great Lakes.

As such I have a limited knowledge of some of Stelco's Lake Erie operations and it's significant economic and community importance to Haldimand Norfolk and Brant Counties, along with the Hamilton Wentworth Region. My knowledge has been gained from working onsite at Nanticoke, along with commentary and explanations gathered from Stelco employees, retirees and family members with employment histories at Stelco Nanticoke.

For the record, I do not support the action that the previous Haldimand Council undertook when it requested the Ontario Government to issue a Ministers Zoning Order (MZO) for the lands so identified and illustrated on the County's website, where the notice for this consultation is posted. These lands are protected and have been protected as an industrial zone that prohibits any residential development, save only for the limitations imposed on those property owners located within the boundaries of this industrial zone.

Furthermore, I ask this current Council and Mayor to request the Ontario Government to rescind the March 2022 request it made for a MZO.

The reasons for my objection are simple:

1. Stelco is a heavy industrial complex with many different activities going on simultaneously and operating on a 24 hour/7 day a week /365 day/year basis.
2. Stelco continually uses enormous quantities of energy in the forms of coal/natural gas/ diesel fuel/ gasoline and electricity to make steel from raw materials such as iron ore, coal and fluxes to manufacture semifinished steel coils. This manufacturing process or activity creates a significant number of byproducts which could be considered offensive to people who would be living in a nearby residential setting. Some of these byproducts are the noise created by many forms of machinery in motion, such as large material handling equipment (coal scrapers, bulldozers, Large dump trucks. water tankers, railway locomotives, steel slab handlers, coil handlers) medium sized trucks, occasional emergency response vehicles and plant protection vehicles.

3. As such, other activities also create a lot of noise (engine noise, motion alarms, back up alarms, scrap handling, locomotive/train crossing alerts, building entry noise (sirens) etc.
4. There is also significant pollution from light sources within the industrial zone that can be seen for many kilometers. This light pollution originates from flare stacks at the coke ovens, Blast furnace top, Steel Shop stacks and general plant lighting. The adjacent refinery also contributes to lighting up the night sky.
5. There are odor issues that need to be recognized as problematic. There are continual odors from the coke ovens and byproducts plant that emit some forms of odors that vary in intensity with changes in wind and atmospheric variations. To a lesser degree the Blast Furnace, Steel Shop and Hot Strip rolling mill each have their own emissions that are disturbing to any form of residential activity. For the most part these emissions are within approved operating limits but are certainly a nuisance to nearby residences.
6. The residents of the village of Nanticoke are frequently impacted by noise, odor and dust emissions. Stelco frequently responds to resulting complaints by providing cleaning services to affected residences. It would be overwhelming to think that Stelco would need to provide such cleaning services to all the proposed new build houses detailed in the Empire plans.
7. When Stelco began to build Lake Erie Works in the mid 1970's, it envisioned producing 12 million tonnes of steel annually in semi-finished and finished products by the year 2000. Their plans were curtailed as China rose to be the most dominant low-cost steel producer in the world. Stelco, along with other North American steel producers had to abandon renewal and expansion plans because of China's effect on depressing steel prices. Now today the world trading relations with China are deteriorating and even being curtailed today as modern-day visionaries see major conflicts occurring between China and the United States along with its allied trading partners. The United States is now developing a strong made in America theme, promoting the building of production facilities in North America. When Canada catches on to this American theme, Stelco among others will need the current industrial land in Nanticoke. Surely Industrial visionaries and Planners can see the need value of keeping the Industrial land unencumbered and distant from the demands of residential needs for a clean and quiet environment. I have heard that Stelco will need more land as it moves to comply with challenges of sequestering the enormous amounts of carbon it uses. There is a significant challenge to be met by 2034.
8. The Empire Plan as presented is deficient on many fronts such as:
 - i) There are absolutely no highways proposed to service the area for the proposed Empire development. Highway # 6 running from Port Dover to Hamilton is overcrowded and is particularly noticeable in Hagersville. This causes overflow traffic to use the secondary or backroads. This causes the agricultural traffic such as tractors, spray vehicles, combines, their attachments and slow-moving trucks and manure wagons to be put at risk of collision and personal injury.
 - ii) There is already an oversubscribed need for a major highway to connect with Highway 403 to Highway 401 to help reduce the north south traffic on Highway#6.

- iii) Given the turnover of staff and councilors and Mayors, perhaps it has been lost on the County memoirs, but the Walpole School previously located on the east side of the then Texaco and now Imperial Oil refinery, adjacent to the Sandusk Road had to be evacuated numerous times because odor and environmental concerns for student and staff. The school was decommissioned and demolished in the mid 1980's. It does not make sense to even consider building any residential units anywhere near the steel plant or the refinery.
- iv) The inclusion of a significant number of affordable houses seems to gloss over the fact that there is no provision for any form of public transportation to major hubs like Simcoe, Hamilton or Brantford for medical, legal, shopping or other personal needs. Affordable housing occupants frequently have needs for good public transportation and there is none contemplated for this proposal.
- v) There appear to be no provision for any school, medical services, or community services.
- vi) The assertion that Empire will bring more natural gas to Nanticoke is not on any long-term area economic Plan. Significant problems are foreseen to run any future gas lines across any indigenous territories (Grand River) where existing gas lines cross the Grand River. Stelco is known to immediately need additional large quantities of natural gas to help reduce its carbon footprint and offset its uses of coal.
- vii) The Empire Avalon development in Caledonia at this stage is reported to be at approximately 50% completion is also deficient as it concerns recreational facilities. Parents from this development are seen trying to teach their children how to ride bicycles out on the highway or regional road #54.

9.

The following is a partial extraction of an article from the Haldimand Press (August 18 2022) that describes a resident on the north side of the Stelco light industrial park who is seriously affected by one operation. There are other articles on the same problem at different points in time. These articles have comments from councilors Patterson and Dalimonte along with reported visits by Ministry of Environment and Climate Change. The article only serves to alert Council that this is only one house of very few in the area. It only seems reasonable that if and when 500 houses, 1000 houses and eventually the proposed 15,000 are built, the area will not be suitable for industry to function. I believe the Stelco has made that clear to Haldimand Council and as a result any forward planning is threatened.

Study finds 'adverse' odour from asphalt storage site is impacting Nanticoke couple; MECP to review it

[August 18, 2022 at 1:50 am](#)

308 Views



NANTICOKE—Bob and Karen Laidman have been struggling to find a solution to the excessive odour and dust issues they have been faced with since Suit-Kote, a liquid asphalt storage company built a facility across the road from their custom-built retirement dream home. —Haldimand Press archive photo.

By Mike Renzella

NANTICOKE—It's been over a year since The Press initially reported on Bob and Karen Laidman and their custom-built dream home, which had since turned into a nightmare for the couple after Suit-Kote Corporation, a liquid asphalt storage company, moved in across the street.

Some of the issues the Laidmans were dealing with at their Concession 3 Walpole property included an excessive amount of dust generated by Suit-Kote's daily operation, reduced value on their home due to the proximity of the site, and an overwhelming scent of asphalt.

10. Stelco now employs perhaps 1500 or so workers and perhaps another 300 or so workers like me onsite. It also has a huge trickle-down effect on Haldimand and Norfolk County's economy. Stelco is the major creator of wealth in Haldimand County. We have already lost Ontario Power Generation. Lets not act to threaten and lose another major employer.

11. I did watch the Public Consultation as it was hosted by Council on Wednesday April 19th via video format and was disappointed to witness how it unfolded in the following ways:

- i) Former Haldimand Norfolk MPP gave a factual presentation with a lot of historical background only to be ridiculed by Councillor Shirton.
- ii) While Councillors are expected to be opened minded and listen to those who have the interest and strength to prepare and present their view, it is frankly intimidating to have a member of Council (an authority privileged to question) lash out at a presenter and perhaps bias the staff who are tasked with preparing a recommendation to Council and the Mayor as to what has been learned from the public consultation.
- iii) There was great difficulty is getting the presenters connected and less than 50% of the 15 registered presenters were able to participate. There was even some confusion when a video observer was able to wander into the presentation with nothing to offer and was only seeking to gain some insight. Has there been any follow up with the 8 registered presenters who were unable to connect or have their views presented to this consultation.
- iv) I was left wondering if the comments made by the presenter who attempted to express the need for the indigenous views to be considered were recognized. She certainly had difficulty being accepted.
- v) I was left wondering if this consultation could really have any merit or are there sitting Councillors who are steadfast in their original endorsement that Council pursue the MZO and are unable to act on the merits of abandoning it should the consultation reveal that there is sufficient public opposition to it.

12. The Citizens of Haldimand County for Responsible Development ran a full page add on page 7 of the April 20th edition of the Grand River Sachem asking readers consider a host of some 9 problems and difficulties they have identified with the Empire proposal made to Haldimand Council on Feb 14th 2022. I also agree with the questions posed in that ad.

Respectfully submitted for your consideration and hopefully accepted. An acknowledgement of this submission would be appreciated.

Greg Peart
Caledonia ON

Nadine Watson

Sent: Monday, April 24, 2023 12:02 PM

To: Evelyn Eichenbaum <eeichenbaum@haldimandcounty.on.ca>

Subject: [EXTERNAL] Letter to Council Nadine Watson.docx

April 24, 2023

To Haldimand Mayor and Councilors:

I am writing to you regarding my opposition to the MZO and this proposed development in Nanticoke.

I reside in Selkirk Ontario and my home is under 6 kms from Esso Refinery and under 10 kms from Stelco Plant. I have a young son and I have lived in Selkirk for over 8 years.

As a young child I lived in Hamilton and know what it was like living in a city environment. In 1999 we moved to Caledonia to live in a more rural area and out of the city. Taxes were much cheaper than Hamilton along with other bills such as utility bills. Within a few years these costs went up and Caledonia started to develop much greater than it was when we first moved out there. We then moved to a rural setting in Haldimand where development was not happening. From there I purchased my home in Selkirk.

I chose Selkirk area due to the rural atmosphere with little traffic and low population. The small town feel is very unique and it's an area where everyone is friendly and we are surrounded by nature and farm fields. Had I known there was a proposed development of any size let alone 15,000 homes near my area I would have looked at purchasing elsewhere! I realize these homes will not be built within the next year or so but that development will affect myself, my family and future generations.

I moved to a small town area with the understanding that this area will not be affected by large developments. We love to walk the trails, walk along the waterfront, atv's and play on the sidewalks with local kids. My son will most likely get into farming as farming is in his family and he enjoys helping the neighbor work their fields. He talks about buying land in this area when he gets older. This will be challenging for this to take place if the development happens.

15,000 homes will equate to 45,000 – 70,000 people!! This will be a huge impact on Selkirk and surrounding areas..

My concerns and questions are as follows:

What cost will this build put on the taxpayers of Haldimand County?

Schools are already at maximum capacity (I can personally say schools are struggling with staff shortages). How will this affect our schools that are already in need of staff and space?

What about our health care system, particularly mental health and doctors and nursing shortages? The strain on our health care system is alarming and this will only further put a strain on our already broken health care system.

Will Haldimand really benefit with this increased population or will Simcoe benefit from the new residents going to there rather than spending their dollars in Haldimand?

How will the traffic be impacted with the build? Our roads are not equipped to take on that much traffic and also many families will not want to see such increased traffic near their residences with children playing outside. Farmers will also be impacted by this and could cause higher accidents with more traffic from the residents as the farmers are trying to reach their destination safely.

I have heard that Stelco is not in approval of this development. What will happen if Stelco closes? How many workers will be impacted from the loss of work among other concerns that will affect the County.

I am concerned that this MZO was pushed through at an alarming rate!! (From Feb 14th 2022 to March 8th 2022! with no public input!! We as tax paying citizens deserve to have our voices heard. Especially given the close proximity to my area!

I watched a YouTube video entitled "A Day in Haldimand: Selkirk, Fisherville, Nanticoke and surrounding areas". This was put out by Haldimand County. It shows beautiful scenery of farm lands, parks, views of Lake Erie.. Talked about the quaint shops and businesses such as Hoovers, Shelley's, Sunflower Café, Hen House, Selkirk Park, Fishersville Park, Cottonwood Mansion, Museums, Walking Trails among other things.. Throughout the entire video it showed little to no traffic, little to no people, rolling hills, farm lands and beautiful scenery which I will add is exactly what we strive for regarding our health and wellbeing and the wild life surrounding us need this too and will be greatly affected by the build. We all know this would change completely if even ¼ of proposed population took place in Nanticoke!!

I will end with that fact I moved out to this area for the place that it is today.. quaint, friendly, rural with not a lot of traffic and not a lot of homes. If this development goes through I will most likely be looking at moving out of this area as I do not want to live in a 'city' atmosphere!

I ask that you reconsider this MZO and put a halt on the development of that land for not only this generation but for future generations to come. Let's keep this area as a small town rural feel so others like myself can enjoy this beautiful place of Selkirk.

Thanks for taking the time to review my concerns.

Sincerely

Nadine Watson

Sunday, April 23, 2023

Public Consultation on Proposed Haldimand County Housing Development

These are my concerns about the large housing development proposed for an area near Nanticoke and the Steel Works.

- I do realize that homes are needed but not on this proposed scale in a rural, agricultural County. We are not a city. Agriculture is the basis of this county's economy and trying to change this suddenly and without proper planning and consideration for the nature of our county is wrong. Agriculture is needed.
- Haldimand residents will suffer much loss if this is allowed to proceed as planned. We will be subject to very large expenses to accommodate the needs of such a large community. The fabric of the rural society will be damaged both physically and mentally as we try to co-exist with the two different lifestyles and purposes.
- Haldimand residents and councillors have been duped into thinking that more houses = more tax money = more facilities for people to enjoy. We ought not to have promises of swimming pools, playgrounds, trails etc. dangled before us without the understanding that more people will increase the pressure on the facilities and upkeep and usage will offset any gains but probably increase the costs.
- People need to live near where there are jobs for them. Nanticoke is too far from a large urban city or town.
- Home buyers will be reluctant to live adjacent to an industrial area which was established to avoid conflict with residential areas.
- Smaller housing developments with environmentally friendly planning should be the goal of our County. We need less blacktop but surfaces that can allow rain to soak through. We need energy efficient building technologies and buildings that are well thought out without creating sprawl. We need smaller, affordable housing - not the very large homes such as those that have been built along McClung Road and elsewhere.
- We need respect for both people and nature.

We trust that our locally, provincially and federally elected officials will come to understand that a housing development of this size and in this unsuitable location is a big mistake on several levels.

Elizabeth Hurkmans

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APR 24 2023

TO THE HALDIMAND COUNCIL

Re: NANTICOKE MZO

QUE 1. Why was Public Input not requested before an MZO was applied for?

A mailout to the constituents of Haldimand would have been an option to get information out to the people, just as tax bills are mailed out without fail. There are residents that still are not informed about the proposal or impacts to our County.

QUE 2. Who is telling us the whole truth?

Empire claims that the Haldimand Council approached them, the Council claims they were approached by Empire. Mr. Hewitt (ex Mayor) and (ex Counsellor) Dalimonte, both informed me that the MZO was only to address Water and Waste Plants, not Residential Development. I trust them as prior elected officials that they spoke the truth.

QUE 3. Why is a MZO a tool that was to be used to build schools, hospitals, and other necessary infrastructure, being used to build a hugely profitable project for a privately owed company?

QUE 4. Are there any past or present Council members who are Stelco Pensioners or have any business interests, that are voting on this issue? I see a Conflict of Interest, if this is the case, as the subject lands were previously held by the Stelco Pension Fund.

QUE 5. How is the present road infrastructure going to be able to support double the traffic? This includes the infrastructure of the present Fire Departments, EMS, Hospital and supporting Healthcare current in Haldimand County.

I suppose we could build a new highway to support these at the expense of a few Thousand more acres of Farmland. As farmers, we are asked to supply more produce to feed the people. We are charged to take care of the land; not to cut down a tree (without approval), not to work near ditches or wet areas (protected by conservation), and yet the (past) council is supporting the mass destruction of 4200 acres of farm land (supposedly vacant). There is no mention of how to

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APR 24 2023

control the pollution created by the building of the 15000 (or more) new houses, cars driving on our roads to work and shop in the GTA. Add to this number the delivery services, maintenance, garbage trucks etc., that will be required to support these homes. Do we really care about the environmental impact this proposal will impress upon our farmlands and waterways. Build in the cities where the work is located, not on land that feed the people, and can't support the influx of 15000 plus homes.

QUE 6. Will the Brooks Road Landfill be large enough to receive all the garbage that will be produced by this New Development or are they building another dump that will once again eat up more farmland. Perhaps they could pump out and use the Quarries in Hagersville (owned by Empire) and fill them up with garbage.

Que 7. Do we really want Haldimand to start looking like Binbrook, Elfrida, Waterdown, Kitchener, Waterloo, just to name a few. Once the cancer of Urban Sprawl starts it will never end. Drive around the GTA and you will see why developers are looking here. They already have ruined all the arable acreage north of us. Empire claims to be building on our past for our future, my past and my future is in agriculture Protecting and keeping the land healthy), not in building a city.

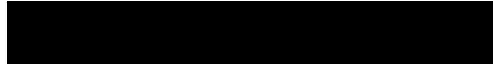
Que 8. How much of an increase in our taxes can we expect to cover the costs of building this new enterprise?

Once the developers finished with filling their pockets raping agriculture land in this proposed development, they will hand it back to Haldimand. You can be sure they will not come back to fix the roads they destroyed or pay for the new infrastructure needed to support this development. Just watch the news, big cities are always asking the province for monies to support their cities because they are broke. Does Haldimand want to get inline for huge tax increases, asking for bailouts from the government? If the large cities (who have job infrastructure) can't make ends meet, how does Haldimand propose to manage and finance all that is needed to support this development, especially if Stelco relocates.

We are historically a farming community, not a city or a city want to be. I ask the Council to seriously look at any and all impacts that this development will

incur, not only for the present, but also for all our futures and that of our children and our grandchildren.

BILL FEATHERSTONE



A handwritten signature in black ink, appearing to read 'Bill Featherstone'.

To The Haldimand Council

We the undersigned do not agree with the Empire Homes plan to build a new city in Nanticoke. Haldimand is a rural farming community. If we wished to live in the city we would. We understand some growth is necessary and inevitable, but a cancerous growth like this is not.

John Smith

John Smith

Madeline

John Smith

W. Smith
S. Lawrence
A. Hunt

John Smith
James R. M. Carley
John Smith

John Smith

John Smith

John Smith

John Smith

John Smith

John Smith
John Smith

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APR 24 2023

To: Mayor and Council Members of Haldimand County

CDS-04-2023, Attachment 3

April 22, 2023

From: Heaven Farm, William Stewart + Ai Jin

[REDACTED] Selkirk, Ontario N0A 1P0

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APR 24 2023

Regarding the Empire Homes application to build in Nanticoke, Ontario

I am **NOT** in favour of the passage of that Application for the following reasons..

1. As a resident of the Lakeshore Road, it will seriously hamper the operation of my Farm, as the numbers of vehicles already travelling the Lakeshore Road force my operation machinery and harvesting outputs to occur at Nighttime, because of the size of the machinery..
2. A narrow two-lane venue would mean almost constant traffic flow, from additional visitors to view the lake, and cause noise/safety issues for families already living on the Lakeshore Road.. We pay 'Premium' tax rates to have that privilege.. Radar Cameras are needed because of "Speeding" issues..
3. Using current figures for 44,000 residents, another 55 – 70 OPP Officers would have to be hired.. Who will bear those increased costs? The 44,000 existing should NOT..
4. The sheer changes in Dynamics, in "doubling" the population would cause our Rural way of life to be altered to such an extent, that it would become unrecognizable to our existing residents..
5. Water Treatment facilities would have to be built and those costs are not simply hoisted on the existing tax-base, would be close to 5 years to complete such a venue.. What happens in those 5 years, to provide Potable water to such a massive number of people..??
6. Roadways would have to be doubled in size, and that would mean replacing quite a number of Bridges with 4 lane wide infrastructure.. Who is to pay, and how long would even the Engineering concepts be implemented..??
7. That project would also mean 'Doubling' the number of Elementary schools, and High schools.. Again, how long, and who bears the cost.?
8. We all have driven into Hamilton using the Regional Road 66 route, and know the mud, safety, and traffic issues with the earth-moving

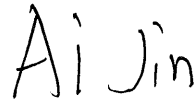
- equipment for that project. It would be minuscule in comparison with the Nanticoke project, for the people/Trucks using Regional Road 55..
9. The possibility, using the Malton, Ontario housing development as an example, led to many suing the Province and Municipality for Aircraft noise.. Imagine the fallout from being next to an Oil Refinery, Steel-making plant, and Liquid Air emission complaints.. The location is not suitable for family homes, and future health/lifestyle litigation are bound to follow..
10. The "project" is "hastily planned", without all the dots connecting to make it a viable application, other for the sole purpose of the profit-taking of venture Capitalists.. It's like placing a Community on a rock, without means to reach food, water, and safety.



William Stewart

&

Ai Jin



Phyllis Vircik

Sent: Monday, April 24, 2023 10:30 PM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] mzo

I just got my computer back as am just able to now write to you. I am very concerned about this building of many homes that wants to happen in Haldimand county. I am a resident of Nanticoke village of 35 years and a business owner in Jarvis. My concerns are s many.

In the village we do not have sewers or water to our homes, pay the same amount of taxes as those that have these amenities, bringing in new homes that will have all of these amenities only a few miles from us is a slap in the face. Today I called about getting faster internet that I have been trying to get since Feb 7 2023 with more homes in the area these things get even harder. This area does not have the firefighters the EMS, schooling , Hospital policing that these amount of homes would require. The roads leading to this area are no where equipped to handle this traffic. As a business owner in Jarvis you'd think I would love new population, but I do not. The roads will have to be changed and I will lose all my parking that I for my restaurant.

I do not see any good in this projected going forward. It will take years and the inconvenience that us as the community will have to endure will be horrible and it will go on for yrs. Country needs to stay country sometimes and this is one that needs to stay the way it is. Let them find somewhere else to build.

Phyllis Vircik

Carly and Mark McLelland

Sent: Tuesday, April 25, 2023 8:58 AM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] Nanticoke MZO

Hi there,

I am a day late to submit this email but I will anyway. Our Hagersville household is against the Nanticoke MZO. Our way of life is already transforming away from rural living due too the many housing expansions going on throughout the county. 15,000 new units in Nanticoke will only worsen that.

Thanks,

Carly and Mark McLelland



BOBBI ANN BRADY, MPP

Haldimand-Norfolk

April 25, 2023

Sent via email

clerk@haldimandcounty.on.ca

Haldimand County Council
53 Thorburn St. South
Cayuga, ON N0A 1E0

Attention: Evelyn Eichenbaum, Haldimand County Clerk

Dear Mayor and Council:

As the MPP for Haldimand-Norfolk, I am writing to provide my input for Haldimand County's consideration to withdraw the request for a Ministerial Zoning Order (MZO) for the proposed city at Nanticoke.

I support moderate and responsible development. I do not view a city of 15,000 homes in an industrial park as either, and for several reasons. First and foremost, I fear there will be health concerns for those close to heavy industry. Secondly, Haldimand County needs help to handle an influx of 40-45,000 people.

I understand that the development would be gradual; however, the necessary infrastructure would be required upfront with the potential of a significant cost to the Haldimand County taxpayer. Infrastructure goes beyond pipes and wires and can include health facilities, schools and police/fire services. Further, the Highway 6 corridor must be equipped to handle today's traffic and add more commuters.

After hearing the concerns from other municipalities across Ontario concerning Bill 23, I question how much of the development charges associated with this project would be the responsibility of



50B Gilbertson Drive
PO Box 91
Simcoe, ON N3Y 4K8



50B Gilbertson Drive
Simcoe, ON



519-428-0446
905-765-8413
1-800-903-8629



BOBBI ANN BRADY, MPP

Haldimand-Norfolk

the County. While on pre-budget consultations, I heard from municipalities who said Bill 23 would result in an increase in taxes, service cuts, or both to absorb development charges.

Concerning our industry currently occupying the industrial park, I fear that development of such a size would impede operations. The two leading employers, Imperial Oil and Stelco provide a combined 2,000 direct good-paying jobs, which, if lost, would be detrimental to our community.

In closing, I do not support issuing an MZO in this situation.

Sincerely,

Bobbi Ann Brady, MPP
Haldimand-Norfolk

CC: key stakeholders



50B Gilbertson Drive
PO Box 91
Simcoe, ON N3Y 4K8



50B Gilbertson Drive
Simcoe, ON



519-428-0446
905-765-8413
1-800-903-8629

Brian Van Leeuwen

Sent: Wednesday, April 26, 2023 10:37 AM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] Re: NanticokeMZO

Hello,

I am allowing some one to read this email at the meeting if it may help!

I am a resident of Haldimand County who formally lived on Concession 2 between Sandusk Road and Cheapside Road.

I am not putting any blame on any organization in the area, but I want to make some one aware of that area is named " Cancer Alley" and why.

As most people know that part of Haldimand Road #3 or Rainham Road, Concession 2, Concession 3 and part of Concession 4, formally Walpole Township. As well as Haldimand Road 53, Concession 3, Concession 4, Concession 5 formally Rainham Township. All east of Naticoke Industrial park are affected by the fall out of these industries. Walpole South Elementary school was removed because of the hazards of Esso Refinery. Hydro One coal fired plant was also removed in this time. Cottages, many of them along the shore line to the south of Lake Erie Steel were removed prior to the removal of the Hydro Plant!

This area is know to be named "Cancer Alley"

My late wife and I purchased a property in the mid '90s. We built a dream house there. We enjoyed living there for many years until she fell ill to cancer. She had a hereditary gene from her late mother witch as it was diagnosed to be the leading cause of her illness. Later on after she had passed away I was informed that the area we were living in was a deadly area!

I am lead to believe that these industries are a leading cause to a huge issue that was never investigated or of a found reason to why so many people passed away on this fall out area!!

I do recall going to some public meetings about the air quality of this area when we were living there and there was some angry residents that wanted to some answers about what the industries might do to improve the air and the fall out from them. We were told that all is good and there was nothing to worry about. This was in the late '90s. Some farmers were concerned about their livestock falling ill and dying from a form of cancer and from something unknown. Which was very strange and the farmers wanted answers, but the speakers at these meetings had the words already rehearsed for the public to remain calm. But as the years went on, more and more residents fell ill to different diseases and cancer was the main disease as well as some rare diseases.

I was told by a former neighbour of mine from Concession 2 that my neighbour, Leroy Bartlett was battling some form of cancer! I felt terrible for his family and to what will happen to the poor fellow! As time went on Ward 1 Counselor Leroy Bartlet passed away from cancer. Perhaps it was in his family medical history or from the fall out from the industries?? We will never know this unless there is a study to the cause.

I am terribly worried of the future housing project that is foreseen in the future to the west of Lake Erie Steel!!

I know this will be located to the west side of the plant but with shifting winds at no ones' control....the fall out from Lake Erie Steel and the Esso Refinery can over time be deadly to the future residents of this future subdivision.

I wanted to raise a light to this as a concerned victim from loosing my wife at an age of only 54 years. She passed away in October 2012.

I have moved away from that area a couple of years later. I am currently keeping a very close watch on my health and to see if there might be a residual effect from previously living on Concession 2, Nanticoke.

I am asking Haldimand County to find a much healthier location to build future homes away from the Nanticoke Industrial Park to keep our current and future residents from any unnessisary illness that could be caused from industrial fall out.

We have that controlled industrial park for a reason, let's not put any more people at risk to this.

I am not against growth and devolpement in our county, but as a victim, and a widower. Please build up our small towns instead of an infected area near the Nanticoke Industrial Park. For the health of all current and future residents!! I am sure that all the surviving families of Cancer Alley have the same concern as I do!

Thank you for your time!!

Brian Van Leeuwen

Toby Barrett

Sent: Wednesday, April 26, 2023 1:46 PM
To: Clerk <clerk@HaldimandCounty.on.ca>
Cc: Cari Barrett
Subject: [EXTERNAL] Remarks for April 19 Virtual Consultation

Would you buy a house next to a blast furnace?

Toby Barrett
RR2 Port Dover

Thank you for these two public consultation meetings on Haldimand Council's decision a year ago March 8 ... to request a Minister's Zoning Order (MZO) to fast track and rezone the building of a city of 40,000 people in the Nanticoke Industrial Park.

"The MZO planning tool allows the Minister to directly zone lands for a specific purpose, without the usual public planning application process or appeal period."

—Haldimand County website

When a decision of this magnitude - a close to doubling the population of Haldimand County in one city next to Stelco and Port Dover - a decision reached in three weeks without consulting the citizens of the area ... it doesn't end well. And if a decision of this magnitude goes against the wishes of the people ... it gets worse.

It's been over a year ... people do not want this MZO to go forward and they do not want any people living in the Nanticoke Industrial Park. The subsequent MPP and Mayoral elections were won on a platform of opposing the MZO and opposing the city of 40,000.

On March 21 of last year, I initiated a public consultation, through my offices as MPP for Haldimand-Norfolk, and within 5 days received 300 written responses with names attached ... 82% opposed the city of 40,000 and opposed the Province of Ontario issuing a Minister's Zoning Order (MZO) ; 6% were in favour ; and the rest were neutral.

My staff typed the comments in a March 28 report which I then discussed with Vic Fedeli, Ontario Minister of Economic Development, Job Creation and Trade ; Todd Smith, Minister of Energy ; David Piccini, Minister of Environment, Conservation and Parks ; Steve Clark, Minister of Municipal Affairs and Housing ; and Premier Ford.

I have continued my public consultation over the past year with similar results, including increasing comments about Stelco pollution from neighbours in Nanticoke.

Stelco testified a year ago at the March 8 county council meeting, warning:- "Nothing in this proposal gives us any confidence that our business can survive this type of development for a variety of reasons."

Going back to issues raised in my ongoing consultation:- "Would you buy a house next to a massive blast furnace?" "Would you raise your family a mile or two from coke ovens?" "Look at the cancer rates from Hamilton's Burlington Street and Beach Boulevard!"

This is the reality of dirty, heavy industry!

I've been fielding complaints for 28 years from just a handful of Nanticoke residents ... complaints of noise, dust fallout, soot, odour, truck traffic, ... cancer. Complaints from 40,000 newcomers ; or 4,000; or 400 would be over the top ... forcing Stelco out; perhaps Air Products; Imperial Oil.

Putting houses and families in with heavy industry is insane!

As Stelco testified a year ago:- they can't guarantee they'll be here 20 years from now.

We in Haldimand-Norfolk value Stelco and the jobs that go with it, and with subsidiary companies up and down the value chain.

Lake Erie Works continues to have a bright future - I was a consultant there in the 80s and 90s - and it remains the jewel in the crown of North America's steel industry as one of the newest and most efficient. Its capabilities are amazing ... from high end auto, to thin food grade steel, to armour plate for security and warfare. Stelco Lake Erie can make steel for any future need and is a key component of our industrialized society. That Stelco dock can ship steel anywhere in the world!

But, our steel mill needs that vehement protection presently in Haldimand County's Official Plan, and in the provincial policies in place since the 70s!

Thank you.

Jenn Hoover

Sent: Thursday, April 27, 2023 8:15 AM
To: Clerk <clerk@HaldimandCounty.on.ca>
Subject: [EXTERNAL] Stelco land development

I just wanted to voice my opinion on the proposed house development beside stelco. We are completely against this development.

I have worked at stelco for 23 years. Putting homes up here will create many problems for this industry. People purchasing will immediately begin to complain and try to shut stelco down. This is a company who has provided many jobs for many years in our small community. Thousands are employed when you take into account employees, contractors, secondary jobs like trucking, etc. A lot of these people in turn support our local businesses.

Also I don't believe we can handle the influx of that many new residents. It will be a strain on our resources. Schools, water treatment, roads. I don't believe the extra tax revenue will be enough to cover what's needed for that many new residents. Also there is a certain way of life that rural residents are trying to maintain. That is the point of having a home in this area. If we wanted to be crowded and busy we would live in a city.

Please don't let Haldimand County be ruined by this development.

Jenn Hoover

Patricia and Jonathan Musson

Sent: Thursday, April 27, 2023 10:12 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] NZO meeting today (Thursday 27th April 2023)

To the Mayor, and Council,

My son, Jonathan, and I, Patricia Musson live at 239 Bluewater Parkway, Selkirk. All around us are unmade private laneways leading back from the lake to the mainly abandoned 90 acre tree farm (planted over 40 years ago by then farmer Murphy, a Mennonite who was paid \$2/free government tree to plant in rows). We still have deer and stags in the woodlands around Selkirk, and on up past Nanticoke.

I discovered, walking towards Murphy's tree farm (now owned by someone else) that this side of the bridge has a road sign indicating Nanticoke, whereas all the road signs our side of it are Haldimand. Simple geography shows the lanes extend up to about 3866 Haldimand 3 (just outside Selkirk town center).

Even though the actual plan (shown) is to level the woodland and farmland East of Stelco property up to Highway 6, plans change, and that, if this is allowed, everything has the potential to be bulldozed, including lands just east of Selkirk.

Just this winter, tree crews started cutting down trees, close to Blue Water Parkway, and it was indicated that this was preliminary to possible road expansion (down the line). Please we beg you not to allow this, as road speeds can already be vastly exceeded, and making them wider still only increases the likelihood of accidents – you're having a hard enough time keeping the nearby lake bank protected as it is without encroaching on it even closer with a wide road (particularly in the November storms with the lake as high as it is).

Road expansion, giant housing projects, vast expenditure on every kind of infrastructure is only going to increase property taxes to a point where only the super-rich will have lakefront – do we really want to turn Haldimand-Nanticoke lakeshore into Lakeshore Road East, Oakville? Hopefully not.

Our suggestion would be to take a referendum of the affected area to ascertain the public's feeling about this proposed project.

Thank you very much for your time reading this.

Patricia & Jonathan Musson.

Bryan Smith

Sent: Thursday, April 27, 2023 11:37 AM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Nantikoke MZO

I am opposed to this rezoning order, I feel the sale of this property to Empire Homes was done dishonestly and underhandedly by previous council that there may have been something in it for their personal gain. Mayer Hewitt was caught lying about this issue makes me think something secretly was going on. Developing residential property at this volume puts a huge strain on our municipality, not a good idea. I really don't understand why residential development at this scale is even happening?

Bryan Smith