

REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE

REPORT 14-2005

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, September 14, 2005 commencing at 2:05 p.m.

ATTENDANCE

- Committee: Councillors Smeaton, Chair; Baty, Eke, Gabriel, Hildreth, Hodgson, Marshall, Timms.
- Staff: Messrs. Trojan, Chief Administrative Officer; Cambray, Commissioner, Planning & Development Department; Farley, Director, Planning Services; Ms. Pilon, Legislative Assistant.
- Others: Mayor Leavens, Town of Pelham.
- Staff (Part Time): Messrs. Diakow, Acting Commissioner, Corporate Services Department; Lockyer, Treasurer/Director.

There be a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to five members, pursuant to Part II, Section 11.7 of the Procedural By-law 7174-93.

PRESENTATION

210. Proposed Natural Heritage Areas Inventory
Niagara Peninsula Conservation Authority Watershed

Ms. McInnes of the Niagara Peninsula Conservation Authority provided the Committee with a presentation on the Proposed Natural Heritage Areas Inventory, of the Niagara Peninsula Conservation Authority Watershed.

The Committee was advised that the identification of Natural Areas in our community continues to be a popular topic of conversation with the introduction of many provincial initiatives (Greenbelt, Places to Grow, changes to the Planning Act and Provincial Policy Statement) and that over the past five (5) years many of jurisdictions have updated their knowledge about Natural Areas through the preparation of Natural Area Inventory Reports.

The Niagara Peninsula Conservation Authority is proposing that they undertake a similar project in the Niagara Peninsula Conservation Authority's watershed. The Natural Areas Inventory will provide an important ecological and scientifically defensible basis for a number of current and new Niagara Peninsula Conservation Authority initiatives. The proposed project is expected to take approximately three (3) years to complete with an estimated cost of \$840,000.00.

The Committee was advised that Regional staff will be scheduling a meeting with the Niagara-on-the-Lake Irrigation Committee and the Niagara Peninsula Conservation Authority to discuss drainage and irrigation issues and will be preparing a report for the Committee respecting the importance of drainage and irrigation to our tender fruit lands.

The Committee noted that the development setbacks that are required in some cases, depending on the type/quality of the fish habitat, could impede small farming operations.

The Committee Chair on behalf of the Committee thanked Ms. McInnes and Mr. D'Amario for their presentation.

POLICY PLANNING

211. Raw Water for Agricultural Irrigation Next Steps

The Committee noted that the Greenbelt Act, 2005 established Niagara Region's agricultural lands of Provincial interest, therefore the Province of Ontario should be requested to assist with the funding to preserve these lands.

Moved by Councillor Timms
Seconded by Councillor Eke

That Report DPD 123-2005, September 14, 2005, respecting Raw Water for Agricultural Irrigation, Next Steps, be received as **amended**.

That the Final Report entitled "Feasibility Study – Raw Water for Agricultural Irrigation Purposes" be received upon completion and be made available through the Regional website to local municipalities, the Technical Advisory Committee representatives and members of the public.

That staff investigate funding for further, more detailed design and impact studies through the National Water Supply Extension Program (NWSEP), and ***funding from the Province of Ontario, in that they have already indicated that it is in Provincial interest that these lands be preserved for agriculture, therefore they should ensure there is proper irrigation available for these lands of Provincial interest;***

That staff offer to meet with the Provincial Water Directors Committee regarding Provincial permit and approval requirements.

That staff report back to Committee with future steps based on the information obtained under the above recommendations.

Carried.

212. Background Information Report
Regional Policy Plan Amendment 5-2005
"On the Lake Estates" at Hunter Road and Winston Road
Town of Grimsby

Moved by Councillor Hildreth
Seconded by Councillor Hodgson

That Report DPD 122-2005, September 14, 2005, respecting the Background Information Report, Regional Policy Plan Amendment 5-2005, "On the Lake Estates" at Hunter Road and Winston Road in the Town of Grimsby, be referred back to staff for more information.

Carried.

At this point in the meeting quorum was achieved.

DEVELOPMENT IMPLEMENTATION SERVICES

213. Consent Summary
From August 1, 2005 to August 28, 2005

Moved by Councillor Hildreth
Seconded by Councillor Eke

That Report DPD 120-2005, September 14, 2005, respecting the Consent Summary from August 1, 2005 to August 28, 2005, be received.

Carried.

214. Regional Comments on Development Proposals
August 4, 2005 – August 28, 2005

Moved by Councillor Hildreth
Seconded by Councillor Eke

That Report DPD 121-2005, September 14, 2005, respecting the Regional Comments on Development Proposals, August 4, 2005 – August 28, 2005, be received for information.

Carried.

ADMINISTRATION

215. Housing Capacity and Development Performance
Niagara Region as of December 31, 2004

Moved by Councillor Hildreth
Seconded by Councillor Marshall

That Report DPD 124-2005, September 14, 2005, respecting the Housing Capacity and Development Performance, Niagara Region as of December 31, 2005, be received for information and circulated to local municipalities and other interested parties, as ***amended***.

That the tables note that an Apartment could be either rental or condominium.

That important terms used to establish the statistics within the report be defined in the report.

Carried.

There be a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to seven members, pursuant to Part II, Section 11.7 of the Procedural By-law 7174-93.

216. Multiyear Financial Plan 2004-2007
CSD 77-2005

Mr. Lockyer, Treasurer/Director of Financial Management & Planning, introduced the objectives of the Multi Year Financial Plan and provided background information for upcoming budget deliberations. The Treasurer highlighted the timetable, the concept and benefits of the Multi Year Financial Plan and its benefits. Mr. Lockyer outlined the Council Goals and Objectives as follows and presented a brief description of each:

- Optimal Access to Niagara
- Balanced, Planned Land Use
- Environmental Stewardship
- Affordable Service Excellence and Satisfying Work
- Healthy, Safe and Productive Communities
- Sustainable Economic Development

A chart detailing the impact on the tax levy of the Multi Year Plan Base and new initiatives was presented. The summary indicated that the two Council Goals; Optimal Access and Healthy/Safe and Productive Communities had the largest impact on the 2006 tax levy at 2.54% (\$6.4 million) and 1.58% (\$4.0 million) respectively. The predominant challenge created by Optimal Access is "Roads" and is primarily due to debt charges. The second most significant challenge is Healthy, Safe and Productive Community, primarily due to ODSP caseload increase and further development of emergency services.

The analysis excludes Non Tax Revenues, Police and Assessment Growth and does not reflect budget preparation work currently underway.

Moved by Councillor Eke
Seconded by Councillor Baty

That Report CSD 77-2005, June 1, 2005, respecting the Multiyear Financial Plan 2004-2007 and the Introductory Multiyear Financial Plan presentation, be received for information.

Carried.

(Please note that the Introductory Multiyear Financial Plan presentation material and Report CSD 77-2005 can found in the Corporate and Financial Services Committee attachments)

217. Planning & Development Department
Multiyear Financial Plan Impacts (2006-2007)

Mr. Cambray advised the Committee that the Planning & Development Department's Multiyear Financial Plan Impacts (2006-2007) are the funding being proposed for the Smart Growth Incentive Programs; the debt charges incurred from the Greater Niagara Circle Route and Waterfront Trail and the significant changes made by the Province on how planning is done, which will significantly impact the budget.

Moved by Councillor Eke
Seconded by Councillor Baty

That the Planning & Development Department's Multiyear Financial Plan Impacts (2006-2007), be received for information.

Carried.

There be a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to six members, pursuant to Part II, Section 11.7 of the Procedural By-law 7174-93.

218. Update: Tourism District Task Force
City of Niagara Falls

Moved by Councillor Gabriel
Seconded by Councillor Baty

That Report DPD 125-2005, September 14, 2005, respecting the Update: Tourism District Task Force, City of Niagara Falls, be received for information.

Carried.

219. Minutes of the Agricultural Sub-Committee
Tuesday, August 9, 2005

Moved by Councillor Hildreth
Seconded by Councillor Baty

That the minutes of the Agricultural Sub-Committee meeting held Tuesday, August 9, 2005, be received.

Carried.

220. Minutes of the Greater Niagara Circle Route Committee
Wednesday, August 10, 2005

Moved by Councillor Timms
Seconded by Councillor Eke

That the minutes of the Greater Niagara Circle Route Committee meeting held Wednesday, August 10, 2005, be received and the recommendations therein approved.

That staff prepare a report that updates the Committee on the Greater Niagara Circle Route's completion and current financial status.

Carried.

221. Minutes of the Smarter Niagara Steering Committee
Wednesday, August 24, 2005

Mr. Cambray advised the Committee of the one-day Community Renewal Conference planned for December 14, 2005.

Moved by Councillor Gabriel
Seconded by Councillor Timms

That the minutes of the Smarter Niagara Steering Committee meeting held Wednesday, August 24, 2005, be received and the recommendations therein approved.

Carried.

222. Minutes of the Ecological and Environmental Advisory Committee
Thursday, August 25, 2005

Moved by Councillor Eke
Seconded by Councillor Marshall

That the minutes of the Ecological and Environmental Advisory Committee meeting held Thursday, August 25, 2005, be received and the recommendations therein approved.

Carried.

223. Minutes of the Transportation Strategy Steering Committee
Tuesday, August 23, 2005 – PD 65-2005

Moved by Councillor Marshall
Seconded by Councillor Timms

That PD 65-2005, being the minutes of the Transportation Strategy Steering Committee meeting held Tuesday, August 23, 2005, be received.

Carried.

CORRESPONDENCE

224. Moved by Councillor Baty
Seconded by Councillor Timms

That PD 66-2005, being a letter and report from the Niagara Peninsula Conservation Authority on a Proposed Natural Heritage Areas Inventory, be received and referred to staff for a report.

Carried.

225. Moved by Councillor Marshall
Seconded by Councillor Baty

That PD 67-2005, being an outline of the future roles of Ministry of Municipal Affairs and Housing and Ontario Realty Corporation following the two year Provincial Secondary Land Use Program (PSLUP) that dealt with hydro corridors, be received.

Carried.

226. Moved by Councillor Marshall
Seconded by Councillor Hildreth

That PD 68-2005, being a request for Membership Fee for participation as a Resource Member of the Southern Ontario Gateway Council (\$535.00); and the additional \$5,000 requested, be received and referred to staff for a report, as it relates to permissive grants; and

That the report include the City of Hamilton's rationale for being involved with the Southern Ontario Gateway Council.

Carried.

227. Moved by Councillor Hildreth
Seconded by Councillor Baty

That PD 69-2005, being an article from the Toronto Star dated July 31, 2005 on the disadvantages of standard urban design, which does not provide any sense of identity or place. In contrast, the Region's Model Urban Design Guidelines and Smarter Niagara Principles are intended to promote an efficient urban form that is distinctive to Niagara Region, be received.

Carried.

228. Moved by Councillor Hildreth
Seconded by Councillor Baty

That PD 70-2005, being the Summer, 2005 Newsletter from Walker Industries providing information on the progress to date concerning the environmental assessment for future waste disposal capacity in the City of Niagara Falls, be received.

Carried.

Note: A site visit has been planned for October 5, 2005, all Councillors are invited.

PUBLIC MEETINGS

229. Proposed Amendment to the Regional Niagara Policy Plan
Regional Road Allowance Policies
Date: Wednesday, September 14, 2005
Time: 7:30 p.m.
Place: Council Chambers, City of Port Colborne
66 Charlotte Street, Port Colborne

Councillors: Baty, _____, _____.

230. Regional Policy Plan Amendment 187
Proposed Environmental Policies
City of Welland
Date: Thursday, September 15, 2005
Time: 7:30 p.m.
Place: Multi-Purpose Room, Welland City Hall

Councillors: Eke, Marshall, Baty.

231. Proposed Amendment to the Regional Niagara Policy Plan
Regional Road Allowance Policies
Date: Wednesday, September 21, 2005
Time: 7:30 p.m.
Place: Council Chambers, Town of Lincoln
4800 South Service Road, Beamsville

Councillors: Hildreth, Eke, _____.

232. Regional Policy Plan Amendment 187
Proposed Environmental Policies
City of Niagara Falls
Date: Thursday, September 29, 2005
Time: 7:30 p.m.
Place: Niagara Falls Council Chambers

Councillors: Timms, Smeaton, _____.

233. Regional Policy Plan Amendment 3-2005
Agri Plastics
Township of West Lincoln
Date: Monday, October 3, 2005
Time: 7:00 p.m.
Place: Township Offices

Councillors: Hildreth, _____, _____.

DEVELOPMENT IMPLEMENTATION SERVICES (Continued)

234. Proposed Watermain Extension
St. Davids Hydroponics
Concession 7 Road, south of Line 6 Road
Town of Niagara-on-the-Lake

Moved by Councillor Eke
Seconded by Councillor Hildreth

That Report DPD 126-2005, September 14, 2005, respecting the Proposed Watermain Extension, St. Davids Hydroponics, Concession 7 Road, south of Line 6 Road in the Town of Niagara-on-the-Lake, be received.

That the Region support a 700 metre \pm (2,300 foot) extension of a municipal watermain to service the St. David's Hydroponics greenhouse complex on Concession 7 Road.

That the Town of Niagara-on-the-Lake, the applicant, and the Regional Public Works Department be notified of Council's decision.

Carried.

CORRESPONDENCE (Continued)

235. Moved by Councillor Timms
Seconded by Councillor Hildreth

That PD 71-2005, being a report from the Town of Niagara-on-the-Lake on Anti-Frost Wind Machines providing background information and a request to support the application to the Agricultural Adaption Council for research on this topic, be received with the research and request that stakeholders appropriately fund this research, be supported and referred to the Agricultural Sub Committee for information.

Carried.

OTHER BUSINESS

236. Cleanliness of the City of Niagara Falls

Councillor Eke commended the City of Niagara Falls for their city's cleanliness given the number of visitors the city receives during the tourist season.

Councillor Smeaton advised the Committee that the cleanliness of the City of Niagara Falls is attributed to the Niagara Parks Commission, the City of Niagara Falls and private business.

237. Cutting of Trees at Regional Headquarters

The Committee was advised that the trees which were cut to accommodate the building of the addition to Regional Headquarters, were either diseased or were on top of utilities, which made it difficult to use the tree removal equipment in the area.

238. Cross Border Security Activities

The Committee was advised that staff are preparing a report on the economic impact the proposed Cross Border Security activities will have on Niagara Region and that that resolution from the report will be widely distributed across Canada and to parts of the United States, for support.

The delegation going to Ottawa, will request that this issue be placed on the agenda as a significant issue for discussion.

The Committee noted that it is extremely important that Niagara begins to work closely with their federal government representatives immediately on this issue.

ADJOURNMENT

The Committee adjourned at 4:47 p.m. to meet again at 1:30 p.m. on October 5, 2005, in Committee Room 4, at Regional Headquarters for a brief meeting that will be followed by a tour of the Walker's facilities and its surroundings.

Bill Smeaton
Chair

Janet Pilon
Legislative Assistant

Pam Gilroy
Regional Clerk