

THE REGIONAL MUNICIPALITY OF NIAGARA

COMMITTEE OF THE WHOLE

REPORT COTW 2-2009

The Municipal Council of the Regional Municipality of Niagara met in Committee of the Whole in the Council Chamber, Regional Municipal Building, Thorold, Ontario, on Thursday, February 19, 2009 commencing at 4:08 p.m.

ATTENDANCE

Council: Regional Chair Partington; Councillors Augustyn; Badaway; Baty; Bylsma; Casselman; Collins; Cordiner; D'Angela; Forster; Gabriel; Goulbourne; Greenwood; Heit; Henderson; Hodgson, Lepp; Marshall; Martin; McMullan; Puttick; Rigby; Salci; Saracino; Smeaton, Timms; Trombetta; Zimmerman.

Staff: Messrs. Trojan, Chief Administrative Officer; Bergsma, Commissioner, Corporate Services; Robson, Commissioner, Planning and Development; Hutchings, Commissioner, Community Services; Brothers, Commissioner, Public Works; Hunter, Director, Environmental Health; Ms. Gilroy, Regional Clerk; Ms. Pilon, Deputy Regional Clerk.

Staff (Other): Messrs. Kyne, Director, Legal Services; Roberts, Executive Officer to the Regional Chair; Steele, Associate Director, Strategic Business Management; Gummo, Associate Director, Comprehensive Community Planning; Weaver, Acting Director, Corporate & Community Planning; Ms. Emeneau, Planner .

CALL TO ORDER

32. Regional Chair Partington called the meeting to order at 4:08 p.m.

PREVIOUS MINUTES

33. Committee of the Whole
Thursday, January 29, 2009
CW 1-2009

Moved by Councillor Rigby
Seconded by Councillor McMullan

That the minutes of the January 29, 2009, Committee of the Whole (CW 1-2009) meeting, be received and the recommendations therein be approved.

Carried.

DELEGATION

34. Jean Grandoni
ICP-C 20-2009 & ICP-C 57-2009

Ms. Jean Grandoni advised the Committee that the Region's Policy Plan only allows expansions for sanitary sewer services outside the urban boundary, when a health issue exists, noting that there is no record of contamination in the proposed Northwest urban boundary expansion area in the City of Niagara Falls, therefore, there is no justification for services and that any approvals at this time would be in contravention of the Environmental Protection Act, the Environment Bills of Rights, The Fisheries Act, The Water Quality Act and the Niagara Region's own Policy Plan.

Ms. Grandoni requested that the Niagara Region not support any expansion in Northwest Niagara Falls in order to uphold and defend its own Policy Plan and to fulfill its main mandate of protecting the prime resource of this Province and this nation – its farmland.

ITEMS FOR CONSIDERATION

35. Niagara 2031 –
Adoption of a Preferred Growth Option for Niagara and
A Strategy for the Gateway Economic Zone and Centre
DPD 54 -2008

Mr. Robson noted that his memorandum, referred to as ICP-C 35-2009, in the February 19, 2009, Committee of the Whole agenda package, respecting Niagara 2031 provides the Committee with responses to Delegations at the Committee of the Whole meeting of January 29, 2009.

Mr. Robson advised the Committee that he and his staff have also received e-mails and telephone inquiries respecting Niagara 2031 and have noted that they need to clarify the Province's stance on urban boundary expansions; the Province will approve an urban boundary expansion based on a needs justification, as per the Places to Grow legislation.

Mr. Robson also noted that Niagara 2031 is in compliance with the Places To Grow legislation as well as other legislation and policies, at a minimum, however, there are many more objectives that are consistent within good planning and the direction of Council's Business Plan. The Places To Grow legislation addresses a range of objectives such as complete communities; the health of the population; creative vitality in our communities; predictable infrastructure and the capital planning that goes along with those and based on the extensive public process, the recommendations respond to the aspirations and desires of the people who live here.

Based on the feedback and the discussion, respecting Niagara 2031, Mr. Robson provided the Committee with Appendix 2 - **Revised February 19, 2009**, as follows:

Appendix 2 – Revised February 19, 2009

Summary of Additional Recommended Implementation Actions – Niagara 2031

It is recommended that:

The Growth Strategy be updated before the next mandated five-year review based on the outcomes of:

- Phases 1 and 2 of the Niagara to GTA Corridor Environmental Assessment.
- The success of the strategy for the Gateway Economic Zone and Centre.
- Updated Master Servicing Plans and Transportation Strategy.
- **Detailed local studies such as municipal comprehensive reviews and Official Plan updates, particularly in the Township of Wainfleet.**
- **Detailed infrastructure assessment and land supply monitoring, particularly in the Township of West Lincoln.**
- **The Region commit to work with the Town of Grimsby to pursue the recommendation of the Dillon Consulting Phase 3 and 4 Report, Section 5.4, that additional study be undertaken to address agricultural use and natural areas within the Town in preparation for the 10-year Greenbelt Plan Review.**
- **Completion of the statutory review process for the application filed by the North West Landowners Group in the City of Niagara Falls, it being understood that this application was filed prior to both the Provincial Policy Statement, 2005, and Places to Grow.**
- **It being understood that any and all municipally-initiated applications submitted pursuant to Places to Grow for urban area boundary expansions will be considered as they are received, and as promptly as possible will be evaluated on their own merits and subject to prompt local, Regional, and Provincial consideration and not having to await a 5 year review and process.**

The Region initiate:

- Review of the Region's focus for incentives through the Development Charges By-law and the *Smarter Niagara* Incentives Program.
- Development of a Niagara inter-municipal transit work plan.
- Development of a strategy for affordable housing, to be undertaken in collaboration with Niagara Regional Housing and the Area Municipalities.

Dialogue regarding the population and employment variance from *Places to Grow* should be continued with the Province, with the request that the Region's projections be acknowledged and used to inform the Province's next immediate review of the forecasts contained in *Places to Grow*, it being understood that the Province intends to review its forecasts for all the Regions in the Greater Golden Horseshoe beginning in 2010.

The Region initiate a process to identify indicators of sustainability to be used in a focused program of monitoring and success measurement.

The Region commit to a five year cycle of review to ensure the continued sustainability and resiliency of the Growth Strategy.

Committee of the Whole recessed at 6:02 p.m.

Committee of the Whole reconvened at 6:45 p.m.

The Committee requested that Appendix 2 - **Revised February 19, 2009**, be **amended**, as follows:

- The **measures for** success of the strategy for the Gateway Economic Zone and Centre **and Urban Growth Centre**

The Committee requested that Appendix 3 be **amended**, as follows:

- The Gateway Economic Centre which includes all Settlement Areas within **Thorold**, Welland and Port Colborne as adjusted from time to time; (Page 24 – 2nd Bullet)
- Existing port infrastructure, particularly in the cities of Port Colborne **and Thorold**; (Page 24 – 3rd Bullet)

The Committee requested that the following recommendation, be **amended**, as follows:

That the Niagara Gateway Economic Zone and Centre report by GHK International be received and that Staff be directed to prepare an implementation work plan **for the Niagara Gateway Economic Zone and Centre and the Urban Growth Centre** for Regional Council consideration, in partnership Niagara Economic Development Corporation (NEDC) and local municipal staff, addressing the recommended implementation **and success** measures detailed in the Niagara Gateway Economic Zone and Centre report (See Appendix 3 **as amended** for Executive Summary); and

Following a lengthy discussion, it was therefore:

Moved by Councillor Smeaton
Seconded by Councillor Augustyn

That Report DPD 54-2008 (December 10, 2008) respecting Niagara 2031 – Adoption of a Preferred Growth Option for Niagara and A Strategy for the Gateway Economic Zone and Centre, be received **as amended**;

That the Regional Municipality of Niagara: Growth Management Strategy: Phase 3 and 4 Report: A Preferred Option for Niagara, prepared by Dillon Consulting, be received (see Appendix 1 for Executive Summary);

That Option D, as propose by Dillon Consulting, be adopted as the Preferred Growth Option for Niagara;

That Staff be directed to initiate the requisite Amendment to the Regional Policy Plan, including the amendments proposed in the policy framework for the Niagara Economic Gateway Zone and Centre, such Amendment to be prepared and processed in accordance with the collaboration provisions of the Memorandum of Understanding for Improving the Planning Function in Niagara;

That Staff be directed to prepare work plans for the additional recommended implementation actions details in this report and contained in Appendix 2 - **Revised February 19, 2009, as amended**, such work plans to be submitted to Council for approval;

That the Niagara Gateway Economic Zone and Centre report by GHK International be received and that Staff be directed to prepare an implementation work plan **for the Niagara Gateway Economic Zone and Centre and the Urban Growth Centre** for Regional Council consideration, in partnership Niagara Economic Development Corporation (NEDC) and local municipal staff, addressing the recommended implementation measures detailed in the Niagara Gateway Economic Zone and Centre report (See Appendix 3 **as amended** for Executive Summary); and

That the Area Municipalities, the Niagara Peninsula Conservation Authority, and the Provincial Ministries of Municipal Affairs and Housing and Infrastructure and Energy be so advised.

Carried.

Councillor Timms requested that he be recorded as opposed to the aforementioned motion.

ITEMS FOR INFORMATION

36. Moved by Councillor Badawey
Seconded by Councillor Heit

That Communications ICP-C 35-2009; ICP-C 51-2009 to ICP-C 57-2009, be received for information:

- ICP-C 35-2009 A memorandum from Patrick Robson, Commissioner, Integrated Community Planning (February 19, 2009) respecting Niagara 2031 – Responses to Delegations at Committee of the Whole, January 29, 2009.
- ICP-C 51-2009 An e-mail from Susan Corcoran, a resident of the City of St. Catharines (February 1, 2009) commenting on Niagara 2031.
- ICP-C 52-2009 A letter from Bonnie Nistico-Dunk, Acting City Clerk, City of Welland (February 5, 2009)) respecting it's support of Option 'D' as the Preferred Growth Option for Niagara 2031, as outlined in Reports PDS-2008-71 and PDS-2009-08, with a provision for the inclusion of an expansion to the Welland Urban Area Boundary for the northwest area of the City, in the event Regional Council rejects/amends Option 'D' to incorporate urban area expansions in other local municipalities.
- ICP-C 53-2009 An e-mail from Mayor Bentley, Town of Grimsby (February 18, 2009) respecting DPD 54-2008, suggesting revised wording that would address the Town of Grimsby's concerns.
- ICP-C 54-2009 A letter from Michael Bissett, Bousfield Inc. (February 18, 2009) respecting Comments on Responses to Delegations at the Committee of the Whole January 29, 2009, Option D: Preferred Growth Option, MONT ROSE At Niagara Winery/Golf/Villas.
- ICP-C 55-2009 An e-mail from Mr. Sawadzki (February 18, 2009) respecting Niagara 2031 Regional Niagara's Growth Management Strategy.
- ICP-C 56-2009 A letter from the Niagara Home Builders Association (February 18, 2009) respecting the Growth Management Strategy.
- ICP-C 57-2009 A submission from Ms. Jean Grandoni (February 19, 2009) summarizing her comments on Niagara 2031.

Carried.

ADJOURNMENT

The Council meeting adjourned at 7:00 p.m.

Peter Partington
Regional Chair

Janet Pilon
Deputy Regional Clerk

Pam Gilroy
Regional Clerk