

THE REGIONAL MUNICIPALITY OF NIAGARA

COMMITTEE OF THE WHOLE

REPORT COTW 5-2009

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, May 28, 2009 commencing at 4:10 p.m.

ATTENDANCE

Council: Regional Chair Partington; Councillor Smeaton, Committee of the Whole Chair; Councillors Augustyn; Badawey; Baty; Bentley; Byslma; Casselman; Cordiner; D'Angela; Forster; Gabriel; Greenwood; Heit; Henderson; Hodgson; Lepp; Martin; Rigby; Saracino; Salci; Timms; Trombetta.

Staff: Messrs. Robson, Commissioner, Integrated Community Planning; Bergsma, Commissioner, Corporate Services; Brothers, Commissioner Public Works; Mr. Hutchings, Commissioner Community Services; B. Christensen, Director Environmental Health; Ms. Pilon, Acting Regional Clerk; Ms. McManus, Legislative Assistant.

Staff
(Other): Messrs. Roberts, Executive Officer to the Regional Chair; Gummo, Associate Director, Comprehensive Community Planning; Campbell, Planner; Mr. Gummo, Associate Director, Comprehensive Community Planning.

CALL TO ORDER

43. Councillor Smeaton called the meeting to order at 4:15 p.m.

Councillor Smeaton, as per the Planning Act Requirements and with respect to the Regional Policy Plan Amendment, read out the following:

Purpose of the Meeting

The purpose of this public meeting is to receive comments and answer questions from the public regarding proposed Amendment 2-2009 to the Niagara Region Policy Plan.

Purpose of the Amendment

Amendment 2-2009 implements the strategic directions of the Niagara's Growth Management Strategy (Niagara 2031), establishes a new urban vision for the long term growth and development of Niagara, and aligns the policies in the Region's Policy Plan with the policies in the Province's Places to Grow Plan (2006) and the Provincial Policy Statement (2005).

Planning Act Requirements with Respect to the Regional Policy Plan Amendment

The Planning Act requires that all those attending a public meeting be notified of the following.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Regional Municipality of Niagara to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Regional Policy Plan Amendment

If you wish to be notified of the adoption of the proposed Regional Official Plan (Policy Plan) Amendment, you must make a written request to the Acting Regional Clerk.

Meeting Procedures

No final decision on this Amendment has been made to date by Regional Council. Any person present who wishes to make representation on this proposed Amendment will be given an opportunity. All comments received at this public meeting will be noted. If any one wishes to submit written comments on the Regional Policy Plan Amendment after the public meeting, they should be sent to Patrick Robson, Commissioner of Integrated Community Planning, Regional Municipality of Niagara, 2201 St. David's Road, PO Box 1042, Thorold, Ontario, L2V 4T7. All members of the public are reminded that they should clearly print their name, address, postal code and telephone number on the attendance record. All persons who leave their name and address will be notified when the Region is considering a final report on this matter. Members of the public are also reminded to give their name and address clearly for the record when they rise to speak.

PRESENTATION

44. Niagara 2031

Mr. Ron Shishido, Dillon Consulting provided Council members with a presentation entitled, Niagara 2031 Statutory Public Meeting Phase 5: Draft Policy Plan Amendment.

Mr. Shishido stated that the presentation had two main sections, one; Introduction and two; highlights of the draft Amendment. The introduction included the purpose of the amendment, the basis of the proposed amendment, a few important notes of what the amendment included.

Detailed slides surrounding Vision, Urban Structure, Growth Management, Community Policy Directions, Infrastructure Policy Directions, Economic Gateway Policy Directions and Implementation and Monitoring were offered.

Further highlights were, in part, as follows:

- Planning Niagara's Communities
 - Mixed Use Areas
 - Employment
 - Building our Infrastructure

In conclusion Mr. Shishido stated that the proposed amendment reflected the input received from the public and stakeholders, implemented the Council approved Growth Option, supported the Region's sustainability objectives, supported the Region's objective for the Urban Growth Centre and Niagara Economic Gateway and addressed Provincial Policy and P2G conformity requirements.

Moved by Councillor Henderson
Seconded by Councillor Forster

That Mr. Shishido's presentation respecting a Niagara 2031 St Public Meeting Phase 5: Draft Policy Plan Amendment, be received for information.

Carried.

DELEGATIONS

45. Mr. Harry Flood, Resident of Niagara-on-the-Lake **ICP-C 60-2009 and ICP-C 73-2009**

Mr. Flood thanked Council members for the opportunity to speak and stated that he was present to address the potential fiscal effects that the introduction of GO Transit services will have to the Niagara region and the various municipalities.

Mr. Flood further stated that specific items such as economic, social, population, employment, environmental and transportation were of some concern. Mr. Flood saw the positive to these issues and was pleased to read that the mayors of St. Catharines, Niagara Falls and Welland plan to meet to discuss an integrated transit entity between those three cities transit commissions; he applauded this initiative.

Mr. Flood highlighted for Council members the following:

- GO Transit; operated more as a business
 - Vigilant respecting 'ridership' and 'ridership potential'
 - Message is "use it or lose it"
- Economic health and growth of communities rely on a sustainable interconnected transportation and residential transit system
- An inter regional transit system would help community members in their attempts to 'inter community shop'

In closing Mr. Flood stated that we need only examine the municipal bus feeder systems in Burlington, Oakville or Clarkson, where the existing transit routes only had to be redirected to the train station for the convenience of commuters; the same process would have to be considered for Niagara, now that GO Transit's foot was in the door, we need to make certain it stays there.

46. James F. Lee, Board President
St. Catharines & Area Arts Council
ICP-C 72-2009

Mr. Lee, on behalf of the St. Catharines and Area ARTS Council, stated that he was present to speak respecting Culture and its importance to the future of Niagara, he further stated that their purpose was to foster CULTURE in the Niagara Region.

Highlights of Mr. Lee's presentation were, in part, as follows:

- Mission
- Fundamental belief in the Social Value
- Fundamental belief in the Economic Value
- Strategic Goals
- Cultivating partnerships and collaborative relationships with the arts community and arts supporters
- Niagara Falls, Welland and St. Catharines should be commended
- Culture Committee of the Region and St. Catharines and Area ARTS partnerships
- Congratulations on the work to build sustainable community policies
- Integration of Culture in to all future planning for Niagara

- Culture still needs to be incorporated in to Niagara's sustainable urban vision / Smart Growth
- Official Plan needs to heighten the importance of Culture and Heritage

In closing Mr. Lee, on behalf of the St. Catharines and Area ARTS Council, urged Regional Council to incorporate strong direction in its Official Plan to give Culture – in its many forms – its rightful place in the development of a future Niagara; the Board and staff of St. Catharines and Area ARTS Council would be pleased to work with both the Culture Committee and Regional staff to ensure this becomes our Vision for our Future.

47. Sharilyn J. Ingram, Resident of Grimsby
ICP-C 74-2009

Councillor Smeaton called Ms. Ingram to the podium as she was listed as the next speaker on the agenda, he called a second and third time, there being no response; Councillor Smeaton moved on to the next delegation on the agenda.

48. Ms. Jean Grandoni, Resident of Niagara Falls
ICP-C 79-2009

Ms. Grandoni, a resident of Niagara Falls, advised Council members that she supports the original position of the Regional Planners; which under Growth Option D proposed no urban boundary expansions anywhere in the Region.

Ms. Grandoni stated that such a position would preserve farmlands and keep infrastructure costs down and therefore create a more affordable place for businesses to locate. She further stated that she also supported intensification of all aspects of development within existing urban boundaries and therefore she opposed Policy 4.6 – Settlement Areas Boundary Expansion which she felt simply continued the old costly sprawl policies.

A summary of further comments were, in part, as follows:

- Policy 3.1(b) should read south of Welland River as per OMB Decision of 1979
- Policy 4.2.3 – Infrastructure planning studies may extend beyond 2031 – provided are consistent with the figures in Schedule B
- Policy 4.2.4 Housing Growth – Regional Market Areas should not be given Ten years to continue in the same area as it might never be stimulated to change direction
- Gateway Policies – should be eliminated as they undermine the Policy Plan objectives for preservation of resources

Ms. Grandoni also submitted for Council members review a letter dated May 28, 2009 together with an article entitled "Sewage has hypothetical SARS risk" (ICP-C 86-2009).

49. Dr. John Bacher, Preservation of Agricultural Lands Society (PALS)
ICP-C 75-2009

Dr. Bacher, on behalf of Preservation of Agricultural Lands Society (PALS), congratulated the Niagara Region for the excellent work it has done towards amending its official plan to be in conformity with the commendable objectives of the Ontario government's Growth Plan. Dr. Bacher stated that they were particularly please that there was a more positive tone taken regarding the permanent nature of the Greenbelt in Niagara, that seen in previous documents.

Further highlights and points of concern were, in part, as follows:

- Certain policies need to be strengthened
 - Improvements to the plan which governs lands to the south of the Greenbelt in Niagara
 - No urban boundary expansions permitted within the five year period
 - Without clear language surrounding this the Province will be reluctant to fund improvements in transit and other public infrastructure
- Niagara Region should form the Regional Market Area
 - Totally eliminate Section 4 5 respecting Regional Market Area from the proposed Amendment 2-2009
- Settlement Area Boundary Expansions
 - Room for improvement in wording

In closing Dr. Bacher stated that the wording of Amendment 2-2009 must be clear, you cannot have more urban boundary expansions and at the same time realize the commendable goals of Places to Grow. The Province will share the same perspective, that unless Niagara clearly says no to more urban zoning expansions, they will not come forward with the necessary investment dollars to realize a sustainable future for Niagara.

50. Mr. Rocco Vacca, Sullivan Mahoney LLP on behalf of the
Niagara Parks Commission and Warren DAC Investments Limited
ICP-C 62-2009 & ICP-C 66-2009

Mr. Vacca, on behalf of the Niagara Parks Commission and Warren DAC Investments Limited, with respect to the proposed redevelopment of lands in the vicinity of the Niagara Parks Commission marina located on the Niagara Parkway in the Town of Fort Erie.

Mr. Vacca informed Council members that he was requesting the following amendment (inclusion) to the Regional Policy Plan Amendment 2-2009, Policy 4 7:

“4.7(2) Notwithstanding paragraph (1) above, a schematic settlement area shall be established around the lands of the Niagara Parks Commission and Warren DAC Investments Limited adjacent to the Niagara Parks Commission marina in the Town of Fort Erie, and shall be recognized as a special policy area in this plan.”

51. Mr. Rick Brady, Urban & Environmental Management Inc. on behalf of the Niagara Home Builders' Association
ICP-C 71-2009

Rick Brady, Urban & Environmental Management Inc., on behalf of the Niagara Home Builders' Association, informed Council members that the Official Plan Amendment 2-2009 was a very important document and that the details included will mark its success or failure.

Mr. Brady offered the following rationale respecting a variety of issues:

- Section 4.6.1:
 - Include: “Any and all municipality-initiated applications for urban area boundary expansions will be promptly considered and evaluated on their own merits and not have to await a 5 year review process.”
 - Above to reflect the minutes of February 19, 2009 Committee of the Whole
- Section 4. 2.3:
 - Amend to state that for planning purposes and infrastructure studies that the “Total Population with Undercount” is the appropriate population figure to utilize in local Official Plans and studies”
- Section 4.2.2:
 - Amend to state “In the interim, Regional figures should be used”
 - It is imperative that all future studies be based on Regional figures and not the lower Provincial figures
- Wherever “50 people and jobs per hectare” is stated in the Official Plan Amendment 2-2009 it be changed to “a density target that is consistent with Provincial Policy”
 - Make clear that stormwater ponds are conservations lands; amend 4.4.2 by adding words “including stormwater ponds”

52. Mr. Stephen Kaiser, Kaiser & Associates Inc.
ICP-C 83-2009

Mr. Kaiser introduced himself to Council members, stating that he was a home builder and developer in the Niagara Region. Mr. Kaiser further stated that due to the fact that Mr. Brady had spoken on behalf of the Niagara Home Builder's Association he would be speaking from a personal perspective.

Highlights of Mr. Kaiser's presentation were, in part, as follows:

- Past roles and previous experience
- Amendment 2-2009; serve as a blueprint for growth, importance of residential construction
- Marketplace dictates what types of housing sells and where it is sold
- Lack of flexibility in terms of future Urban Boundary Expansions
- Region's projected numbers differ from the Province
- Feels the policy does not reflect the overall 'mood' of the Council room when it was first discussed
- History of changes in the Planning Policy since 1990
- Implications of the "50 people and jobs per hectare" and how it will impact municipalities
 - Provincial policy does change and will change; why enshrine these numbers? Replace wording with "consistent with the Provincial Policy"
- Maintaining a "small town feel" face real challenges
- Smart Growth two main principles "maximization of existing infrastructure and compact urban form"

In closing Mr. Kaiser thanked Council members for their attention and stated that the Niagara Region has so much potential and the scope of what the residential construction industry can achieve to help grow our local economy is enormous.

53. Mr. Bernie Hermsen, MHBC Planning
MCIP, RPP, Director of Planning and Building, Township of West Lincoln
ICP-C 63-2009, ICP-C 64-2009, ICP-C 76-2009 and ICP-C 85-2009

Mr. Hermsen, provided Council members with an overview of comments dated May 5, 2009, preliminary amendment comments submitted May 7, 2009, and an Oral presentation respecting the Draft Amendment 2-2009 Niagara Sustainable Community Policies.

Mr. Hermsen stated that the correspondence dated May 7, 2009 basic concern was that the amendment did not recognize the submissions made by West Lincoln to the Region's Growth Strategy, nor the fact that there is a submitted official plan amendment application to expand the Smithville urban boundaries.

Further questions and concerns noted were, in part, as follows:

- Inclusion of restrictive non restrictive numbers in Schedule B
- Density target of 50 people and jobs per hectare
- Option D did not address the insufficient supply of land
- Policies are better suited for a lower tier Official Plan than for a Regional Policy Plan
- Sections 4.2.5 should reflect lands that are marketable and readily available for development
- Regional market areas should be used as the basis for interpreting and monitoring policies
- How do policies apply to the hamlets in West Lincoln?
- Housing affordability will be difficult to achieve if there is no urban boundary expansion for Smithville
- Transit policies; should note areas where no transit service is provided
- How will proposed policies be monitored and how often?
- Schedule A: "Regional Urban Structure" continues to reflect the existing urban boundaries of Smithville
- Schedule B: allocates population, household and employment targets by local municipality
- Policy 4.2.3.3 new sentence; uncertain what the meaning of the addition is, given the strength of the wording of other policies, suggest adding numerical targets

Mr. Hermsen stated that it was his respectful submission that the following three requests were minimum steps required in order to avoid a response that the Township's urban boundary application does not conform to the new Regional Official Plan:

- Identify the area of potential amendment on the Regional Urban Structure Map Schedule A as a way of flagging the issue
- include a special policy recognizing the amendment application by the Township and the intent to address the growth needs of West Lincoln
- place a note on the bottom of Schedule B noting that the projections are based on Option D, and that these targets will not satisfy the medium term needs of the Township of West Lincoln and further that urban area boundary expansions are being considered as part of the Township's application.

54. Mr. Fred Vander Velde, Sales Representative, Royal LePage Niagara RE Centre

Mr. Vander Velde, a sales representative from Royal LePage, stated that he had been involved in real estate within the Niagara Region for ten years and 25 years prior to that he worked with a utility contractor based in West Lincoln.

Mr. Vander Velde commended Regional staff on the breadth of their vision in Option D, stating that it was a grand vision that showed a way of thinking that implemented some bold ideas and was environmentally responsible.

Further highlights of Mr. Vander Velde's presentation were, in part, as follows:

- Economic Gateway is being promoted, will the communities of the Region that are not in the area, may not get the attention that is required in the next ten years?
- Will efforts counterbalance the massive market and attraction that the GTA offers to businesses?
- Are we in sync with the thinking of business?
- Is Regional government prepared to put in the immense effort that is needed to change natural development, without neglecting the needs of any municipality; specifically West Niagara?
- Concerns; affordability, marketability, choice of housing, traffic flows and traffic safety
- The amendment makes no mention of the existing Regional policy Plan Amendment that has been submitted by West Lincoln to the Regional Niagara
- West Lincoln offers much in the way of lifestyle, access to skilled labour, and the ability to live and work in this area; yet all within local distance to the giant market that the GTA provides
- GO Transit; does this mode of public transportation fit into Option D and its strategy for living and working in the same community.
- Option D is lacking the shorter term growth trends and opportunities
- Lack of safe escarpment crossing; many died in tragic accidents on our mountain access routes
- Impact of the Hamilton International airport; influences West Niagara

In closing Mr. Vander Velde stated that West Lincoln as a Township is to be commended for its forward thinking and vision; it has correctly identified the short term needs with the framework of the larger picture.

55. Mr. Doug Darbyson, Darbyson Planning Inc. on behalf of Frenchman's Creek Estates Inc.
ICP-C 78-2009

Mr. Darbyson advised Council members that he represented Frenchman's Creek Estates Inc.

Mr. Darbyson provided an overview of past occurrences respecting Regional Policy Plan Amendment 2-2009 and then advised that the following other factors should be considered:

- Local market conditions
- Servicing availability and plant capacities
- Conformity with local planning initiatives and revitalization objectives

In closing Mr. Darbyson stated that to ensure that local planning factors will be considered in future settlement area boundary expansions, section 4.6 in Regional Policy Plan Amendment 2-2009 should be modified to provide for same.

Committee of the Whole recessed at 6:00 p.m.; to reconvene following Regional Councils .presentation portion of Councils' agenda.

Committee of the Whole reconvened at 8:03 p.m.

ATTENDANCE

Council: Regional Chair Partington; Councillor Smeaton, Committee of the Whole Chair; Councillors Augustyn; Badawey; Baty; Bentley; Byslma; Casselman; Cordiner; D'Angela; Forster; Gabriel; Greenwood; Goulbourne; Heit; Henderson; Hodgson; Lepp; Martin; Rigby; Saracino; Salci; Timms; Trombetta.

Staff: Messrs. Robson, Commissioner, Integrated Community Planning; Bergsma, Commissioner, Corporate Services; Brothers, Commissioner Public Works; Mr. Hutchings, Commissioner Community Services; B. Christensen, Director Environmental Health; Ms. Pilon, Acting Regional Clerk; Ms. McManus, Legislative Assistant.

Staff (Other): Messrs. Roberts, Executive Officer to the Regional Chair; Gummo, Associate Director, Comprehensive Community Planning; Campbell, Planner; Mr. Gummo, Associate Director, Comprehensive Community Planning.

DELEGATIONS (Continued)

56. Mr. Michael Bissett, MCIP, RPP, Bousfield Inc. on behalf of
Hospitality Resorts Inc.
ICP-C 68-2009

Mr. Bissett, Bousfield Inc. on behalf of Hospitality Resorts Inc. presented Council members with comments respecting the lands owned by Hospitality Resorts Inc. located on the west side of Kalar Road, north and south of Mountain Road which are proposed to be developed.

Mr. Bissett stated his concern that the draft Policy 4.6(2) stated that "Municipalities seeking urban boundary expansions will need to provide documentation which addresses the policies of section 4.6 of (the Regional Official Plan) within the context of their official plan update."; this might not reflect the *resolution* passed by Planning Committee on February 19, 2009:

"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."

Mr. Bissett further stated that although, based on subsequent discussions with Regional planning staff, they were satisfied that the intent of Section 4.5(2) is to implement the Regional Council resolution; clarifying the policy by adding the *following* should be considered:

"Section 4.6.2 does not restrict municipal comprehensive reviews, or by extension an Official Plan 'review', 'amendment', or 'update' to a five-year cycle."

To close Mr. Bissett thanked Council members for their consideration of the issues raised.

57. Mr. Glenn Wellings, MCIP, RPP, Wellings Planning Consultants Inc. on behalf of
Niagara Falls Northwest Community Landowners Group
ICP-C 67-2009

Mr. Wellings introduced himself to Council members stating that Welling Planning Consultants Inc. were planning consultants for the Northwest Community Landowners Group (NWCLG) in the City of Niagara Falls.

Mr. Wellings provided Council members with a brief background and then stated that they had the opportunity to review proposed Amendment 2-2009 and have concerns as it relates to their pending applications. The stated purpose of Amendment 2-2009 is to align policies with the 2005 PPS and Places to Grow Plan (2006) which we believe has the potential to undermine our pending applications and the policy framework under which their applications are being considered.

Mr. Wellings further stated that the policies of Amendment 2-2009 should not be relied upon to review the NWCLG applications given the timing of their submission and in the interest of fairness to their client.

In closing Mr. Wellings felt that in order to protect the interests of the NWCLG and to ensure that the ongoing processing of our applications is not prejudiced by new policies, we are seeking a deferral of Amendment 2-2009 as it relates to the NWCLG lands.

58. Mr. Michael Benner, Senior Associate Planner, Quartek Group on behalf of Land owners in the Township of West Lincoln

Mr. Benner a Senior Associate Planner, of the Quartek Group stated that he was present on behalf of land owners in the Township of West Lincoln.

Highlights of Mr. Benner's presentation were, in part, as follows:

- Purpose
- Location of lands
- Process (context)
- Why RPPA 2-2009 is NOT Appropriate for Smithville
- The Smithville Strategy
- RPPA 2-2009 does not address the following"
 - Land supply differences – 13 years vs. 8 years
 - Land supply shortage (growth pressures)
 - Population projection differences – 511,000 vs. 54,5000
 - Unique market area
 - Expansion of Hamilton Airport impacts
 - Strategic location
 - Serviceability of area
- Why Smithville cannot wait for a Five Year review (Really 10 Years)

59. Mr. George Zjac, IBI Group on behalf of
Land owners in the Smithville
ICP-C 65-2009

Mr. Zjac informed Council members that the IBI Group represented certain property owners in the Smithville area of West Lincoln which felt that the Smithville urban boundary needs to be expanded in order to accommodate additional housing opportunity for the Township of West Lincoln.

Mr. Zjac stated that throughout this process, the Township of West Lincoln, had clearly demonstrated the need for boundary expansions in Smithville and that it was their understanding that the resolution adopted by the Region together with the assurances received from staff, that Municipalities would be able to initiate Regional Amendments to accommodate urban boundary expansions.

In closing Mr. Zjac advised that the amendment does not recognize the flexibility to accommodate urban boundary requests and accordingly, he requested that the proposed Regional Plan Amendment contain policies which clearly recognize the imminent housing shortage facing the Township of West Lincoln and clearly identified the need for subsequent regional and local plan amendments to implement an urban boundary expansion as part of the overall Growth Management Strategy.

Councillor Smeaton asked whether there were any persons in the gallery who wished to speak to the Regional Policy Plan Amendment 2-2009, there were no responses.

Councillor Smeaton therefore, declared the Niagara 2031 Statutory Public Meeting Phase 5: Draft Policy Plan Amendment, closed.

ITEMS FOR CONSIDERATION

60. Niagara 2031 –
Adoption of Regional Policy Plan Amendment 2-2009
Niagara's Sustainable Community Policies and the Memorandums from
Patrick Robson, Commissioner, Integrated Community Planning (May 20, 2009)
respecting Niagara 2031 – Responses to Public and Agency Comments
Regarding Proposed RPPA 2-2009, Niagara's Sustainable Community Policies
ICP 26-2009; ICP-C 69-2009 and ICP-C 70-2009

Following a lengthy discussion it was:

Moved by Councillor Badawey
Seconded by Councillor Augustyn

That Report ICP 26-2009-2009, May 20, 2009 respecting Niagara 2031 –
Adoption of Regional Policy Plan Amendment 2-2009 Niagara's Sustainable
Community Policies and the Memorandums from Patrick Robson, Commissioner,
Integrated Community Planning (May 20, 2009) respecting Niagara 2031 –
Responses to Public and Agency Comments Regarding Proposed RPPA 2-2009,
Niagara's Sustainable Community Policies , be received **as amended;**

That Regional Policy Plan Amendment 2-2009, Niagara's Sustainable
Community Policies, be approved **as amended to include the
recommendations in ICP-C 69-2009 and ICP-C 70-2009;**

That a By-law be prepared for adoption of Regional Policy Plan Amendment 2-
2009;

That notice of Council's decision regarding Regional Policy Plan Amendment 2-
2009 be given in accordance with Planning Act requirements; and

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

Moved by Councillor Trombetta
Seconded by Councillor Goulbourne

That Regional Policy Plan Amendment 2-2009, Niagara's Sustainable Community Policies, be further **amended** to include;

That, notwithstanding the Policies of 4.2.3, it is recognized that lower tier municipalities may from time to time, apply to amend the targets contained in schedule B. These potential amendments will be considered on their merit and not be pre-judged by the policies of Section 4.2.3 and the targets in Schedule B. Further, where such amendments are proposed, infrastructure planning as contemplated in Policy 4.2.3.4, will be co-ordinated with this process and take into account any potential changes resulting from such amendment;

That, notwithstanding the policies of Section 4.2.3, it is recognized that the Township of West Lincoln submitted an amendment application on January 28, 2009 to the Regional Municipality, prior to adoption of Option D, which would have the effect of amending the Regional Policy Plan by expanding the urban area boundary of Smithville;

It is further recognized that this official plan amendment application is intended to address the growth and servicing needs of the Township of West Lincoln within the context of the West Niagara housing market as described in Policy 4.5;

That the targets contained in Schedule B for the Township of West Lincoln are interim, short term targets. It is apparent that the household and population targets contained in Schedule B would result in a declining ability to address the Township's growth needs; and

That it is also recognized that both the Township of West Lincoln and the Region of Niagara have proceeded through a comprehensive analysis of various growth options and further that the submitted official plan amendment will be considered within this context, rather than as part of a future five year review .

Upon a recorded vote being requested, the Council was divided on the motion as follows:

Voting for the Motion:

Councillor Badawey	Councillor Henderson
Councillor Bentley	Councillor Hodgson
Councillor Bylsma	Councillor Lepp
Councillor Casselman	Councillor Martin
Councillor Cordiner	Councillor McMullan
Councillor D'Angela	Regional Chair Partington
Councillor Forster	Councillor Salci
Councillor Goulbourne	Councillor Saracino
Councillor Greenwood	Councillor Smeaton
Councillor Heit	Councillor Timms
	Councillor Trombetta (21)

Voting against the Motion:

Councillor Augustyn	Councillor Rigby (3)
Councillor Gabriel	

Upon the recorded vote being taken, the Committee Chair declared the motion carried.

Upon a vote being taken the Committee Chair declared the original motion **as amended**, carried.

(Refer to Councillor Information Requests)

ITEMS FOR INFORMATION

61. Moved by Councillor Goulbourne
Seconded by Councillor Bentley

That the following items be received for information:

- | | |
|---------------|---|
| ICP-C 60-2009 | An e-mail from Mr. Flood, a resident of the Town of Niagara-on-the-Lake (May 2, 2009) respecting his presentation at the May 14, 2009 Committee of the Whole meeting |
| ICP-C 61-2009 | An e-mail from Mr. Bedford, MCIP, RPP, Director of Planning & Development Services, Town of Niagara-on-the-Lake (May 4, 2009) suggesting that further collaboration with the Area Municipalities is needed on some of the policies. |

- ICP-C 62-2009 A letter from Mr. Richardson, Sullivan Mahoney (May 6, 2009) proposing an amendment to Policy 4.7.
- ICP-C 63-2009 A letter from Mr. Treble, MCIP, RPP, Director of Planning and Building (May 7, 2009) respecting comments from the Township of West Lincoln relating to Regional Policy Plan Amendment 2-2009, Niagara's Sustainable Community Policies.
- ICP-C 64-2009 A letter from Bernard Hermsen (May 5, 2009) respecting the Review and Suggestions with Respect to Regional Policy Plan Amendment 2-2009, "Niagara's Sustainable Urban Vision"
- ICP-C 65-2009 A letter from John Ariens, MCIP, RPP, Associate Director, Comprehensive Community Planning (May 12, 2009) respecting Regional Policy Plan Amendment 2-2009.
- ICP-C 66-2009 A letter from Mr. Richardson, Sullivan Mahoney (May 13, 2009) proposing a further amendment to Policy 4.7.
- ICP-C 67-2009 A letter from Glenn Wellings, MCIP, RPP, Wellings Planning Consultants Inc. (May 14, 2009) who are the planning consultants for Northwest Community Landowners Group (NWCLG) noting their concerns with the proposed Amendment 2-2009 as it relates to their pending applications
- ICP-C 68-2009 A letter from Peter Smith, MCIP, RPP, Bousfield Inc., (May 14, 2009) respecting comments on Draft Region Policy Plan Amendment No. 2-2009 Sustainable Community Policies, April 24, 2009, Hospitality Resorts Inc.
- ICP-C 71-2009 Speaking Notes: Rick Brady, Urban & Environmental Management Inc. on behalf of the Niagara Home Builders' Association.
- ICP-C 72-2009 Speaking Notes: James F. Lee, Board President, St. Catharines & Area Arts Council
- ICP-C 73-2009 Speaking Notes: Harry Flood, resident of Niagara-on-the-Lake
- ICP-C 74-2009 Speaking Notes: Sharilyn J. Ingram, a resident of Grimsby
- ICP-C 75-2009 Speaking Notes: Dr. John Bacher on behalf of the Preservation of Agricultural Lands Society (PALS)

- ICP-C 76-2009 Speaking Notes: Bernie Hermsen, MHBC Planning and/or Brian Treble, MCIP, RPP, Director of Planning and Building, Township of West Lincoln
- ICP-C 77-2009 A memorandum from Virginia Stewart a resident of the City of St. Catharines (May 14, 2009) providing comments on the Regional Policy Plan Amendment 2-2009 Public Open House May 6, 2009.
- Minutes Smarter Niagara Steering Committee, May 13, 2009 supporting and endorsing the Amendment to the Regional Policy Plan (Refer to Minute Item #22)
- ICP-C 78-2009 An e-mail from Doug Darbyson, Darbyson Planning Inc. (May 22, 2009) respecting his presentation at the May 28, 2009 Committee of the Whole meeting.
- IPC-C 79-2009 Speaking Notes: Jean Grandoni a resident of Niagara Falls
- IPC-C 80-2009 Comments from Ray & Liz Kowalik (May 11, 2009) on the Regional Policy Plan Amendment 2-2009.
- ICP-C 81-2009 A letter from Victor Doyle, MCIP, RPP, Manager, Community Planning and Development, Ministry of Municipal Affairs and Housing (May 25, 2009) respecting Niagara's Sustainable Urban Vision.
- ICP-C 82-2009 A letter from Holly Dowd, Town Clerk, Town of Niagara-on-the-Lake (May 26, 2009) respecting the Town of Niagara-on-the-Lake Council's resolution regarding the Proposed Regional Policy Plan Amendment 2-2009.
- ICP-C 83-2009 Speaking Notes from Stephen Kaiser, entitled "A Blueprint for Niagara"
- ICP-C 84-2009 A letter from Walter Sendzik, Executive Vice President and General Manager, St. Catharines-Thorold Chamber of Commerce (May 21, 2009) respecting the Regional Growth Strategy 2031.
- ICP-C 85-2009 An addendum to Mr. Bernie Hermsen's presentation notes (ICP-C 76-2009).
- ICP-C 86-2009 Additional notes from Ms. Jean Grandoni (May 28, 2009).
- ICP-C 87-2009 The Proposed Amendment from the Township of West Lincoln.

Carried.

COUNCILLOR INFORMATION REQUESTS

Staff was requested to:

- Consider the Fort Erie Marina as a Special Policy Area within the Gateway Zone and that Region staff advocate this need to the Province on behalf of the Town of Fort Erie (Councillor Martin) (Refers to Minute Item #60)

ADJOURNMENT

The Committee of the Whole meeting adjourned at 10:18 p.m.

Councillor Smeaton
Chair

Janet Pilon
Acting Regional Clerk

Lisa McManus
Legislative Assistant