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THE REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE
REPORT 19-2002

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, November 27, 2002 commencing at 2:05 p.m.

ATTENDANCE

Committee: Councillors Beamer, Vice Chair; Regional Chair Zimmerman; Gabriel, Haeck, Hildreth, Marshall, Nicholson, Partington, Timms, Trombetta.

Staff: Messrs. Trojan, Chief Administrative Officer; Cambray, Commissioner, Planning & Development; Farley, Director, Planning Services; Ms. Pilon, Legislative Assistant.

Staff (Part-Time): Mr. Whitelaw, Planner.

DEVELOPMENT IMPLEMENTATION SERVICES

266. Sanitary Sewer Line Extension
Warren Ridge Winery
Niagara Stone Road, north of Hunter Road
Town of Niagara-on-the-Lake

Mr. Farley advised the Committee that staff supports the development of the Warren Ridge Winery, however, staff cannot support the winery's request to extend a 50-mm (2-inch) sanitary sewer forcemain in an agricultural area as it does not comply with the Regional Policy Plan and would require the submission of an application for a Regional Policy Plan Amendment.

Mr. Richardson of Sullivan, Mahoney advised the Committee that the applicant is proposing to connect to the municipal sewer system through a lateral connection at the end of the gravity feed of the municipal sanitary sewer line, which has been permitted in the past without the need for a Regional Policy Plan Amendment.

Mr. Cambrey reiterate staff's support for the development of the Warren Ridge Winery, however, the need for the extension of the sanitary sewer line was never brought to staff's attention and staff should have been made aware of this fact when the application was filed.

Moved by Councillor Partington
Seconded by Regional Chair Zimmerman

That Report DPD 145-2002, November 27, 2002, respecting Sanitary Sewer Line Extension, Warren Ridge Winery, Niagara Stone Road, north of Hunter Road in the Town of Niagara-on-the-Lake, be received.

That Warren Ridge Winery be permitted to proceed with the short extension to the end of the gravity feed of the municipal sanitary sewer line.

Carried.

(Refer to Staff Directions)

POLICY PLANNING

267. Rails to Trails
Review of the Dunnville Spur

Moved by Councillor Timms
Seconded by Councillor Gabriel

That Report DPD 142-2002, November 27, 2002, respecting the Rails to Trails Review of the Dunnville Spur, be received.

That The Regional Municipality of Niagara agree to cost-share with the Township of West Lincoln for the acquisition of the Dunnville Spur through the Townships of West Lincoln and Wainfleet with the amounts and conditions indicated in this report subject to Recommendation 3.

That a copy of this report be forwarded to C.P. Rail, the Townships of West Lincoln and Wainfleet and Haldimand County.

That staff be directed to report back on the appropriate account from which the funds for the proposed acquisition of the Dunnville Spur can be accessed.

That staff discuss with Haldimand County a connection to the Trans Canada Trail from the Dunnville Spur.

Carried.

(Refer to Staff Directions)

268. A Review of Severance Activity in Ontario's Agricultural Land
University of Guelph Research Study

The Committee discussed the information in the report and agreed that the information should be broken down as to the type of severances, the population figures and type of land (good agricultural, tender fruit, etc.), noting that a 12 acre parcel of land would not be large enough for some of the crops grown in Ontario (i.e. grain).

The Committee suggested that the local Committees of Adjustment should also receive this report to review Niagara's information compared to other communities.

Moved by Councillor Haeck
Seconded by Councillor Marshall

That Report DPD 147-2002, November 27, 2002, respecting a Review of Severance Activity in Ontario's Agricultural Land, University of Guelph Research Study, be received and circulated to the local municipalities for information.

That this report be forwarded to the Agricultural Sub-Committee for review and comments.

That this report be considered further with the results of the Agricultural Economic Impact Study.

Carried.

DEVELOPMENT IMPLEMENTATION SERVICES (Continued)

269. Proposed Niagara Escarpment Plan Amendment 139
Addition to Niagara Escarpment Plan Area
Campden North
Town of Lincoln

The Committee noted the support received from the Niagara Escarpment Commission on an Amendment to expand Campden as well as the similar policies in the Escarpment and Regional plans.

Moved by Councillor Nicholson
Seconded by Councillor Partington

That Report DPD 144-2002, November 27, 2002, respecting the Proposed Niagara Escarpment Plan Amendment 139, Addition to Niagara Escarpment Plan Area, Campden North in the Town of Lincoln, be received.

That the inclusion of the Niagara Escarpment Plan Amendment 139 area within the Niagara Escarpment Plan Area be supported.

That the Niagara Escarpment Commission and the Town of Lincoln be notified of Council's decision.

Carried.

270. N.E.C. Development Permit Decisions
From August 27, 2002 to October 31, 2002

Moved by Councillor Marshall
Seconded by Councillor Trombetta

That Report DPD 146-2002, November 27, 2002, respecting the N.E.C. Development Permit Decisions from August 27, 2002 to October 31, 2002, be received.

Carried.

ADMINISTRATION

271. Proposed Name Change
Welland Canals Parkway and Trails Co-ordinating Committee to
Greater Niagara Circle Route Committee

The Committee was advised that the Committee's Terms of Reference will be reviewed and amended to reflect the actions of Committee in January 2003.

Moved by Councillor Timms
Seconded by Councillor Haeck

That Report DPD 140-2002, November 27, 2002, respecting the Proposed Name Change, Welland Canals Parkway and Trails Co-ordinating Committee to Greater Niagara Circle Route Committee, be received.

That the Welland Canals Parkway and Trails Co-ordinating Committee be renamed The Greater Niagara Circle Route Committee.

Carried.

272. Brownfields 2002 Conference
A Summary of Major Highlights of Relevance to Niagara

Moved by Regional Chair Zimmerman
Seconded by Councillor Marshall

That Report DPD 141-2002, November 27, 2002, respecting the Brownfields 2002 Conference, a Summary of Major Highlights of Relevance to Niagara, be received and forwarded to the Smarter Niagara Steering Committee for information.

Carried.

273. Minutes of the Tree By-Law Advisory Committee
Meeting of Thursday, November 7, 2002

Moved by Councillor Marshall
Seconded by Councillor Partington

That the minutes of the Tree By-Law Advisory Committee meeting of Thursday, November 7, 2002, be received.

Carried.

274. Minutes of the Smarter Niagara Steering Committee
Meeting of Wednesday, November 13, 2002

Moved by Councillor Marshall
Seconded by Councillor Trombetta

That the minutes of the Smarter Niagara Steering Committee meeting of Wednesday, November 13, 2002, be received.

Carried.

275. Minutes of the Agricultural Sub-Committee
Meeting of Tuesday, November 19, 2002

Moved by Councillor Marshall
Seconded by Councillor Timms

That the minutes of the Agricultural Sub-Committee meeting of Tuesday, November 19, 2002, be received and the recommendations therein approved.

Carried.

CORRESPONDENCE

276. Moved by Councillor Marshall
Seconded by Councillor Nicholson

That the following communications be received and dealt with as directed by this Committee at this time:

PD 70-2002 Copy of a letter to Mr. Rehner, a woodlot owner on Young Road, Township of West Lincoln, providing a favourable assessment of tree cutting after completion of the harvest.

-- Received.

PD 71-2002 Letter from Mr. Peter Randall setting out reasons for not including the Campden North area (Town of Lincoln) within the Niagara Escarpment Plan Area (NEC Application PC 139-02)

-- Received and considered with DPD 144-2002

Carried.

277. Moved by Councillor Gabriel
Seconded by Councillor Haeck

That the following communication be received and dealt with as directed by this Committee at this time:

PD 72-2002 Minutes of the Transportation Strategy Steering Committee for Tuesday, November 12, 2002

-- Received.

Carried.

278. Moved by Councillor Timms
Seconded by Councillor Partington

That the following communication be received and dealt with as directed by this Committee at this time:

PD 73-2002 Ontario Municipal Board Decision supporting the Region's appeal of three consent applications (Kimberley Faye Pietrangelo, Niagara Falls).

-- Received.

Carried.

279. Moved by Councillor Hildreth
Seconded by Councillor Timms

That the following communication be received and dealt with as directed by this Committee at this time:

PD 74-2002 Illustrative Costs for Processing Selected Planning Applications.

- - Received.

Carried.

PUBLIC MEETINGS

280. Joint Public Meeting
Regional Policy Plan Amendment 173
Inn and Restaurant
Town of Niagara-on-the-Lake
Date: Monday, December 2, 2002
Time: 7:00 p.m.
Place: Municipal Offices, Virgil
Town of Niagara-on-the-Lake

Councillors: Burroughs, McMullan, Partington.
281. Joint Public Meeting
Regional Policy Plan Amendment 175
Leisureplex Phase II
Township of West Lincoln
Date: Monday, December 9, 2002
Time: 7:00 p.m.
Place: Municipal Offices,
Township of West Lincoln

Councillors: Beamer, Gabriel, Trombetta.

OTHER BUSINESS

282. Peace Bridge Expansion

The Committee was advised that Planning staff in liaison with the Public Works Department, the Conservation Authority and the Niagara Parks Commission have been asked to review the Group D option south of Grand Island related to planning, the environment and transportation perspectives.

STAFF DIRECTIONS

Staff was requested to:

- note Policy 6.B.5 for review prior to its expiry at the end of 2004 (d), for clarity as to the definition of a lateral connection and connection specifications to municipal sewer systems. (Refers to Minute Item # 266)
- be more specific in the future where the Region is cost sharing, stating 50/50 or what percentages are proposed. (Refers to Minute Item # 267)

ADJOURNMENT

The Committee adjourned at 3:52 p.m., to meet again on December 11, 2002, at 2:00 p.m. in Committee Room 4.

Ralph Beamer
Vice Chair

Janet Pilon
Legislative Assistant

Thomas R. Hollick
Regional Clerk