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THE REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE
REPORT 20-2002

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, December 11, 2002 commencing at 2:05 p.m.

ATTENDANCE

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

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

Staff (Part-Time): Messrs. Bacchus, Commissioner, Corporate Services; Nicholson, Senior Policy Co-ordination Planner.

Other: Councillor Badawey.

POLICY PLANNING

283. The Mid-Peninsula Transportation Corridor
Progress Towards an Environmental Assessment

Mr. Cambray advised the Committee that the report provides the Committee with an update on the progress to date on the Mid-Peninsula Transportation Corridor; the proposed EA Route Location EA Study Area and that the Ministry of Transportation is proceeding through the development of the Draft Terms of Reference that are to be completed in the Spring of 2003.

Councillor Badawey advised the Committee that the preferred route could be selected without compromising the Environmental Assessment process and by selecting the preferred route Regional Council would alleviate the concerns surrounding the possible routes for the Mid-Peninsula Transportation Corridor. Niagara should indicate its preferred route for the Mid-Peninsula Transportation Corridor and encourage the other municipalities to do the same.

Moved by Councillor Marshall
Seconded by Regional Chair Zimmerman

That Report DPD 148-2002, December 11, 2002, respecting the Mid-Peninsula Transportation Corridor Progress Towards an Environmental Assessment, be received as background information on the progress being made towards an Environmental Assessment of the Mid-Peninsula Transportation Corridor.

That the Ministry of Transportation be advised that Regional Niagara continues to support an expeditious process for the completion of the Environmental Assessment to determine the route for the Mid-Peninsula Transportation Corridor.

That staff continue to support and participate in the work to develop Terms of Reference for an Environmental Assessment of the Mid-Peninsula Transportation Corridor.

That Report DPD 125-2002 be deferred so that the focus remains on the environmental assessment work with the ongoing information support from staff.

That staff prepare further mapping on existing community development policies, land use, and related transportation and servicing matters in the swath identified for the Mid-Peninsula Transportation Corridor through the Provincial Environmental Assessment Terms of Reference.

That this report be circulated to the Provincial Ministry of Transportation and the local municipalities for information.

Carried.

Moved by Councillor McMullan
Seconded by Councillor Burroughs

That staff prepare a report on the preferred route making no reference to the Environmental Assessment process detailing the positives and negatives of each of the proposed routes.

Carried.

(Refer to Staff Directions)

284. The Mid-Peninsula Transportation Corridor
and the Regional Policy Plan

Moved by Councillor Marshall
Seconded by Councillor Burroughs

That Report DPD 125-2002, December 11, 2002, respecting the Mid-Peninsula Transportation Corridor and the Regional Policy Plan, be deferred.

Carried.

DEVELOPMENT IMPLEMENTATION SERVICES

285. Official Plan Amendment 45
Adult Entertainment Parlours and Body Rub Parlours
City of Niagara Falls

Mr. Farley advised the Committee that at the December 9, 2002, City of Niagara Falls council meeting an amendment was made to Amendment No. 45 of the City of Niagara Falls' Official Plan and that the Committee's approval is subject to those modifications.

Moved by Councillor McMullan
Seconded by Councillor Marshall

That Report DPD 149-2002, December 11, 2002, respecting the Official Plan Amendment 45, Adult Entertainment Parlours and Body Rub Parlours in the City of Niagara Falls, be received.

That Amendment No. 45 to the City of Niagara Falls Official Plan be approved as amended by the modifications adopted by the City of Niagara Falls council on December 9, 2002, to exempt Sam's Montrose Hotel from the 100 metre setback from the Q.E.W. and to remove a small area of land abutting Bridge Street and North of Chrysler Avenue as being suitable for an adult entertainment Parlour and Body Rub Parlour.

That notice of Council's decision be given in accordance to the requirements of The Planning Act and if no appeals are received within 20 days of giving notice, that the Amendment receive final approval.

That all parties be notified of Regional Council's decision on this application in accordance with Provincial regulations.

Carried.

286. Official Plan Amendment 107
Additional Uses
Niagara Regional Fairground
City of Welland

Moved by Councillor Hildreth
Seconded by Councillor Marshall

That Report DPD 150-2002, December 11, 2002, respecting the Official Plan Amendment 107, Additional Uses Niagara Regional Fairground in the City of Welland, be received.

That Amendment No. 107 to the City of Welland Official Plan be approved.

That all parties be notified of Regional Council's decision on this application in accordance with Provincial regulations.

That staff issue a declaration of final approval for the Amendment, if no appeals are lodged against Council's decision within twenty (20) days of giving notice of that decision.

Carried.

287. Official Plan Amendment 108
Gas Bar, Convenience Store and Car Wash
Woodlawn Road and Niagara Street
City of Welland

Moved by Councillor Hildreth
Seconded by Councillor Gabriel

That Report DPD 151-2002, December 11, 2002, respecting the Official Plan Amendment 108, Gas Bar, Convenience Store and Car Wash, Woodlawn Road and Niagara Street in the City of Welland, be received.

That Amendment No. 108 to the City of Welland Official Plan be approved.

That all parties be notified of Regional Council's decision on this application in accordance with Provincial regulations.

That staff issue a declaration of final approval for the Amendment, if no appeals are lodged against Council's decision within twenty (20) days of giving notice of that decision.

Carried.

288. Consent Summary from November 1 to November 30, 2002

Committee requested that their concern respecting the amount of severance by noted in the minutes.

Moved by Councillor Hildreth
Seconded by Councillor Marshall

That Report DPD 152-2002, December 11, 2002, respecting the Consent Summary from November 1 to November 30, 2002, be received.

Carried.

CONFLICTS OF INTEREST

Councillor Nicholson declared an indirect pecuniary interest with respect to the matter of DPD 153-2002, December 11, 2002, respecting Regional Comments on Development Proposal in the City of Niagara Falls, Zoning By-law Amendment 2828 St. Paul Avenue, north of Church's Lane (Stamford Nursery and Garden Centre) as he resides in the vicinity, and therefore took no part in the discussion of or voting on these matters.

Councillor Haeck declared an indirect pecuniary interest with respect to the matter of DPD 153-2002, December 11, 2002, respecting Regional Comments on Development Proposals in the City of St. Catharines, Official Plan and Zoning By-law Amendments, Montebello Place, south of Welland Avenue (Park Towers Apartments) as she resides in the vicinity, and therefore took no part in the discussion of or voting on these matters.

289. Regional Comments on Development Proposals

Moved by Councillor Burroughs
Seconded by Regional Chair Zimmerman

That Report DPD 153-2002, December 11, 2002, respecting Regional Comments on Development Proposals, be received.

Carried.

BUDGETS

290. Presentation:
2003 Current and Capital Budgets

Mr. Shafee Bacchus, Commissioner of Corporate Services provided the Committee with an overview of the 2003 Current and Capital Budgets.

Mr. Bacchus advised the Committee that after each of the Standing Committees other than Planning Services Committee dealt with the reductions to the 2003 Current Budget, Net Levy impact of 4.20%.

The Commissioner highlighted the risks associated with the 2003 Current Budget Estimates related to:

- Land Ambulance Service
 - arbitration award
 - potential 2002 deficit

- Health Services
 - Changes in definition of funding (grants vs. subsidy) 50% funding not guaranteed

- Community Services Dept.
 - SAEO Division – project 1% decline in caseload – economic climate
 - Child Services – outstanding wage subsidy and pay equity to service providers

- Social Housing
 - Asset evaluation
 - Allocation of funding
 - Benchmarking study
 - Mortgage rate fluctuations

- Provincial decision to increase ODSP costs to administration

Other issues to be considered:

- Letter from Ministry indicating that CRF \$1.589 million for 2003 (no bonus)
- MPAC increase in costs - \$58,365

Mr. Cambray advised the Committee that PD 65-2002 (Revised) depicts three budget options, Budget Option 'A' is the original presentation made to the Budget Review Committee and the Planning Services Committee; Budget Option 'B' illustrates the Planning & Development budget with the recommendations made by the Budget Review Committee, which includes the Planner expeditor and removes the costs associated with the hiring of two planners; Budget Option 'C' illustrates the reduction of \$5,000 in the Administrative Expenses for training and includes the hiring of the Planner expeditor in January 2003 with the phased in hiring of the two planners during 2003. The Planning budget is not very large in relation to the Regional Budget but the challenges ahead are significant to maintain our quality community.

Moved by Councillor Burroughs
Seconded by Councillor Nicholson

That the Committee approves Budget Option "C" included in PD 65-2002 (Revised) December 11, 2002, respecting the 2003 Budget with Proposed Reductions (Hand Written).

Carried.

ADMINISTRATION

291. Minutes of the Welland Canals Parkway and Trails Committee Meeting of Wednesday, November 27, 2002

Moved by Councillor Timms
Seconded by Councillor Marshall

That the minutes of the Welland Canals Parkway and Trails Committee meeting of Wednesday, November 27, 2002, be received and the recommendation respecting the Pedestrian Bridge Crossing over the former Third Canal at the South End of Thorold Island (Minute Item # 4), be approved.

Carried.

292. Minutes of the Ecological and Environmental Advisory Committee Meeting of Thursday, November 28, 2002

Moved by Councillor Marshall
Seconded by Councillor Gabriel

That the minutes of the Ecological and Environmental Advisory Committee meeting of Thursday, November 28, 2002, be received and recommendations therein approved.

Carried.

293. Minutes of the Agricultural Economic Impact Study Meeting of Tuesday, December 3, 2002

Moved by Councillor Gabriel
Seconded by Councillor Burroughs

That the minutes of the Agricultural Economic Impact Study meeting of Tuesday, December 3, 2002, be received.

Carried.

CORRESPONDENCE

294. Moved by Councillor McMullan
Seconded by Councillor Timms

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

PD 75-2002 December, 2002 Issue of "Planning Niagara" Regional Planning and Development Newsletter.

- - Received and approved for circulation.

PD 76-2002 Changes to the Inventory of Developable Urban Industrial Land (DPD 117-2002) and the Industrial Land Survey Atlas following consideration of the suggestions provided by the local municipalities.

-- Received.

PD 77-2002 Staff letter to the Town of Pelham with comments on a Proposed Site Plan Agreement Application for the Lookout Point Country Club Golf Practice Facility, Town of Pelham.

-- Received.

PD 78-2002 Letter to the City of Niagara Falls supporting their application to the Green Municipal Enabling Fund to undertake a Community Improvement Plan for a brownfields site.

-- Received and supported.

Carried.

ACCOUNTS

295. Moved by Councillor Burroughs
Seconded by Councillor Timms

That the accounts list for the period ending November 30, 2002, in the amount of \$3,445.12, be approved for payment.

Carried.

ADMINISTRATION (Continued)

296. Greater Niagara Circle Route Trails Fundraising Campaign
Progress Report – DPD 154-2002

Councillor Timms provided the Committee with the details of the fundraising campaign.

Mr. Gallaway and Mr. Lehnen of Gallaway & Lehnen Inc., provided the Committee with details of the campaign, its results and expenses. They provided the Committee with a modified approach that would in their opinion attain the campaign goal.

The Committee was also provided with a contract amendment that would consent to Gallaway & Lehnen Inc.'s contract extension to the end of December with their reduced involvement and an hourly rate for any future involvement.

CLOSED SESSION

297. Moved by Regional Chair Zimmerman
Seconded by Councillor Hildreth

That this Committee do now meet in Closed Session for the purpose of receiving information of a confidential nature relating to legal matters.

Carried.

298. Greater Niagara Circle Route Trails Fundraising Campaign

Moved by Regional Chair Zimmerman
Seconded by Councillor McMullan

That staff prepare a further report detailing the costs associated with the fundraising campaign and contract details.

Carried.

Moved by Councillor Haeck
Seconded by Councillor McMullan

That the Regional Chair be authorized to sign the amendment to the agreement with Gallaway & Lehnen Inc., dated November 19, 2002, to add the following paragraph:

“All documents, drawing, products, lists, designs, data, technical materials, software and computer programs (hereinafter called the “documents”) pertaining to the consulting services as prepared by or for the Consultant shall be and remain the property of the Region. At the request of the Region, and at the conclusion of the consulting services, the Consultant shall submit all such documents to the Region at no cost.”

Carried.

299. Moved by Councillor Marshall
Seconded by Councillor Timms

That this Committee do now rise with report.

Carried.

STAFF DIRECTIONS

Staff was requested to:

- advise the Ministry of Transportation that the route option south of City of Welland should be identified with a different letter to distinguish it from other options on the Proposed EA Route Location EA Study Area map. (Refers to Minute Item # 283)
- circulate DPD 149-2002 to other local municipalities for their information. (Refers to Minute Item # 285)

ADJOURNMENT

The Committee adjourned at 5:10 p.m., to meet again on January 15, 2003, at 2:00 p.m. in Committee Room 4.

Ralph Beamer
Vice Chair

Janet Pilon
Legislative Assistant

Thomas R. Hollick
Regional Clerk