

**REGIONAL MUNICIPALITY**  
**PLANNING SERVICES COMMITTEE**

**REPORT 12-2005**

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Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, August 3, 2005 commencing at 2:06 p.m.

**ATTENDANCE**

Committee: Councillors Smeaton, Chair; Baty, Bodner, Eke, Gabriel, Hildreth, Hodgson, Katzman, Marshall, Timms, Trombetta.

Staff: Messrs. Trojan, Chief Administrative Officer; Cambray, Commissioner, Planning & Development; Colosimo, Senior Planner; Ms. Pilon, Legislative Assistant.

Staff (Part Time): Messrs. Semple, Senior Planner, Policy Plan Amendments; Bowles, Executive Assistant to the Regional Chair; Steele, Project Manager/Coordinator.

**PRESENTATION**

176. Raw Water Study

Mr. Saeed Soltani, Stantec Consulting Limited, provided the Committee with a presentation on the Raw Water Study that was conducted to provide a single or a range of options for providing raw water to the agricultural community in a manner that is technically feasible, financially responsible, environmentally sustainable and based on a workable and cost effective management.

The Committee was advised that Niagara's demands for water during peak periods are 480,000 metres per day and thirteen million metres annually on average.

The study's general conclusions noted significant room for growth of high value crops in the Region and that the access to irrigation water may be preventing the expansion of these crops; that the ideal irrigation infrastructure would initially cost one hundred (100) million dollars, which through the use of open channel distribution (i.e. using the existing municipal drainage ditches) could be reduced to approximately forty (40) million dollars and that any regional irrigation project would likely require substantial financial support from governments.

Mr. Soltani provided the Committee with the study's recommended infrastructures for the South District and West District – Zones A & B in the tender fruit and grape areas, which are dependant on the funds available.

The study recommends that the management of the irrigation system be managed by the municipal authorities, similar to the existing management structure in the Town of Niagara-on-the-Lake.

Mr. Soltani advised the Committee that funding for the complete regional irrigation infrastructure does not exist at the present time and will need to be planned at senior government levels and that the National Water Supply Extension Program (NWSEP), which is expected to be launched in Ontario shortly may be a source of financing for some of the subsequent studies required for this project, for the on-farm irrigation infrastructure recommended for the areas above the Escarpment and for the expansions to the existing component of the Niagara-on-the-Lake Irrigation System.

Mr. Soltani provided the Committee with the recommended next steps in the process, which would entail the initiation of discussions on financing to determine the level of support from governments and the farmers' ability to pay; a field study is required to fill in the data gaps encountered during the feasibility study, to verify the demands; a groundwater study is needed to determine the potential supply capacities of aquifers under the irrigation areas of South District and West District – Zone B (areas above the Escarpment) and the completion of the Class Environmental Assessment Phase 2.

The Committee noted that the study was initiated from the Greenbelt consultations to answer the question "If there were funds available, what would the system look like?" and that the study will serve as an important resource as Niagara moves forward.

Moved by Councillor Hodgson  
Seconded by Councillor Hildreth

That the presentation on the Raw Water Study be received and referred to staff for a report.

Carried.

### **DEVELOPMENT IMPLEMENTATION SERVICES**

177. Official Plan Amendment No. 61  
59-Storey Hotel and Observation Tower  
Falls Avenue, northeast of Clifton Hill  
City of Niagara Falls

Mr. Michael Kirkland, The Kirkland Partnership Inc, Architects, provided the Committee with a presentation that depicted the building in its proposed location from different venues throughout the City of Niagara Falls and from across the border.

Moved by Councillor Katzman  
Seconded by Councillor Trombetta

That Report DPD 102-2005, August 3, 2005, respecting the Official Plan Amendment No. 61, 59-Storey Hotel and Observation Tower, Falls Avenue, northeast of Clifton Hill in the City of Niagara Falls, be received.

That Amendment No. 61 to the City of Niagara Falls 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 that Council's decision is final if no appeals are lodged within twenty (20) days of giving notice of the decision.

Carried.

Councillor Hildreth requested that she be recorded as opposed to the aforementioned motion.

178. Official Plan Amendment 27  
Queenston Area Secondary Plan  
City of St. Catharines

Moved by Councillor Hildreth  
Seconded by Councillor Marshall

That Report DPD 103-2005, August 3, 2005, respecting the Official Plan Amendment 27, Queenston Area Secondary Plan in the City of St. Catharines, be received.

That Amendment 27 to the St. Catharines Official Plan, a secondary plan for the Queenston Area, 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 20 days after notice of Council's decision, provided no appeals to the Ontario Municipal Board (OMB) have been logged against the decision.

Carried.

179. Official Plan Amendment No. 54  
Redesignate to Special Village Residential Area  
The Orchards Plan of Subdivision  
Church Street north of Foss  
Town of Pelham

Moved by Councillor Bodner  
Seconded by Councillor Baty

That Report DPD 104-2005, August 3, 2005, respecting the Official Plan Amendment No. 54, Redesignate to Special Village Residential Area, The Orchards Plan of Subdivision, Church Street north of Foss in the Town of Pelham, be received.

That Regional Council approve Amendment No. 54 to the Town of Pelham Official Plan.

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

That staff issue a notice of final decision for the Amendment twenty (20) days after notice of Council's decision, provided that no appeals have been logged against the decision.

Carried.

180. Consent Summary  
From June 25, 2005 to July 14, 2005

Moved by Councillor Eke  
Seconded by Councillor Trombetta

That Report DPD 105-2005, August 3, 2005, respecting the Consent Summary from June 25, 2005 to July 14, 2005, be received.

Carried.

181. Regional Comments on Development Proposals  
From June 25, 2005 to July 15, 2005

Moved by Councillor Eke  
Seconded by Councillor Trombetta

That Report DPD 106-2005, August 3, 2005, respecting the Regional Comments on Development Proposals from June 25, 2005 to July 15, 2005, be received for information.

Carried.

182. N.E.C. Development Permit Decisions from  
January 27, 2005 to July 15, 2005

Moved by Councillor Eke  
Seconded by Councillor Trombetta

That Report DPD 107-2005, August 3, 2005, respecting the N.E.C. Development Permit Decisions from January 27, 2005 to July 15, 2005, be received.

Carried.

### **POLICY PLANNING**

183. Land Use Planning and Wind Energy  
Development in Niagara - A Discussion Paper

Moved by Councillor Trombetta  
Seconded by Councillor Eke

That Report DPD 108-2005, August 3, 2005, respecting the Land Use Planning and Wind Energy Development in Niagara - A Discussion Paper, be received and circulated to the local municipalities for comment.

Carried.

### **ADMINISTRATION**

184. City of Niagara Falls –  
Downtown Community Improvement Plan

Mr. Cambray briefly reviewed this excellent CIP, the collaboration with the City and the alignment between local and Regional smart growth incentives.

Moved by Councillor Hildreth  
Seconded by Councillor Eke

That Report DPD 109-2005 (CSD 110-2005), August 3, 2005, respecting the City of Niagara Falls – Downtown Community Improvement Plan, be received.

That Council acknowledge completion and approval by the Province of the Downtown Community Improvement Plan for the City of Niagara Falls.

Carried.

*(Please note that Report DPD 109-2005 (CSD 110-2005) can be found behind the JNT RPTS Blue Book Tab)*

185. Town of Niagara-on-the-Lake -  
Heritage Restoration and Improvement Incentive Program

Moved by Councillor Marshall  
Seconded by Councillor Katzman

That Report DPD 110-2005 (CSD 111-2005), August 3, 2005, respecting the Town of Niagara-on-the-Lake – Heritage Restoration and Improvement Incentive Program, be received for information.

Carried.

*(Please note that Report DPD 110-2005 (CSD 111-2005) can be found behind the JNT RPTS Blue Book Tab)*

186. Minutes of the Agricultural Sub-Committee  
Tuesday, July 5, 2005

Moved by Councillor Eke  
Seconded by Councillor Hildreth

That the minutes of the Agricultural Sub-Committee meeting held Tuesday, July 5, 2005, be received.

Carried.

187. Building More Liveable Communities  
Design Review – Lessons from Others

Moved by Councillor Baty  
Seconded by Councillor Gabriel

That Report DPD 111-2005, August 3, 2005, respecting Building More Liveable Communities, Design Review – Lessons from Others, be received and circulated to the local municipalities and Smarter Niagara Steering Committee for information.

Carried.

188. Minutes of the Smarter Niagara Steering Committee  
Wednesday, July 13, 2005

Moved by Councillor Bodner  
Seconded by Councillor Gabriel

That the minutes of the Smarter Niagara Steering Committee meeting held Wednesday, July 13, 2005, be received and the recommendations therein be approved.

Carried.

**CORRESPONDENCE**

189. Moved by Councillor Hildreth  
Seconded by Councillor Trombetta

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

PD 58-2005            Article on Start of Housing Development implementing the Reclaiming Ground Study, (related excerpts attached) a joint City of St. Catharines and Regional Niagara project as part of the Smart Growth initiative

-- Received.

PD 59-2005            Articles on noise and wind machines in vineyards

-- Received and referred to the Agricultural Subcommittee

Carried.

**ADJOURNMENT**

The Committee adjourned at 3:35 p.m. to meet again at 2:00 p.m. on August 24, 2005, in Committee Room 4, at Regional Headquarters.

Bill Smeaton  
Chair

Janet Pilon  
Legislative Assistant

Pam Gilroy  
Regional Clerk/ Associate Director  
of Corporate Strategy