

REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE

REPORT 13-2005

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, August 24, 2005 commencing at 2:02 p.m.

ATTENDANCE

Committee: Councillors Eke, Vice Chair; Baty, Burroughs, Gabriel, Hildreth, Hodgson, Marshall, Timms, Trombetta.

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

Staff (Part Time): Messrs. Gummo, Senior Policy Coordinator Planner; Campbell, Planner.

DEVELOPMENT IMPLEMENTATION SERVICES

190. Official Plan Amendment No. 52
Residences and Accessory Home Industries in Industrial Area
Allanport Road (R.R. 82), south of Hurricane Road
City of Thorold
-

Mr. Hynde, Hynde Paul & Assoc. advised the Committee that his clients are in agreement with the contents of the report.

The Committee was advised that a caution will be registered on the title of the properties, to ensure that the property owners are aware of the adjacent business.

Moved by Councillor Gabriel
Seconded by Councillor Hodgson

That Report DPD 112-2005, August 24, 2005, respecting the Official Plan Amendment No. 52, Residences and Accessory Home Industries in Industrial Area, Allanport Road (R.R. 82), south of Hurricane Road in the City of Thorold, be received.

That Amendment No. 52 to the City of Thorold Official Plan be approved subject to a minor modification as indicated in this report.

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 has been given provided that no appeals have been lodged against the decision.

Carried.

191. Official Plan Amendment No. 78
Private Open Space to Urban Residential
Mellanby Avenue and Killaly Street West
City of Port Colborne

Mr. Farley briefly reviewed the report noting this was an opportunity for a mixed residential development.

The Committee discussed the type of density, being proposed for the area, it was therefore;

Moved by Councillor Timms
Seconded by Councillor Marshall

That the Planning Services Committee recommends that the maximum green space be allowed and the maximum density be a priority.

Defeated.

Moved by Councillor Baty
Seconded by Councillor Trombetta

That Report DPD 113-2005, August 24, 2005, respecting the Official Plan Amendment No. 78, Private Open Space to Urban Residential, Mellanby Avenue, and Killaly Street West in the City of Port Colborne, be received.

That Amendment No. 78 to the City of Port Colborne 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 twenty (20) days after notice of Council's decision has been given, provided that no appeals have been lodged against the decisions.

Carried.

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

192. Consent Summary
From July 15, 2005 to July 31, 2005

Moved by Councillor Marshall
Seconded by Councillor Hildreth

That Report DPD 114-2005, August 24, 2005, respecting the Consent Summary From July 15, 2005 to July 31, 2005, be received.

Carried.

193. Regional Comments on Development Proposals
From July 16, 2005 to August 3, 2005

Moved by Councillor Baty
Seconded by Councillor Hildreth

That Report DPD 115-2005, August 24, 2005, respecting the Regional Comments on Development Proposals from July 16, 2005 to August 3, 2005, be received for information.

Carried.

POLICY PLANNING

194. Results of the Planning and Scoping Sessions -
A Proposal for a Niagara 'Historic Places' Summit

The Committee noted their concerns as to whether or not the Region should play a role in heritage, which is ordinarily dealt with at the local level.

The Committee was advised that the Downtown and Heritage Working Group initiated their discussions in conjunction with Council's Business Plan, 2004-2006, which includes strengthening built heritage in Niagara in support of sustainable economic development. The Working Group concluded through their discussions that action planning for this initiative would require a survey of broad issues facing built heritage, developing a focus for possible effort by the Region, and collaboration with a large number of stakeholders and organizations involved in the many aspects of built heritage.

The Committee reiterated their concerns respecting the Region's role in heritage, noting that the Ministry of Tourism should be requested to fund this initiative and that heritage should be considered as a possible venue for the next Smarter Niagara Summit.

Moved by Councillor Timms
Seconded by Councillor Gabriel

That Report DPD 116-2005, August 24, 2005, respecting the Results of the Planning and Scoping Sessions – A Proposal for a Niagara ‘Historic Places’ Summit, be received.

That this proposal for a Niagara ‘Historic Places’ Summit be endorsed.

That staff be directed to assist the Smarter Niagara Steering Committee in organizing the Summit.

That the Region’s cash contribution to Summit expenses be capped at \$3,000.

That the outcomes of the Summit and any suggestions for further action be reported to Council for further consideration.

Defeated.

(Refer to Staff Directions)

195. Fish Habitat, Municipal Drains and
Land Use Planning: A Review

The Committee discussed the state of most drains, which are usually dry until they are needed, while other drains contain water on an ongoing basis.

Councillor Hodgson requested that documents such as this report, should state “that the Region of Niagara acknowledges the importance of the long term viability of agriculture and environmental stewardship” to illustrate the importance of farming and urge all levels of government to recognize this fact.

The Committee was advised that there are drains defined as fish habitats and some that are not, therefore, there are just a portion of the drains within Niagara that are defined as fish habitats.

The Committee noted that the map being produced by the Niagara Peninsula Conservation Authority has to be accurate and that is the agricultural community’s concern.

Moved by Councillor Baty
Seconded by Councillor Gabriel

That Report DPD 117-2005, August 24, 2005, respecting Fish Habitat, Municipal Drains and Land Use Planning: A Review, be received and circulated for review and comment to the local municipalities, the Niagara Peninsula Conservation Authority, the Agricultural Sub-Committee, the Ecological and Environmental Advisory Committee, the Niagara North and South Federations of Agriculture, the Federal Department of Fisheries and Oceans and the Provincial Ministry of Natural Resources.

That Planning staff arrange a meeting with interested parties to discuss this report.

That a further report subsequently be presented to Committee and Council.

Carried.

ADMINISTRATION

196. 2006 Budget Review Criteria

Moved by Councillor Baty
Seconded by Councillor Trombetta

That Report DPD 118-2005, August 24, 2005, respecting the 2006 Budget Review Criteria, be received.

That the criteria for evaluating program changes to the 2006 Planning and Development Department's Current Budget, be approved.

Carried.

197. Planning and Development Department Criteria
for Consideration of the 2006 Capital Budget

Moved by Councillor Burroughs
Seconded by Councillor Marshall

That Report DPD 119-2005, August 24, 2005, respecting the Planning and Development Criteria for Consideration of the 2006 Capital Budget, be received.

That the criteria identified in this report be approved as the Planning and Development Department's criteria for evaluating projects for the 2006 Capital Budget.

Carried.

CORRESPONDENCE

198. Moved by Councillor Gabriel
Seconded by Councillor Trombetta

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

PD 60-2005 Article from the St. Catharines Standard (July 23, 2005) describing the surge in bicycling in Niagara, particularly bicycle tourism, bringing significant economic, social and healthy benefits. The work of the Regional Niagara Bicycling Committee and Greater Niagara Circle Route Committee is highlighted.

-- Received.

PD 61-2005 Article from the Globe and Mail (July 30, 2005) on wind turbines and urban development.

-- Received.

PD 63-2005 Letter from the Book Depot (Gallaher Mill) in Thorold regarding payment of tipping fees.

-- Received.

Carried.

199. Moved by Councillor Hildreth
Seconded by Councillor Burroughs

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

PD 62-2005 Brochure on Development, Interference with Wetlands and Alteration to Shorelines and Watercourses on new regulations from Conservation Authorities.

-- Received and referred to staff for a report.

Carried.

200. Moved by Councillor Timms
Seconded by Councillor Burroughs

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

PD 64-2005 Letter from Tourism and Attractions Manager, City of St. Catharines, regarding the need for Improved Greater Niagara Circle Route Signage.

-- Received and referred to staff for report.

Carried.

(Refer to Staff Directions)

PUBLIC MEETINGS

201. Proposed Amendment to the Regional Niagara Policy Plan
Regional Road Allowance Policies
Date: Wednesday, September 7, 2005
Time: 7:30 p.m.
Place: Regional Council Chambers
2201 St. David's Road, Thorold

Councillors: Gabriel, _____, _____.

202. Regional Policy Plan Amendment 187
Proposed Environmental Policies
Township of West Lincoln
Date: Thursday, September 8, 2005
Time: 7:30 p.m.
Place: Township of West Lincoln Chambers

Councillors: Trombetta, Hildreth, _____.

203. Proposed Amendment to the Regional Niagara Policy Plan
Regional Road Allowance Policies
Date: Wednesday, September 14, 2005
Time: 7:30 p.m.
Place: Council Chambers, City of Port Colborne

66 Charlotte Street, Port Colborne

Councillors: Baty, _____, _____.

204. Regional Policy Plan Amendment 187
Proposed Environmental Policies
City of Welland
Date: Thursday, September 15, 2005
Time: 7:30 p.m.
Place: Multi-Purpose Room, Welland City Hall

Councillors: Eke, Marshall, Baty.

205. Proposed Amendment to the Regional Niagara Policy Plan
Regional Road Allowance Policies
Date: Wednesday, September 21, 2005
Time: 7:30 p.m.
Place: Council Chambers, Town of Lincoln
4800 South Service Road, Beamsville

Councillors: Hildreth, Eke, _____.

206. Regional Policy Plan Amendment 187
Proposed Environmental Policies
City of Niagara Falls
Date: Thursday, September 29, 2005
Time: 7:30 p.m.
Place: Niagara Falls Council Chambers

Councillors: Timms, _____, _____.

OTHER BUSINESS

207. Welcome Centre on Highway 405

Mr. Farley will find out whether there are plans to construct a Welcome Center on Highway 405.

208. Sheldrick/Modern Waste Transfer Station, Smithville

Mr. Farley will follow up with the Public Works Department and advise Councillor Trombetta of the status of the Staff Direction from March 30, 2005 Planning Services Committee meeting.

209. New York State Canal Conference

September 11, 12 & 13, 2005

Councillor Timms advised the Committee that he will be attending the New York State Canal Conference being held in Rochester, New York, September 11, 12 and 13, 2005 and that he will be bringing back pertinent information.

STAFF DIRECTIONS

Staff was directed to:

- provide Regional Council at their meeting of September 1, 2005, with the list of members of the Downtown and Heritage Working Group and a list of stakeholders. (Refers to Minute Item 194)
- include in the report a Request for a discounted rate from the Ministry of Tourism's, TODS program, for the Niagara Region when the signage is for municipally funded routes and attractions. (Refers to Minute Item 200)

ADJOURNMENT

The Committee adjourned at 3:40 p.m. to meet again at 2:00 p.m. on September 14, 2005, in Committee Room 4, at Regional Headquarters.

Dave Eke
Vice Chair

Janet Pilon
Legislative Assistant

Pam Gilroy
Regional Clerk/ Associate Director
of Corporate Strategy