

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

**REPORT 15-2005**

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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, October 5, 2005 commencing at 1:38 p.m.

**ATTENDANCE**

Committee: Councillors Smeaton, Chair; Partington, Regional Chair; Baty, Bodner, Hildreth, Hodgson, Timms, Trombetta, Zimmerman.

Staff: Messrs. Cambray, Commissioner, Planning & Development Department; Farley, Director, Planning Services; Ms. Pilon, Legislative Assistant.

There being a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to five members, pursuant to Part II, Section 11.7 of the Procedural By-law 7174-93.

**Conflict of Interest**

Councillor Bodner declared an indirect pecuniary interest with respect to the matter of DPD 127-2005, October 5, 2005, respecting the Official Plan Amendment No. 76, Water and Communication Facilities, Sherkston Resorts in the City of Port Colborne as he leases a business at Sherkston Resorts and he therefore took no part in the discussion of or voting on these matters.

There being a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to seven members, pursuant to Part II, Section 11.7 of the Procedural By-law 7174-93.

**DEVELOPMENT IMPLEMENTATION SERVICES**

239. Official Plan Amendment No. 76  
Water Facilities and Communications Tower  
Sherkston Resorts Inc.  
City of Port Colborne

Moved by Councillor Timms  
Seconded by Councillor Trombetta

That Report DPD 127-2005, October 5, 2005, respecting the Official Plan Amendment No. 76, Water Facilities and Communications Tower, Sherkston Resorts Inc., in the City of Port Colborne, be received.

That Amendment No. 76 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.

**POLICY PLANNING**

240. Implications of the New Provincial Policy Statement on  
an Application to Expand the Grimsby Urban Area: An Example

Mr. Cambray made note of the two key changes to the Provincial Policy that are of special interest. First, the decisions of all planning authorities must now "be consistent with" rather than "have regard for" the provisions in Provincial Policy Statement. Second, urban area boundary expansions are only to take place at the time of a comprehensive review.

The Committee was also advised that the Planning Department is intending on inviting representatives from each of the area municipalities Planning Departments to the meeting with the Province.

Moved by Councillor Timms  
Seconded by Councillor Hildreth

That Report DPD 130-2005, October 5, 2005, respecting the Implications of the New Provincial Policy Statement on an Application to Expand the Grimsby Urban Area: An Example, be received.

That Planning staff meet with staff from the Town of Grimsby and the Province to clarify the implications of the new Provincial Policy Statement for urban area boundary expansions.

That staff report back to Council on the findings of these discussions.

That this report be circulated to the Town and the applicant.

Carried.

(Refer to Staff Directions)

241. Signage and Development of the Greater Niagara Circle Route

Moved by Councillor Baty  
Seconded by Councillor Timms

That Report DPD 131-2005, October 5, 2005, respecting the Signage and Development of the Greater Niagara Circle Route, be received for information, **as amended**.

That the Minister of Tourism be requested to provide a discount for rates charged by the Tourism Operation Destination Signs Group (TODS) for the installation of Greater Niagara Circle Route related signage along Provincial highways.

***That the matter of a separate budget for the Regional portion of the budget for the improved signage for the Greater Niagara Circle Route, be referred to the Budget Review Committee.***

***That Minister Jim Bradley, Ministry of Tourism be contacted with respect to the required signage for the Greater Niagara Circle Route.***

Carried.

(Refer to Staff Directions)

**DEVELOPMENT IMPLEMENTATION SERVICES (Continued)**

242. Consent Summary  
From August 29, 2005 to September 18, 2005

Moved by Councillor Hildreth  
Seconded by Councillor Trombetta

That Report DPD 128-2005, October 5, 2005, respecting the Consent Summary from August 29, 2005 to September 18, 2005, be received.

Carried.

243. Regional Comments on Development Proposals  
August 29 2005 – September 18, 2005

Moved by Councillor Hildreth  
Seconded by Councillor Trombetta

That Report DPD 129-2005, October 5, 2005, respecting the Regional Comments on Development Proposals, August 29, 2005 – September 18, 2005, be received for information.

Carried.

**ADMINISTRATION**

244. Progress on the Year 2005 Work Program  
Agenda for Action

The Committee reviewed the report and noted the variety and importance of the work undertaken.

The Committee discussed the Niagara to GTA Corridor and the lack of opportunity for economic and development growth in Niagara Region, which should be emphasized to the province. The extension of Highway 406 to Port Robinson Road does not replace the need for the Niagara to GTA Corridor and the further extension of the 406.

Moved by Councillor Timms  
Seconded by Councillor Zimmerman

That Report DPD 132-2005, October 5, 2005, respecting the Progress on the Year 2005 Work Program, Agenda for Action, be received and circulated to local municipalities for information, **as amended**.

***That the Planning & Development Department coordinate a "High Priority" report with the Niagara Economic Development Corporation that states the need for the Niagara to GTA Corridor in view of such issues as the "Greenbelt Plan" and the "Places to Grow" legislation.***

Carried.

245. Minutes of the Tree By-law Advisory Committee  
Thursday, September 1, 2005

Moved by Councillor Bodner  
Seconded by Councillor Baty

That the minutes of the Tree By-law Advisory Committee meeting held Thursday, September 1, 2005, be received.

Carried.

### **CORRESPONDENCE**

246. 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 72-2005      Notice of Appointment for OMB Hearing, Regional Policy Plan Amendment 169, Grimsby Urban Expansion

-- Planning and Legal staff, be authorized to appear to defend Council's decision to support application.

PD 73-2005      News Release from Federal Department of Agri-Food Canada regarding possible funding for irrigation studies.

-- Staff be authorized to apply for funding under the Canada Ontario Water Supply Expansion Program to complete the Region's Irrigation Study.

PD 74-2005 Autumn, 2005 Issue of "Planning Niagara"  
Regional Planning and Development Newsletter

-- Received and approved for circulation.

Carried.

### **OTHER BUSINESS**

247. Review of the Planning Process  
Engaging the Public at the Beginning of the Process

Councillor Zimmerman advised the Committee that she will be meeting with Councillor Smeaton to discuss the review of the planning process and how the Niagara Region could handle the development applications by engaging the public at the beginning of the process rather than at the end and that a report will be prepared with the assistance of Mr. Robson and distributed at the next Council Business Planning Session for subsequent discussion at the Planning Services Committee.

248. National Heritage Corridor – Blue Ghost Tunnel

The Planning Services Committee previously approved pursuing a National Heritage Corridor and as part of that corridor, the Blue Ghost Tunnel, has become a tourist destination, with tourists flocking to Seaway Lands to see this phenomenon.

The Committee can find further information on the Blue Ghost Tunnel at the following website: <http://www.nagscanada.com/>

### **STAFF DIRECTIONS**

Staff was requested to:

- provide the Committee with an update following the meeting with the Town of Grimsby and the Province. (Refers to Minute Item 240)
- provide the Committee with the costs associated with the signage that is being proposed. (Refers to Minute Item 241)

**ADJOURNMENT**

The Committee adjourned at 2:50 p.m. for a tour of Walker Brothers Quarry/Landfill in the City of Niagara Falls, to meet again at 2:00 p.m. on October 26, 2005, in Committee Room 4, at Regional Headquarters.

Bill Smeaton  
Chair

Janet Pilon  
Legislative Assistant

Pam Gilroy  
Regional Clerk