

REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE

REPORT 17-2005

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, November 16, 2005 commencing at 2:10 p.m.

ATTENDANCE

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

Staff: Messrs. Trojan, Chief Administrative Officer; Cambray, Commissioner, Planning & Development Department; Farley, Director, Planning Services; Ms. Gilroy, Regional Clerk.

Staff (Other): Messrs. Gummo, Senior Policy Coordination Planner; Semple, Senior Planner; Kyne, Director, Legal Services.

POLICY PLANNING

270. Town of Grimsby Official Plan Modification
Deanfield Farms Ltd. Property
Town of Grimsby

Mr. Cambray, Commissioner, Planning and Development Department, provided an overview of Report DPD 143-2005, highlighting salient points. He noted that staff are satisfied that the important concerns of the residents in the area are able to be addressed.

Mr. Ken Dakin, representing Deanfield Farms Ltd., accompanied by Bruce Law and Jack Robertson, expressed his agreement with the recommendations in the report and requested Committee's approval. He noted that all matters will come together at the site plan stage and the local Official Plan Amendment incorporates the appropriate controls to protect the neighbours. The developer is committed to making this project a gateway project as identified in the Official Plan Amendment.

Moved by Councillor Hildreth
Seconded by Councillor Eke

That Report DPD 143-2005, November 16, 2005, respecting the Town of Grimsby Official Plan Modification, Deanfield Farms Ltd. Property in the Town of Grimsby, be received.

That Deferral #2 to the Grimsby Official Plan affecting the lands located at the southwest corner of the South Service Road of the QEW and Kelson Avenue be removed.

That the Grimsby Official Plan be modified by approving an "Industrial Area" designation and by approving site specific policies for the subject lands. A copy of the amendment to the Grimsby Official Plan as modified is attached as Appendix I to this report.

That notice of the approval of the modification to the Grimsby Official Plan be circulated in accordance with Planning Act requirements.

That a copy of this report be circulated to the Town of Grimsby and to the applicant.

Carried.

271. The Niagara to GTA Corridor
Environmental Assessment Terms of Reference
October 2005

Mr. Cambray, Commissioner, Planning and Development Department, explained that Report DPD 144-2005/PWA 199-2005 provides comments on the Terms of Reference for an Environmental Assessment of the Niagara-GTA Corridor.

Following discussion, it was:

Moved by Councillor Baty
Seconded by Councillor Eke

That Report DPD 144-2005 (PWA 199-2005), November 16, 2005, respecting The Niagara to GTA Corridor, Environmental Assessment Terms of Reference, October 2005, be received.

That Regional Niagara support the Terms of Reference for the Environmental Assessment of the Niagara to GTA Corridor that were submitted to the Minister of the Environment on October 28, 2005.

That this report be submitted to the Environmental Assessment and Approvals Branch of the Ministry of the Environment.

That this report be circulated to the local municipalities in Niagara for information.

Carried.

(Please note that Report DPD 144-2005 (PWA 199-2005) can be found behind the JNT RPTS Blue Book Tab)

DEVELOPMENT IMPLEMENTATION SERVICES

272. Consent Summary
From October 10, 2005 to October 31, 2005

Moved by Councillor Hildreth
Seconded by Councillor Marshall

That Report DPD 146005, November 16, 2005, respecting the Consent Summary from October 10, 2005 to October 31, 2005, be received.

Carried.

273. Regional Comments on Development Proposals
October 10, 2005 to October 31, 2005

Moved by Councillor Eke
Seconded by Councillor Hildreth

That Report DPD 147-2005, November 16, 2005, respecting Regional Comments on Development Proposals, October 10, 2005 to October 31, 2005, be received for information.

Carried.

ADMINISTRATION

274. Phase 2 – Raw Water for Agricultural Irrigation Study
Request for Agreement on Funding

Moved by Councillor Hildreth
Seconded by Councillor Marshall

That Report DPD 148-2005, November 16, 2005, respecting Phase 2 – Raw Water for Agricultural Irrigation Study, Request for Agreement on Funding, be received.

That the Region make application for funding through the Canada–Ontario Water Supply Expansion Program (COWSEP) for \$300,000 to cover approximately 80% of the estimated budget for a Phase 2, Raw Water for Agricultural Irrigation Study.

That the Region agree to provide \$50,000 to cover the estimated remaining costs of the Phase 2 Study with a further report on funding sources should the Region's application to receive funding under the COWSEP program be successful.

That written expressions of support for this study be solicited from the Niagara North and Niagara South Federation of Agriculture, the Grape Growers of Ontario, the Niagara Peninsula Fruit and Vegetable Growers' Association, the Ontario Tender Fruit Producers' Marketing Board, Flowers Canada and Kraft Canada.

Carried.

275. Smarter Niagara Incentives – Regional/Local Alignment

Mr. Cambray, Commissioner, Planning and Development Department, provided an overview of Report DPD 149-2005/CSD 159-2005, highlighting the continued collaboration between the Region and the Area municipalities in the Smart Growth initiatives. He advised that inclusion of funding for these programs in the 2006 Current Budget was previously directed.

Following discussion, it was:

Moved by Councillor Eke
Seconded by Councillor Katzman

That Report DPD 149-2005 (CSD 159-2005), November 16, 2005, respecting the Smarter Niagara Incentives – Regional/Local Alignment, be received, **as amended**, and

That where a local CIP has a provision for a TIF grant program, the Region will refer to the principle of matching proportional share in determining the level of grant provided to the local municipality;

That where a local CIP has a provision for a tax freeze/cancellation program, the Region will refer to the principle of matching proportional share in determining the level of participation with the local municipality;

That the Region's Residential Loan Program be re-titled as a Residential Grant/Loan Program, and the grant option be capped at \$4,000 per unit to a maximum of 20 units per property, it being understood that in this 'matching funds' program the Region's share would be capped at \$2,000;

That the Region's Building and Façade Improvement Loan Program be re-titled as a Building and Façade Improvement Loan/Grant Program, and the upset limit on the grant option be \$4,000 per property, it being understood that in this 'matching funds' program the Region's share would be capped at \$2,000;

That in terms of eligibility criteria for qualifying projects, and eligible costs, the Region's programs be amended to allow for 'consistency with' local municipal program descriptions, subject to the Region's involvement in the preparation of any

respective local Community Improvement Plans to ensure access to the Region's programs;

That flexibility to adjust the funding caps for the respective programs be provided through the budget consultation process beginning for the budget year 2006, and that minimum and maximum dollar limits be set for a two-year period through the Region's Multi-Year Budget process to provide program stability;

That cost estimates for these programs be included in the 2006 Current Budget;

That an annual report be prepared showing the disposition of funds through the local and Regional programs;

That the area municipalities be encouraged to adopt an annual RFP approach to the selection of larger projects warranting larger incentives under the various programs;

That the Local Area CIP/ Brownfield Contact Group be requested to investigate options for the provision of low-interest loans to not-for-profit housing agencies; and,

That this report be circulated to the area municipalities for information.

Carried.

(Please note that Report DPD 149-2005 (CSD 159-2005) can be found behind the JNT RPTS Blue Book Tab)

(Please refer to Staff Directions.)

276. A Review of Planning and Related Conservation Authority Fees

Mr. Farley, Director, Planning Services, provided an overview of Report DPD 150, and reviewed Appendix 1, "Regional Planning Review Fees" and Appendix 2, "Conservation Authority Planning Review Fees", highlighting the variations in the fees. He advised that a new Forest Conservation By-law is being prepared with a \$100 fee and permit application charge, and will be presented at the next meeting.

Questions were raised about how the NPCA fees related to costs, and when and how often fees are increased, and concerns were expressed about the anomalies of the fees compared to other Regions. It was suggested that the NPCA and Region work together to establish a multi-year fees approach and possibly set fees for each term.

Moved by Councillor Baty
Seconded by Councillor Eke

That Report DPD 150-2005, November 16, 2005, respecting a Review of Planning and Related Conservation Authority Fees, be deferred for a subsequent report which would involve NPCA and Planning staff, and would include an indication of actual costs, background information on prior increases, and the feasibility of establishing multi-year fees.

Carried.

277. Minutes of the Agricultural Sub-Committee
Tuesday, October 18, 2005

Moved by Councillor Marshall
Seconded by Councillor Hildreth

That the minutes of the Agricultural Sub-Committee meeting held Tuesday, October 18, 2005, be received and the recommendations therein be approved.

Carried.

278. Minutes of the Greater Niagara Circle Route Committee
Wednesday, November 2, 2005

Moved by Councillor Marshall
Seconded by Councillor Hildreth

That the minutes of the Greater Niagara Circle Route Committee held Wednesday, November 2, 2005, be received and the recommendations therein be approved.

Carried.

CORRESPONDENCE

279. Moved by Councillor Hildreth
Seconded by Councillor Eke

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

PD 86-2005 Letter from the Honourable David Ramsay, Minister of Natural Resources, indicating that the government will not be making changes at this time to the existing license fee structure under the Aggregate Resources Act.

-- Received and circulated to all local municipalities.

PD 87-2005 Certificate to recognize Regional Niagara and the City of St. Catharines for being a finalist in the 2005 CUI Brownie Awards for "Reclaiming Ground" Study and planning policies

-- Received.

PD 88-2005 Notice from the Ministry of the Environment that the Environmental Assessment Terms of Reference for the Niagara-GTA Corridor were submitted by the Ministry of Transportation on October 28th, 2005 to the Minister for approval. Comments are requested by December 2, 2005

-- Received.

Carried.

280. Erie Canal: History, Planning and Compatible Development
2005 New York State Canal Conference

Moved by Councillor Gabriel
Seconded by Councillor Hildreth

That Report DPD 138-2005, October 26, 2005, respecting the Erie Canal: History, Planning and compatible Development, 2005 New York State Canal Conference, be deferred until the next Planning Services Committee meeting on December 7, 2005.

Carried.

CLOSED SESSION

281. Moved by Councillor Eke
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 and property matters.

Carried.

282. Moved by Councillor Hildreth
Seconded by Councillor Baty

That this Committee do now rise without report.

Carried.

STAFF DIRECTION

That Planning staff consider revised wording to describe the grant/loan programs. (Please refer to Minute Item 275.)

ADJOURNMENT

The Committee adjourned at 3:58 p.m. to meet again at 2:00 p.m. on December 7, 2005, in Committee Room 4, at Regional Headquarters.

Bill Smeaton
Chair

Pam Gilroy
Regional Clerk