

THE REGIONAL MUNICIPALITY OF NIAGARA

PLANNING AND PUBLIC WORKS COMMITTEE

REPORT 10-2006

Minutes of a meeting of the Planning and Public Works Committee held in Council Chambers, Regional Municipal Building, Thorold, Ontario, on Wednesday, June 28, 2006 commencing at 1:10 p.m.

ATTENDANCE

Committee: Councillors Smeaton, Co-Chair; Rigby, Co-Chair; Regional Chair Partington, Baty, Bodner, Brock, Burroughs, Casselman, Eke, Gabriel, Harry, Hildreth, Hodgson, Leavens, Redekop, Salci, Timms, Trombetta.

Staff: Messrs. Trojan, Chief Administrative Officer; Cambray, Commissioner, Planning & Development Department; Neville, Commissioner, Public Works Department; Farley, Director, Planning Services; Brcic, Director, Water & Wastewater; Cousins, Director, Transportation Services; Friesen, Director, Waste Management Services; Ms. Gilroy, Regional Clerk; Ms. Staines, Legislative Assistant.

Staff (Part Time): Messrs. Bergsma, Commissioner, Corporate Services; Christensen, Director, Health Protection & Promotion; Ms. Emeneau, Planner; Messrs. Forgeron, Senior Planner; Gummo, Senior Policy Coordination Planner; Hutchings, Commissioner, Community Services; Ms. Lambe, Business Partner, Communications; Mr. Lockyer, Treasurer/Director, Financial Management & Planning; Ms. Manzer, Council Support Assistant; Messrs. Smith, Associate Director, Waste Management Engineering; Steele, Project Manager/Coordinator; Water & Wastewater Services

Guests: Ms. Konc, Wainfleet Water/Sewer Committee; Mr. Peever, C.E.O., Town of Lincoln

PRESENTATIONS

334. Wainfleet Servicing

Mr. Neville commented on the background for the presentation, particularly related to the applications for funding through the COMRIF program for servicing improvements in Wainfleet.

Mr. Steele advised that the Report DPD 64-2006/PWA 126-2006/ PHD 37-2006/CSD 86-2006 respecting an Update on Actions on the Wainfleet Servicing Class Environmental Assessment (EA), Township of Wainfleet, would be available for the Council meeting on July 6th. Mr. Steele advised that the PowerPoint presentation he was about to deliver was given to the Township of Wainfleet Council meeting June 27th. The Township adopted a resolution at that meeting to submit an Intake Three application under COMRIF. Mr. Steele noted that four departments of the Region had taken part in preparing the report which describes the circumstances leading up to the Boil Water Advisory (BWA) and the previous applications to the province for funding under the COMRIF program. After discussions with the province regarding the failure of the previous two applications for funding, it was proposed that the Intake Three application include a reduced funding amount and show how provincial funds would encourage new development in the area. Project staging was illustrated along with cost information for various scenarios.

Direction will be requested in the Council Report to:

- Authorize staff to assist the Township in preparing its Intake Three COMRIF application
- Direct staff to further investigate alternative funding sources and mechanisms
- Authorize staff to develop a detailed work plan and initiate pre-design work
- Request the Township not to approve additional development, conversions or additions in the Lakeshore area
- Support the Township in any related OMB appeals.

Mr. Steele advised that alternative solutions using smaller systems was examined thoroughly during the EA process in 2004 and 2005, with the conclusion that the present solution was determined to be the most viable, which was confirmed by a Value Analysis Workshop attended by professionals, etc. to determine the most cost-effective manner to treat water and wastewater. Life cycle costs and capital investment were factors considered. It was also determined at this Workshop that both water and wastewater improvements needed to be made, not just one or the other.

There was some discussion on the number of potential lots that could be developed in the area. Concern was raised over whether the Stage 1 and 2 improvements would be viable if the COMRIF funding is not forthcoming and also that no specific funding has been identified for the latter stages of the project (Stages 3 to 5). However it appears likely that similar provincial/federal funding may be available in future to fund the latter stages of the project.

Mr. Steele confirmed that the figures on page 12 included new connections to homes of property owners. Concern was raised that holding tanks are not a good option to pursue. They are initially expensive and enforcement costs would be high.

It should be noted in the report that costs of enforcement would be at the expense of the municipality.

It was confirmed by Commissioner Cambray that the one-year freeze on development along the lakeshore in Wainfleet could have been extended to two years, but once the one-year freeze expired, they cannot have another freeze for three years.

Moved by Councillor Hildreth
Seconded by Councillor Gabriel

That further discussion of Wainfleet Servicing be deferred until the July 6 Council meeting in view of the time spent on this issue, and that following the presentation by Ms. Konc, Report DPD 65-2006 respecting the Prudhommes Secondary Plan and Urban Design Guidelines be brought forward.

Carried.

335. Wainfleet Water/Sewer Committee

Ms. Betty Konc of the Wainfleet Water/Sewer Committee (WWSC) advised she was representing a large portion of the residents along the Lakeshore in Wainfleet. Ms. Konc emphasized that the position of the WWSC is “no pipe period”. The cost to the property owner will be onerous and may cause a loss of homes if the project goes forward. The WWSC believes there are two causes of the problem in Wainfleet, poor planning policies and practices by both the Township and the Region, and secondly poor enforcement by the Public Health Department. Their alternative solution is “fix, replace, repair” - hire qualified inspectors, issue the work orders, follow through on them and if compliance is not achieved, fine the property owner. The WWSC suggests the use of Advance Treatment Units (ATU’s) which is more efficient than conventional septic and will work in less ground area. Some even recycle water back into the house for reuse for flushing, bathing, doing dishes and laundry. Other alternatives suggested included incinerating toilets, installing new, higher standards septic tanks which last longer or remediating the leaching beds if that is the problem. The WWSC provided Councillors with an information package, which includes details of the ATU’s. An alternate funding arrangement was also suggested through the MOE similar to the Farm Tile Drainage Loans. Once all properties have been inspected and are within code, regular inspections would be necessary to ensure that the property owner stays in compliance. It should be mandated that all homes and cottages that can’t get a clear water test must have some form of water treatment installed, which should also be inspected regularly. An education element should also be provided to seasonal or new cottage owners on the use of systems on their property.

Ms. Konc requested that the Region and Township adopt the Decentralized Waste Management idea, utilizing Advance Treatment Units, and put in place strict planning policies. Costs of the “pipeline” have grown to double the original quote

and could go higher, more development of the lakeshore is not acceptable, and the comparison to Walkerton is not rational. Ms. Konc urged the Region to consider the alternatives proposed by the property owners.

336. Official Plan Amendment 37
Approval with Modifications
Prudhommes Secondary Plan and Urban Design Guidelines
Town of Lincoln

DPD 65-2006

Mr. Bruce Peever, CAO of the Town of Lincoln, delivered a presentation supporting the proposed Prudhommes Landing project. He noted that the project includes a waterfront trail on the waterfront, redevelopment of a greyfield site with 700 residential units, 550,000 sq.ft. of retail space and 35,000, sq.ft. of office space, and two hotels, and it is a “New Urbanism” development incorporating smart growth principles. Mr. Peever noted that this is the first time that the regional design guidelines have been incorporated as planning policy, and the project builds on the existing secondary plans and tourism plans for the Twenty Valley. It brings significant investment to the Region (\$400 million of tourism and retail investment) and constitutes a much-needed destination node for the greenbelt in Niagara. Following Regional approval the developer will have to do a detailed design to file their zoning application entailing a further twelve months of study and an additional \$1 million expenditure. It also includes a detailed market study specific to the proposed retail stores.

Mr. Peever outlined two key outstanding issues, the Boundaries and Descriptions (Modification #3 in the planning report) and Phasing (Modification #4). Mr. Peever noted that the Prudhommes Landing project represents an opportunity for the Region of Niagara to partner with a provincially significant development.

Mr. Cambray emphasized Planning and Development Department’s endorsement of the project, while indicating the need for clear public policy for phasing the development to prevent building of the larger (factory outlet size) commercial areas before the building of the mixed use residential and commercial areas. Mr. Cambray also emphasized the need to see the general location of mixed use residential and commercial development shown on the official plan. Mr. Cambray commented that the mixed use residential and commercial development is a key element of the plan.

Mr. Peever noted that the Town of Lincoln has restricted the size of each of the larger commercial buildings to 50,000 sq.ft.

Councillors raised issues on the development of a Market Impact Analysis, including the effect of this development on St. Catharines, on the ownership of the waterfront trail, and that responsibility for shoreline protection be clarified.

Moved by Councillor Hodgson
Seconded by Councillor Hildreth

That Report DPD 65-2006, June 28, 2006, respecting Official Plan Amendment 37, Approval with Modifications, Prudhommes Secondary Plan and Urban Design Guidelines, Town of Lincoln, be approved, **as amended**;

That Official Plan Amendment 37 to the Town of Lincoln Official Plan be approved with modifications for clarity **as amended**;

Modification 1

That the following policy be added to Section 3.7.6, Open Space and Recreation, as a new subsection:

“(i) The policies of subsections 3.7.8 (g), (h) and (j) **of the Natural Environment designation** shall also apply to development with the Open Space and Recreation designations of this Plan.”

Modification 2

Delete wording shown in first five bullets in report and replace with the following:

- **That the 8th line of subsection 3.7.5(a) be revised to add the words “residential and” after the word “mixed-use”.**
- That the 3rd line in subsection 3.7.5(f)(i) be revised to add the words “residential and” after the word “mixed-use”.
- That the 3rd line in subsection 3.7.5(g) be revised to add the words “residential and” after the word “mixed-use”.
- That the 2nd line in subsection 3.7.5(i)(iii) be revised to add the words “residential and commercial” after the word “expandable”.
- That the 3rd line in subsection 3.7.5(i)(iv) be revised to add the words “which shall include both residential and commercial uses” after the word concept”.
- That the last sentence in subsection 3.7.5(i)(v) be revised as follows:

“The incorporation of residential uses with the commercial development area will be required.”

Delete Modifications 3 and 4 in the report;

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 on the Amendment is final if no appeals are lodged within twenty (20) days of giving notice of Council's decision; and

That a copy of this report be forwarded for information purposes to the proponent, the Town of Lincoln, all commenting departments and agencies, and other stakeholders who requested copies of the final report.

Carried.

OPERATIONS
(STATUS REPORTS)

337. 26 Mill Street, Smarter Niagara Incentives Program –
City of Welland Request for Funding Commitment
DPD 61-2006

Moved by Councillor Timms
Seconded by Councillor Rigby

That Report DPD 61-2006, June 28, 2006, respecting 26 Mill Street, Smarter Niagara Incentives Program – City of Welland Request for Funding Commitment, be received;

That the request from the City of Welland for a commitment of \$143,541 from the Residential Loan Program, and \$177,958 from the Downtown Redevelopment Grant (TIF) Program of the Smarter Niagara Incentives Program be approved, subject to the City providing a copy of an up-dated Downtown Community Improvement Plan, approved by the Province, that provides for financial incentives; and

That the City of Welland be so advised.

Carried.

338. 176-178 King Street
Smarter Niagara Incentives Program –
City of Welland Request for Funding Commitment
DPD 62-2006

Moved by Councillor Eke
Seconded by Councillor Baty

That Report DPD 62-2006, June 28, 2006, respecting 176-178 King Street, Smarter Niagara Incentives Program – City of Welland Request for Funding Commitment, be received;

That the request from the City of Welland for a commitment of \$91,880 from the Residential Loan Program, and \$10,000 from the Building and Façade Improvement Loan Program, of the Smarter Niagara Incentives Program be approved, subject to the City providing a copy of an updated Downtown Community Improvement Plan approved by the Province that provides for financial incentives; and

That the City of Welland be so advised.

Carried

There being a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to ten members, pursuant to Part 15, Section 15.8.2 of the Procedural By-law 120-2005.

339. Official Plan Amendment No. 12
To Re-designate from Industrial to Urban Residential
Olde Town Gateway Estates Residential Development
Township of West Lincoln
DPD 63-2006

Moved by Regional Chair Partington
Seconded by Councillor Eke

That Report DPD 63-2006, June 28, 2006, respecting Official Plan Amendment No. 12 to Re-designate from Industrial to Urban Residential, Olde Town Gateway Estates Residential Development, Township of West Lincoln, be received;

That Amendment No. 12 to the Township of West Lincoln Official Plan be approved;

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

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.

340. The Canada - Ontario Affordable Housing Program
– Wave 1, Housing Delivery Plan
DPD 67-2006/COM 41-2006/CSD 88-2006

Councillor Eke advised that the Plan submission date of June 30th was extended to July 7th to allow Council approval at its meeting of July 6th.

Moved by Councillor Eke
Seconded by Councillor Timms

That Report DPD 67-2006 (COM 41-2006, CSD 88-2006), June 28, 2006, respect the Canada – Ontario Affordable Housing Program – Wave 1, Housing Delivery Plan, be received;

That the Housing Delivery Plan adopted by the Niagara Regional Housing Board of Directors for the delivery of 170 Rent Supplement/Housing Allowance units; 110 Retnal and Supportive Housing units; and 121 Homeownership units in the Niagara region under the Canada-Ontario Affordable Housing Program, be approved; and

That the Niagara Regional Housing Board of Directors and the Ministry of Municipal Affairs and Housing be so advised.

Carried.

(Please note that Report DPD 67-2006 (COM 41-2006, CSD 88-2006) can be found behind the JNT RPTS Blue Book Tab)

341. Greater Niagara Circle Route Committee
June 7, 2006

Moved by Councillor Timms
Seconded by Councillor Leavens

That the Minutes of the Greater Niagara Circle Route Committee meeting held June 7, 2006, be received and the recommendations contained therein be approved.

Carried.

PLANNING AND PRIORITIES
(STRATEGIC PLANNING/POLICY)

342. Background Information Report
Regional Policy Plan Amendment 3-2006
Urban Area Expansion
Central West Welland, City of Welland
DPD 66-2006

Moved by Councillor Bodner
Seconded by Regional Chair Partington

That Report DPD 66-2006, June 28, 2006, respecting Background Information Report, Regional Policy Plan Amendment 3-2006, Urban Area Expansion, Central West Welland, City of Welland, be received for information.

Carried.

INFORMATION

343. Consent Summary
From May 18, 2006 to June 7, 2006
DPD 68-2006

Moved by Councillor Eke
Seconded by Councillor Casselman

That Report DPD 68-2006, June 28, 2006, respecting Consent Summary, from May 18, 2006 to June 7, 2006, be received for information.

Carried.

344. Regional Comments on Development Proposals
From May 18 to June 7, 2006
DPD 69-2006

Moved by Councillor Eke
Seconded by Councillor Casselman

That Report DPD 69-2006, June 28, 2006, respecting Regional Comments on Development Proposals From May 18, 2006 to June 7, 2006, be received for information.

Carried.

345. Year in Review: 2005 Development Applications
DPD 70-2006

Moved by Councillor Eke
Seconded by Councillor Casselman

That Report DPD 70-2006, June 28, 2006, respecting the Year in Review, 2005 Development Applications, be received for information; and

That copies of this report be circulated to local municipalities and interested agencies.

Carried.

346. Smarter Niagara Steering Committee
May 31, 2006

Moved by Councillor Eke
Seconded by Councillor Casselman

That the Minutes of the Smarter Niagara Steering Committee meeting held May 31, 2006 be received and the recommendations contained therein be approved.

Carried.

CORRESPONDENCE

347. Implementation of the Tree and Forest Conservation By-law

Moved by Councillor Casselman
Seconded by Councillor Eke

That Correspondence Item PD 28-2006, a memo from Corwin Cambray, Commissioner of Planning and Development, June 28, 2006, respecting the Implementation of the Tree and Forest Conservation By-Law, be received and the recommendations contained therein be approved.

Carried.

348. Environmental Concerns with the Port Dalhousie Project

Moved by Councillor Casselman
Seconded by Councillor Eke

That Correspondence Item PD 29-2006, a letter to Ken Todd, City Clerk, City of St. Catharines, June 6, 2006, from Ken Mackenzie, Co-chair Government Relations, PROUD, respecting development in Port Dalhousie, be referred to staff for future report.

Carried.

349. Dunnville Spur Railway Line

Moved by Councillor Casselman
Seconded by Councillor Eke

That Correspondence Item PD 30-2006, May 24, 2006, a letter from the Township of West Lincoln not supporting the creation of a recreational trail along the former Dunnville Spur Railway Line, be received and referred to staff for a report.

Carried.

350. Regional Farm Severance Policies

Moved by Councillor Casselman
Seconded by Councillor Eke

That Correspondence Item PD 31-2006, June 14, 2006, a letter from Drew Semple, Senior Planner, to the Agricultural Sub Committee and Niagara North and Niagara South Federations of Agriculture respecting the Request for Comments, Possible Modification to Regional Farm Severance Policies, Inclusion of Minimum size Requirement in Good General Agricultural Areas, be received for information.

Carried.

PUBLIC MEETINGS

Members of Committee were requested to contact the Planning Department if they are available for this Public Meeting.

351. Proposed Amendment to the Regional Policy Plan
Waterline Extension
St. John's Stevensville United Church
Town of Fort Erie

Date: Tuesday, June 27, 2006
Time: 7:00 p.m.
Place: St. John's Stevensville Untied Church

Councillors: Angelone, _____, _____.

OPERATIONS
(STATUS REPORTS)
Continued

352. Disposal of Surplus Regional Property
Located in the Township of West Lincoln
PWA 92-2006

Mr. Neville advised that this report had been referred back to staff due to concerns about compensation for the property and future environmental impacts if sold to adjoining property owners. Mr. Neville advised that the Niagara Peninsula Conservation Authority has agreed to assume and maintain this property.

Moved by Councillor Leavens
Seconded by Councillor Timms

That Report PWA 92-2006, May 17, 2006, respecting the Disposal of Surplus Regional Property Located in the Township of West Lincoln, be received;

That the property described within this report as being Parcel A, be declared surplus to Regional requirements and that it be conveyed to the Niagara Peninsula Conservation Authority for the sum of \$1.00; and

That the Region's Solicitor be authorized to prepare and the Regional Chair and Regional Clerk be authorized to execute the documents required to effect this transaction.

Carried.

353. Exchange of Jurisdiction for Roads
Pelham Street and Rice Road
City of Welland and Town of Pelham
PWA 122-2006

Councillor Leavens expressed appreciation on behalf of the Town of Pelham to Regional Transportation Services staff and the City of Welland for their work and cooperation in resolving this matter.

Moved by Councillor Leavens
Seconded by Councillor Baty

That Report PWA 122-2006, June 28, 2006, respecting the Exchange of Jurisdiction for Roads, Pelham Street and Rice Road, City of Welland and Town of Pelham, be received;

That in accordance with Section 52 (1) of the Ontario Municipal Act, the Region add the following lower-tier highway in the City of Welland and the Town of Pelham to the Regional Road system:

Rice Road from Regional Road 20 (former Highway 20) to Regional Road 47 (Woodlawn Road); and

That the Regional Clerk be instructed to ensure that the appropriate by-laws are prepared and presented to Regional Council.

Carried.

354. Funding of Paved Shoulders
East & West Line Road Reconstruction
Town of Niagara-on-the-Lake
PWA 123-2006

Moved by Regional Chair Partington
Seconded by Councillor Burroughs

That Report PWA 123-2006, June 28, 2006, respecting Funding of Paved Shoulders, East and West Line Road Reconstruction, Town of Niagara-on-the-Lake, be received;

That the Region agree to fund the additional costs for paved shoulders along East & West Line between Four Mile Creek Road and Lakeshore Road, in the Town of Niagara-on-the-Lake, estimated at \$137,000.00;

That all project costs be charged against Parent Project ZRC0601 Road Rehabilitation Program; and

That the Regional Clerk's Department forward a copy of this report to the Town of Niagara-on-the-Lake and the Regional Niagara Bicycling Committee for their information.

Carried.

355. Retention of Consulting Services for the
Garner Road Biosolids Facility Centrate and
Supernatant Pumping Stations and Forcemain
In the Cities of Niagara Falls and Thorold
PWA 125-2006

Moved by Councillor Burroughs
Seconded by Councillor Baty

That Report PWA 125-2006, June 28, 2006, respecting the Retention of Consulting Services for the Garner Road Biosolids Facility Centrate and Supernatant Pumping Stations and Forcemain, be received;

That the consulting firm of Stantec Consulting Ltd. be retained to provide consulting engineering services for the Garner Road Biosolids Facility Centrate and Supernatant Pumping Station and Forcemain in the Cities of Niagara Falls and Thorold;

That an engineering agreement with the consulting firm of Stantec Consulting Ltd. Be prepared for engineering fees in the amount of \$276,732.72; and

That the costs associated with this project be charged against Capital Project SW0621.

Carried.

356. Waste Management Planning Steering Committee
May 18, 2006

Moved by Councillor Burroughs
Seconded by Councillor Eke

That the minutes of the Waste Management Planning Steering Committee meeting held on May 18, 2006, be received and the recommendations contained therein be approved.

Carried.

357. Waste Management Planning Steering Committee
June 6, 2006

Moved by Councillor Burroughs
Seconded by Councillor Eke

That the minutes of the Waste Management Planning Steering Committee meeting held on June 6, 2006, be received and the recommendations contained therein be approved.

Carried.

INFORMATION (CONTINUED)

358. Hauled Sewage Program Update
PWP 48-2006

Councillor Burroughs agreed that holding tanks should be the last resort for sewage treatment, and that residents should be encouraged to handle removal of the waste properly. Councillor Burroughs noted that the increase in fees for hauled sewage almost doubled.

(Refer to Staff Directions)

Moved by Councillor Leavens
Seconded by Councillor Salci

That Report PWP 48-2006, June 28, 2006, respecting the Hauled Sewage Program Update, be received.

Carried.

359. Inter-Municipal Specialized
Transit Advisory Committee
May 29, 2006

Moved by Councillor Burroughs
Seconded by Councillor Leavens

That the minutes of the Inter-Municipal Specialized Transit Advisory Committee meeting held on May 29, 2006, be received and the recommendations contained therein be approved.

Carried.

CORRESPONDENCE (CONTINUED)

360. Moved by Councillor Casselman
Seconded by Councillor Bodner

That the following correspondence items be received for information.

PWC 18-2006 E-mail from John and Shirley Ummels, Simcoe County, May 29, 2006, to Councillor Ron Leavens, Chair of the RNBC, respecting bicycle trails.

- PWC 19-2006 Letter from Russ Howell Manager Fleet Services, June 5, 2006, to Mr. Ron Counsell, Secretary, Niagara Peninsula Amateur Radio Club, Incorporated, respecting use of generators.
- PWC 20-2006 Memo from Ron Davidson, Associate Director, Transportation Operations, June 8, 2006, respecting 2006 Current Budget Revisions, Cost Centre 4209 Public Works – Road Maintenance
- PWC 21-2006 Memo from the Town of Pelham, June 8, 2006, respecting a road transfer
- PWC 22-2006 Letter from James Knight, Chief Executive Officer of the Federation of Canadian Municipalities (FCM), May 10, 2006, respecting the High Rate Treatment Feasibility Study, City of St. Catharines
- PWC 23-2006 Letter from Christine Mintoff, Deputy Clerk, City of Welland,, May 17, 2006, respecting the Rice Road / South Pelham Road – Road Exchange.
- PWC 24-2006 Memo from John Rizzo, Project Manager Transportation Engineering, June 14, 2006, respecting the Asphalt Cement Price Increase.
- PWC 25-2006 Letter from Douglas R. Parker, Executive Director, Ontario Municipal Water Association, June 10, 2006, respecting recommendations made in Watertight, a report by the government-appointed Water Expert Panel.
- PWC 26-2006 Notice of Public Information Centre June 27, 2006 – Class Environmental Assessment Study, O’Reilly’s Bridge (Structure No. 627205), Regional Road 627 (O’Reilly’s Road) over the Welland River in the Township of Wainfleet
- PWC 27-2006 Notice of Public Information Centre June 28, 2006 – Class Environmental Assessment, Regional Road 101 (Mountain Road/Portage Road) from Regional Road 70 (Taylor Road) to Regional Road 102 (Stanley Avenue) in the City of Niagara Falls
- PWC 28-2006 Memo from Larry Bousfield, Manager, Property Management, June 28, 2006, respecting West Lincoln Surplus Lands, Staff Report PWA 92-2006 (May 17, 2006), Township of West Lincoln

- PWC 29-2006 Memo from Chado Brcic, Director Water & Wastewater Services, June 21, 2006, respecting Niagara Falls Water Treatment Plant, Response to Security Issue
- PWC 30-2006 Memo from Chado Brcic, Director Water & Wastewater Services, June 19, 2006, respecting Comments and Follow-up Respecting PWA 113-2006 and PWA 118-2006/CSD 77-2006

Carried.

OTHER BUSINESS

361. **Elm Street Compost Facility**

Councillor Bodner requested information on the status of the Elm Street Compost Facility Certificate of Approval. Mr. Friesen advised that in order to meet the requirement for a lower rate of material accepted at the compost facility, organic material had to be disposed at the Walker's facility. To date Walker's has been able to compost this material and not send any to landfill, but they have not guaranteed that this can be continued in the fall when all the leaves are collected. Mr. Friesen noted that a report to Council recently proposing alternative methods for increasing landfill capacity at the sites was approved.

(Refer to Staff Directions)

362. **Paper Fibre Biosolids**

Councillor Bodner advised that a resolution will be brought to Council respecting the Paper Fibre Biosolids issue, which will potentially affect all municipalities. Councillor Bodner noted this will include the issue of responsibility for clean-up if the owner who has accepted this material on his property moves.

CLOSED SESSION

363. Moved by Councillor Eke
Seconded by Councillor Salci

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

Carried.

364. A Proposed Disposition of Land by the City of Port Colborne
PWA 124-2005 – CONFIDENTIAL

Moved by Councillor Eke
Seconded by Councillor Timms

That Report PWA 124-2005 (Confidential), June 28, 2006, respecting a Proposed Disposition of Land by the City of Port Colborne, be received and the recommendations contained therein be approved.

Carried.

365. Moved by Councillor Timms
Seconded by Councillor Baty

That this Committee do now rise with report.

Carried.

STAFF DIRECTIONS

Staff was requested to:

- prepare a breakdown of factors used to evaluate the COMRIF application including the weighting given to each of the three factors in the Council Report (Refers to Minute Item # 334)
- report how many approved development lots are included in Stage 1 and 2 (Refers to Minute Item #334)
- investigate how many development units are necessary to obtain COMRIF approval (200? 500?) (Refers to Minute Item #334)
- report what role the Region played (amount of funding) for Campden and St. David's improvements (Refers to Minute Item #334)
- report back on how many residents in the Region were affected by this increase and how much income was gained by the Region through this increase (Refers to Minute Item #358)
- supply information regarding the possible change in amount of organics collected since the introduction of asking that grass clippings be left on the lawns (Refers to Minute Item #361).

ADJOURNMENT

The Committee adjourned at 4:55 p.m., to meet again in Council Chambers, July 19, 2006 at 1:00 p.m.

Bill Smeaton
Co-Chair

Tim Rigby
Co-Chair

Betty Staines
Legislative Assistant

Pam Gilroy
Regional Clerk