

THE REGIONAL MUNICIPALITY OF NIAGARA

COMMITTEE OF THE WHOLE

REPORT COTW 1-2009

The Municipal Council of the Regional Municipality of Niagara met in Committee of the Whole in the Council Chamber, Regional Municipal Building, Thorold, Ontario, on Thursday, January 29, 2009 commencing at 10:22 a.m.

ATTENDANCE

Council: Councillor Smeaton, Chair, Regional Chair Partington; Councillors Augustyn; Badaway; Baty; Bentley; Burroughs; Bylsma; Casselman; Cordiner; D'Angela; Forster; Gabriel; Goulbourne; Greenwood; Heit; Henderson; Hodgson, Marshall; McMullan; Puttick; Rigby; Salci; Saracino; Timms; Trombetta.

Staff: Messrs. Trojan, Chief Administrative Officer; Bergsma, Commissioner, Corporate Services; Robson, Commissioner, Integrated Community Planning; Hutchings, Commissioner, Community Services; Brothers, Commissioner, Public Works; Dr. Sider, Associate Medical Officer of Health; Ms. Gilroy, Regional Clerk; Ms. Pilon, Deputy Regional Clerk.

Staff (Other): Messrs. Roberts, Executive Officer to the Regional Chair; Gummo, Associate Director, Comprehensive Community Planning; Weaver, Acting Director, Corporate & Community Planning; Steele, Associate Director, Strategy Business Management; Brickell, Vice President, Smart Growth and Partnerships, Niagara Economic Development Corporation; Gedge, Chief Executive Officer, Niagara Economic Development Corporation; Pilon, Associate Director, Service Quality & Improvement; Christensen, Director, Environmental Health; Ms. Emeneau, Planner.

CALL TO ORDER

1. Councillor Smeaton called the meeting to order at 10:22 a.m. and advised those in attendance of the process the meeting will follow until its conclusion. Delegations were advised that they be held strictly to a ten minute time limit.

PRESENTATIONS

2. NIAGARA 2031 – OPTION ‘D’ ICP-C 19-2009

Mr. Ron Shishido, Dillon Consulting and Mr. Jamie Cook, Watson Associates provided the Committee with the Niagara Region’s Growth Management Strategy context, as well as the Provincial context. Niagara Region’s Growth Management Strategy has five phases with the fourth phase, the selection of the Preferred Growth Option.

The Preferred Option was created through a consultative process with formal feedback from a wide variety of stakeholders, which also took into account provincial policy, historic demand, infrastructure capacity, land supply and a whole host of technical considerations.

The Preferred Option’s key features are:

- all municipalities grow;
- meets Provincial objectives for efficient use of land and precludes the need for any urban boundary expansions before the next five year review of this Growth Management Strategy and Regional Policy Plan update in 2014;
- meets the Provincial 40% intensification target;
- meets the Provincial 50 people and jobs target;
- provides for long term growth in Niagara’s largest urban centres;
- supports the development of an Economic Gateway Zone and Economic Gateway Centre;
- recognizes the unique needs of Niagara’s housing markets;
- provides an urban structure plan which is consistent with the Region’s capital infrastructure budgeting; and
- balances market demand for growth with existing land supply and infrastructure capacity.

The Committee was advised that the forecast housing demand allocations within Niagara Region are driven by a number of local and regional demand and supply factors, as follows:

Demand:

- proximity and access to surrounding employment markets;
- future trends in housing prices and forecast housing demand by density type;
- impacts of aging population on future housing preferences by type and location;
- workplace flexibility (i.e. work at home, flex hours, telecommuting);
- access to arts, culture, entertainment and recreational amenities;
- quality of life; and
- local marketing efforts

Supply:

- supply of designated residential lands in surrounding market areas;
- supply of designated residential lands within Niagara Region to accommodate ground oriented housing;
- future market choice for compact housing forms;
- water & wastewater servicing capacity and planned improvement;
- timing of major transportation infrastructure improvements.

The rationale for employment allocations, are as follows:

Demand:

- proximity and access to GTA and U.S. employment markets;
- existing and emerging employment clusters (e.g. tourism, agriculture, logistics, value-added processing and wineries);
- influence of Provincial Growth Plan Initiatives (i.e. Gateway Economic Zone and Centre);
- local marketing efforts.

Supply:

- supply of net developable, serviced (serviceable) and marketable designated employment lands;
- water & wastewater servicing capacity and planned improvements;
- timing of major transportation infrastructure improvements..

The Preferred Option is being recommended, as all municipalities can grow; it utilizes existing land supply and infrastructure; it supports Regional direction for “Grow South”; it capitalizes on market opportunities in north and west Niagara; it conforms to Provincial Policy Statement and the Growth Plan; it supports the Urban Growth Centre in St. Catharines; it supports the Gateway Economic Centre; it support the Gateway Economic Zone and it provides the basis to access provincial infrastructure funding.

The Consultant Team recommends that the Preferred Growth Option be used as the basis to bring the Regional Policy Plan into conformity with the Provincial Growth Plan and as the basis for drafting the Regional Policy Plan Amendment.

Following the anticipated approval of the Preferred Option, it is recommended (per DPD 54-2008) that staff will make the necessary amendments to the Regional Policy Plan and all local Official Plans, as well as, implement the Gateway Zone and Centre Action Plan; servicing capacity reviews for Wainfleet and West Lincoln; review the Master Servicing Plans; review the Development Charges By-law and Smarter Niagara Incentives program; develop an inter-municipal transit work plan; develop a new strategy for affordable housing; and develop sustainable indicators and monitoring program.

The Urban Growth Centres and the Greenbelt were built into the modeling.

The Niagara Region’s school boards were stakeholders, they have received all of the information and they did provide comments in the first phase of the study.

Option 'D' assists West Lincoln in being a complete community and we have built into our recommendations that staff will continue to work with the municipality.

The further studies referenced in the presentation for West Lincoln, with a focus on Smithville, would be based on assumption that current demand trends are reliable, and at the same time its strategies related to the servicing questions and financing related thereto must be aligned with overall Provincial directions.

The amount of detail in the land inventory is as reliable as the variety of sources where the information was obtained. However, changes in population projections and changes in market trends may impact us as we move forward and that is why there are built in reviews.

Mr. Robson met with the CEO of the NHS, and they discussed the growth projections and the health needs of Niagara Region. The NHS indicated that they will be giving consideration to these trends and have agreed to monitor them. However, the Region's Growth Strategy does not bind the NHS.

The Consultant's work involved the Area Planners in a full scan of available and developable urban lands. It was determined that there is ample urban land currently within the urban boundary of the City of Niagara Falls, and therefore, an expansion is not warranted at this time. However, staff is cognizant of the applications and staff is committed to working closely with the City of Niagara Falls.

Staff is respectful that through its Official Plan process currently underway, the Township of Wainfleet will determine what if any amount of future growth is to be accommodated and then what servicing will be needed. Within the context of the entire growth strategy we will take a look at the priorities for infrastructure investment. Wainfleet's requirements could be placed in the queue for consideration when these determinations are made.

3. **NIAGARA GATEWAY ECONOMIC ZONE AND CENTRE**
ICP-C 16-2009

Mr. John Gladki, GHK International Inc. provided the Committee with a presentation on the Niagara Gateway Economic Zone and Centre. The purpose of the study was to develop an Action Plan to support economic diversity to promote cross border trade and facilitate the movement of goods and tourism. The Gateway Economic Zone refers to the border area, while the Gateway Economic Centre is centred on Welland. The study's process involved broad stakeholder consultations, which were used to establish a vision and SWOT analysis.

The Niagara Gateway Economic Zone and Centre report sets out specific policies for the Gateway Economic Zone and Centre as well as part of the policies that address a broader concept of the Niagara Gateway.

Mr. Gladki noted that the Niagara Gateway is comprised of the Gateway Economic Zone, the Gateway Economic Centre, existing port infrastructure particularly in the City of Port Colborne, the five border crossing to the US, the Queen Elizabeth Way Corridor between Fort Erie and Niagara Falls, the Welland Canal, the major road network, transit services including possible improvements, major tourist destinations and major post secondary educational facilities.

By ensuring growth of cross border trade and goods movement, investing in high quality transportation, further developing tourism infrastructure, diversifying the economy (including 'green' industries), protecting employment lands and encouraging innovation Niagara Region creates the best possible opportunities in the Niagara Gateway.

Niagara Region is to work with the local municipalities to promote the flow of cross border trade and tourism, infrastructure for tourist activities and the creation of attractive downtowns. Niagara Region will assist in creating economic diversity through improved infrastructure, improved border crossings at strategic locations for multi-modal facilities, logistics and value added manufacturing and innovative technologies.

The Niagara Region will support the development of the Gateway Economic Centre as an administrative and logistic hub for the Gateway activity, by encouraging the agglomeration of Government functions related to cross border trade, by encouraging economic diversity that promotes cross border trade, by promoting the development of the Welland Canal district, including the port, by supporting the creation of attractive downtowns and by supporting the economic linkages along the Welland Canal.

The Niagara Region will investigate the creation of an "Export Distribution District"; work to improve all modes of transportation infrastructure including cross border connections, upgrades to the Welland Canal and other maritime facilities improved capacity for rail services and road improvement and improvements to the Niagara to GTA corridor and the QEW; encourage improved transit access within the Region and to GTA; develop a funding strategy to create an attractive investment climate for employment lands by improving their appearance, improving infrastructure, creating innovative ways to finance the cost of servicing industrial lands, exploring opportunities for developing environmentally sustainable industrial buildings; promote innovation and excellence by building on Niagara's economic strengths, creating partnerships with institutes of higher education, the private sector and the investment community; work to encourage cooperative initiatives that build on the success of the tourism, cultural and post secondary education sectors in the Region, create innovative opportunities for improved programs and facilities.

The recommendations in the report are that the Niagara Region explore options for creating a coordinated institutional vehicle to guide the implementation of the Gateway vision; examine options for improving GO and passenger rail service to the GTA, and regional public transit; prepare an analysis to determine the opportunities for establishing a Tax Increment Financing Zone; explore options for creating an accelerated Environmental Assessment Approval process for major roads; explore options for establishing a “Tax Incentive Zone”; prepare an analysis of opportunities for establishing “Export Distribution Zone”; create an attractive investment climate for its employment lands; and establish an implementation committee to guide immediate follow up on the recommendations.

DELEGATIONS

4. Bernie Hermsen, MCIP, RPP, MHBC Planning Limited
Tom Smart, BLS Planning Associates Inc.
ICP-C 22-2009

Mr. Hermsen, MHBC Planning Limited and Tom Smart, BLS Planning Associates Inc. appeared before the Committee on behalf of the Township of West Lincoln, who have been involved in a multi year comprehensive analysis of the their growth needs, which included a Planning Analysis, Sanitary and Water Servicing, Environmental Screening, Agricultural Screening and participation in the Niagara Region’s Growth Management Strategy.

Mr. Hermsen provided the Committee with a slides that depicted the projected population of West Lincoln to 2031 for each of the Options (A, B, C and D); the estimated number of households, a comparison of Option ‘D’ with the actual remaining supply, that results in only an 8 year supply of low density (single and semi-detached units) and an 11 year supply overall if more medium and high density types are developed including all intensification units and Option ‘D’s impact on Smithville’s residential supply.

Mr. Hermsen directed the Committee’s attention to sections of the Places to Grow Plan (2.2.2, 2.2.6 and 2.2.8) noting that Smithville is a complete community at the present time and the way we manage this will determine how it is maintained as such. He also referred to Part I, Part IV and Part V of the 2005 Provincial Policy Statement, which is a “Vision” and the Niagara Region Policy Plan, noting the sections that read Niagara Region is a “community of communities”, Smithville is a designated “Urban Area” and sections 3.1, 3.2 and Objective 5.1.

Mr. Hermsen requested that the Committee consider a proposed amendment to the Regional Plan for Smithville, a north west “Urban Area” expansion (206 ha) to address land supply for employment and residential purposes and a south west and south “Urban Reserve” designation (196 ha) to protect these lands for future urban expansion when needed. The combination would mean 402 ha for future urban expansion.

In conclusion, Mr. Hermsen noted that Smithville will have an insufficient supply of residential and employment land in the short to medium term; that the “Preferred Option D” does not address this land supply shortage; that, in his opinion, Smithville is not constrained by the Greenbelt or specialty crop lands; that the expansion of Smithville’s urban boundary can occur in a logical contiguous manner while protecting identified wetlands and significant woodlands; that Smithville provides a valuable community function to the Township as it’s only serviced “town”; that, in his view, Smithville is a “complete community” and therefore a logical location to direct growth and that now is the appropriate time (during this comprehensive review of both the local and Regional levels) to provide for sufficient urban boundary expansion to meet Smithville’s needs.

5. Cathy Sterling, Smithville Downtown Neighbourhood Association
ICP-C 48-2009

Ms. Cathy Sterling appeared before the Committee on behalf of the Smithville Downtown Neighbourhood Association, indentifying herself as one representing the voices of business owners in downtown Smithville, along with many of her fellow residents.

Ms. Sterling noted that West Niagara, particularly Smithville has tremendous assets, potential, new energy, talent and resources, she therefore, requested that Niagara Region recognize the importance of West Niagara as a growth centre, and choose a fair and logical decision that balances everyone’s interests.

Ms. Sterling urged Niagara Region to “acknowledge us”, “listen to us” and “we’re part of the Niagara Region” as the citizens of Smithville want to feel connected, not neglected, included, not excluded in these exciting changes, Smithville has the talents and the assets, just as all of the other area municipalities in the Niagara Region, Smithville simply just wants to have a voice at the table, to be invited to the party.

6. John Ariens, MCIP, RPP, Principle – Planning, IBI Group
ICP-C 5-2009

Mr. John Ariens, MCIP, RPP, Principle – Planning, IBI Group appeared before the Committee on behalf of several Niagara based land development companies, who own land in the Smithville area, who have been involved in the Growth Management Strategy since the beginning. In October 2008, these land development companies filed a Regional Official Plan Amendment application and Township Official Plan Amendment to designate additional lands as part of the urban boundary in the area Mr. Hermsen identified in his presentation.

Mr. Ariens noted that the northwest Niagara Region is significantly influenced by the GTA and he questioned the Estimated Years of Urban Residential Supply and submitted new figures to the Committee for Lincoln 16 years as opposed to 23 years in the report, Grimsby 8 years as opposed to 27 years in the report and West Lincoln 5 years as opposed to 13 years in the report, he noted that these are more realistic figures given the land supply.

In conclusion, Mr. Ariens advised the Committee that to meet their Growth Management Strategy Objectives, they must look beyond the short term; they must use realistic projection and absorption numbers; they must satisfy the Regional Market Area of the GTA and they must allow for continuous development in West Lincoln, noting that the original Option 'A' would meet these objectives.

7. Greg Hynde, Director of Planning, Hynde, Paul Associates Inc.
ICP-C 50-2009

Mr. Greg Hynde, Director of Planning, Hynde, Paul Associates Inc. appeared before the Committee on behalf of Mr. Hendler and Mr. Alma, who own approximately 125 acres of what they thought were developable lands in the Township of West Lincoln.

Mr. Hynde advised the Committee that they are in support of the Township of West Lincoln's position that has been presented by Mr. Hermsen, to set aside Option 'D' and to provide for sufficient urban boundaries for growth.

Mr. Hynde's clients' lands are in the area proposed for urban boundary expansion and also in the urban reserved area; they have paid for the oversized sanitary sewers and the studies that were required for the area and they abided by the requests of the Region to wait until the Growth Management Strategy was completed and now Option 'D' removes their land from the proposed urban boundary area and land locks their land, so they cannot proceed with Phase 2 of their development plans.

Mr. Hynde advised the Committee that the development community is not going to wait for 8 to 10 years for the expansion of the urban boundaries, they will go elsewhere.

The Committee of the Whole recessed at 12:04 p.m.

The Committee of the Whole reconvened at 12:50 p.m.

8. Tom Richardson, Sullivan Mahoney LLP
ICP-C 18-2009 & ICP-C 47-2009

Mr. Tom Richardson, Sullivan Mahoney LLP appeared before the Committee on behalf of Warren DAC Investments Limited with respect to lands owned by the Niagara Parks Commission, located on the west bank of the Niagara River in the Town of Fort Erie presently occupied in part by the Niagara Parks Commission Marina.

Mr. Richardson advised the Committee that one year ago, the Ontario Municipal Board (OMB) issued a memorandum of oral decision and Order of the Board with respect to proposed development in the City of Niagara Falls which encompassed the Legends of Niagara Golf complex. The matter at issue for the Niagara Parks Commission was the nature of Regional and Municipal planning regulation that is applicable to the Niagara Parks Commission as a Provincial agency.

Mr. Richardson noted that the outcome of negotiations between all concerned resulted in an accepted wording that was incorporated into the Regional Policy Plan and that the amendment reflected what in practice has occurred on Niagara Parks Commission matters.

Mr. Richardson advised the Committee that the lands in question have been identified for redevelopment in a series of reports and in keeping with the concept now contained in the Policy Plan Amendment. In December 2005, a steering committee was formed to consider the possible redevelopment, of the Niagara Parks Commission Marina and associated lands located at Millers Creek in Fort Erie. A request for proposals for the redevelopment of the site was issued by the Niagara Parks Commission and the Town of Fort Erie in January 2006, with the intent of the request for proposals that the lands will remain in the ownership of the Niagara Parks Commission, with the lands leased to a development company on a long-term lease.

The successful proponent is Warren DAC Investments, who is working with the Niagara Parks Commission for the redevelopment of this brownfield site for resort style development and the lands are clearly within the Gateway Economic Zone and the Growth Plan defines the term "Gateway Economic Zone" as "Settlement Areas identified in this plan within the zone that is conceptually depicted on Schedules 2, 5 and 6, that due to their proximity to major internal border crossings, have unique economic importance to the Region and Ontario". The term "Settlement Areas" is also defined in the Growth Plan and it includes in settlement areas, those identified in official plans, and those where development is concentrated and which have a mix of land uses.

Mr. Richardson asserted that the subject lands are a settlement area, located within a Gateway Economic Zone and that the proposed redevelopment of the lands of the Niagara Parks Commission will meet the overall objective for the Niagara Gateway.

Mr. Richardson requested that the Committee ensure that any plan for the Gateway Economic Zone include as a settlement area for redevelopment, for a resort style project, the subject lands of the Niagara Parks Commission.

9. Glenn Wellings, Wellings Planning Consultants Inc.
ICP-C 24-2009 & ICP-C 46-2009

Mr. Glenn Wellings, Wellings Planning Consultants Inc. on behalf of the Northwest Landowners Group (Niagara Falls), who are a consortium of Niagara Falls landowners which includes Club Italia, Redeemer Bible Church, Shady Oaks Trailer Park, the Regency Hotel and Dr. Connolly with lands that are comprised of approximately 75 hectares (185 acres).

Mr. Wellings referred to a map of the area and the surrounding area and he noted that the lands appear to be a missing piece of a puzzle. The lands are bounded by Mountain Road, Kalar Road, the Hydro corridor and Montrose Road and adjacent to a key QEW interchange at Mountain Road.

Mr. Wellings noted that the applications were filed with the City and the Region in May 2004 to expand the urban boundary, with the intent to facilitate an adult lifestyle community, aligning with Club Italia and Redeemer Bible Church to provide seniors and affordable housing for its members and constituents and the potential for a chronic care facility. To date, the specific merits of their applications, which are not subject to the Growth Plan, have not been considered.

Mr. Wellings noted that he believes that the lands in question will be fully serviced (due to the health issues), have access to transit and served by an excellent network of Provincial, Regional and local road networks (not typical characteristics of agricultural lands) and the development charges for future development will pay for these infrastructure costs.

In conclusion, Mr. Wellings noted that he believes that the merits of their applications to expand the urban boundary have not been sufficiently addressed; tied into the Growth Plan conformity exercise when their applications predate the Growth Plan and need not comply; the Dillon report in his view, has not addressed the specific land use merits of our applications; is the lands General Agricultural designation appropriate; and there is no public benefit or interest being served by keeping these lands in agricultural designation.

(Refer to Councillor Information Requests)

10. Dennis Savriga
ICP-C 36-2009

Mr. Dennis Savriga appeared before the Committee on behalf of some landowners in the Mountain Road, Kalar Road and Montrose Road area (Shady Oakes Home Park and Niagara Sports Centre), which he is assisting with their applications for an urban boundary expansion.

Mr. Savriga noted that there was a time when the City recommended that these lands be included in the urban area (OPA 43), however, it was at the time when the City and Region were in discussion as to the assumption of infrastructure and the City Engineer did not want to assume the cost of a pumping station and subsequently the urban boundary was established by the Ontario Municipal Board (OMB) to terminate at the hydro corridor. Over time the land uses have changed, with new development (Club Italia, expansion of the church, etc.)

Mr. Savriga advised the Committee that due to health issues, the area now has a watermain and a pumping station and he believes that the sewers are forthcoming. The landowners would now like to pursue their application for zoning, subdivisions and site plans. The plans for Shady Oakes Home Park were submitted to the City's Planning Department in 1993 and the plans for Niagara Sports Park were submitted to the City's Planning Department in 1983.

In conclusion, Mr. Savriga noted that the area is held by 12 property owners, 10 of which have urban type uses on the lands; it is serviced by water and should be sewered in the near future; the applications submitted are subject of a May 2004 amendment to the Regional Policy Plan as well as the City's Official Plan, awaiting the Regional process and not subject to the Growth Plan and the area should be identified as a Gateway Economic Zone and the land uses changes are imminent.

11. Mike Connolly, North West Quadrant
ICP-C 37-2009

Mr. Mike Connolly appeared before the Committee on behalf of the North West Quadrant a 187 acre parcel of land where there are 24 residences, 21 motel rooms, a large cultural centre, an active community oriented church, a sports bar, three parks with baseball diamonds, soccer fields, tennis courts and bocce.

Mr. Connolly advised the Committee of the waste water management problem in the area that is strangling the North West Quadrant, for the last 20 years. The Regional Public Health Department is aware of the problems that exist and the potential for serious health problems, due to the inadequate septic systems.

Mr. Connolly noted that applications have been submitted to the Niagara Region and on every occasion they have completed the costly studies they were requested to complete, they have also pledged to cover the costs of the pump and sewer lines, however, the project is delayed time and time again, leaving the residents and institutions in what he asserts is an intolerable state.

Mr. Connolly emphasized the fact that the landowners of the North West Quadrant have guaranteed funds for the infrastructure needed in this area, the City and Region need not acquire any expense in bringing this project to completion.

Mr. Connolly noted that with adequate infrastructure in the area other landowners will expand their entertainment and recreational facilities creating jobs and bringing tourist to the area, and contributes to the social well being of the Region's residents.

12. Joe Maggiolo, Club Italia
ICP-C 38-2009

Mr. Joe Maggiolo appeared before the Committee on behalf of Club Italia, an organization that is committed to its community through sponsorships, scholarships, fundraising and charitable events.

Mr. Maggiolo advised the Committee that Club Italia's property is a 28 acre parcel of land that is located at the corner of Montrose Road and Kalar Road in the City of Niagara Falls. The property has been plagued with problems and health risks due to the current state of its existing on-site sewage system.

Ms. Maggiolo noted that the proposed development to construct a one storey sewage pumping station and sanitary collection system on Club Italia property (which would be sold to the City) to service existing development currently experiencing faulty septic systems was approved in April 2006, however, as of October 2008, Club Italia has spent \$355,000 in sewage maintenance, which includes pump repair, purchase, the pumping out of tanks, chemicals, construction and general repairs, due to delays in the process.

Mr. Maggiolo noted that in order for Club Italia to survive, the organization will have to fund this project totally on their own, as they can no longer continue to meet the growing demands of the Club and the community.

Club Italia's main goal is to have sewers constructed and connected to it, but the vision for the future is, if the urban boundary is extended, to build a 125 unit senior citizen home and sports complex.

Mr. Maggiolo, in closing, urged the Committee to act expeditiously in considering the community's need, as it is Club Italia's desire to rectify this situation as soon as possible to move forward with their current operations and plan for the future with the expansion of the urban boundary.

13. Peter Lowe, Redeemer Bible Church
ICP-C 39-2009

Mr. Peter Lowe appeared before the Committee on behalf of Redeemer Bible Church, the first property outside the urban boundary on Montrose Road north of the Hydro Right of Way.

Mr. Lowe noted that the Redeemer Bible Church property is a 20 acre parcel of land zoned agricultural that contains the original farmhouse, Church sanctuary built in 1980 with a major addition in 1998.

Mr. Lowe advised the Committee that the Redeemer Bible Church community planned in 2003, following the completion of a feasibility study to construct affordable housing for seniors. A meeting was held with the members, the City's Planning/Engineering Department and it was recommended that the change to the official plan would be better if it came from all the property owners in the northwest servicing area not a single application.

Mr. Lowe noted that the Northwest Quadrant has been identified as having serious health risks due to failing private septic systems by the Regional Public Health Department, however, the Northwest Community has provided the City of Niagara Falls with all of the studies that were required, and the City was at the design stage for the sewage system in 2003/2004, where it was stalled.

Mr. Lowe concluded his comments by emphasizing that, in his view, the City of Niagara Falls' is in dire need of affordable housing, especially for seniors and Redeemer Bible Church has the land on which they would like to provide the housing needed, all that is lacking is the sewers and that he believes this requires that the land to be inside the urban boundary.

14. Jean Grandoni
ICP-C 20-2009

Ms. Jean Grandoni advised the Committee that she is supportive of the Growth Option 'D', recommending that there not be an urban boundary expansion in northwest Niagara Falls.

Ms. Grandoni noted that the requests for development are based on false premise that these farmlands north of Welland River to the Escarpment are just "Good General", as designated in the Region's Plan, however, with the Region having failed to ever bring their plan into conformity with the 1979 OMB decision, the Region is guilty of false mapping, and in her view, these lands should be Greenbelt, as were similar lands in Thorold.

Ms. Grandoni made reference to the two application for development outside urban boundaries in the City of Niagara Falls, The Northwest Community Landowners Group (NCLG) and MONT ROSE At Niagara and the Sewershed Map, Area Five (attached to ICP-C 20-2009) and provided the history of intrusion into these areas reveal misrepresentation of facts, failed ventures and endless deception regarding motives for servicing and capacity of receiving sewage systems, namely the existing Kalar System (sanitary sewers and pumping station).

Ms. Grandoni exceeded her 10 minute time limit and was advised that she would have an opportunity to complete her presentation at the next Committee of the Whole meeting on this subject matter.

15. Dr. John Bacher
ICP-C 2-2009

Dr. John Bacher appeared before the Committee on behalf of Preservation of Agricultural Lands Society (PALS) in support of the Proposed Growth Management Strategy for Niagara and the process for its development, which has been a democratic and participatory process.

Dr. Bacher advised the Committee that there are currently no municipalities in the Niagara Region who warrant an urban boundary expansion under the policy framework provided by both the Provincial Policy Statement of the Planning Act (PPS) and the guidelines established by the Growth Management Plan. There is sufficient land that is zoned and within the urban service boundary for residential and commercial-industrial land to meet the 10 year supply requirement of the PPS and there is enough land for this purpose even within the more constrictive limitations of draft approved subdivisions.

Dr. Bacher noted that quick action on the Niagara Region's part on the recommendations of the Growth Management Plan would result in Provincial Infrastructure Investment, a very prudent step at this time of economic uncertainty.

Dr. Bacher noted that opposition to the Preferred Growth Option and support of urban boundary expansions would result in confrontation with the Province and incur additional expenses on OMB hearings.

Dr. Bacher also noted that Option 'D' should be called the 'Good Planning Option'.

In closing, Dr. Bacher reiterated his recommendation to approve the Growth Management Plan which will foster cooperation with the Province.

16. Mike Bissett and Tony Volpentesta, Bousfields Inc.
ICP-C 27-2009

Mr. Mike Bissett and Mr. Toney Volpentesta, Bousfields Inc. appeared before the Committee on behalf of Hospitality Resorts Inc. noted that the location of the MONT ROSE At Niagara development has existing urban uses, available servicing and road network, existing transit service, in their view, it's in the Gateway Economic Zone area, it will create approximately 500 jobs, in a picturesque strategic location at the northern entry to the City of Niagara Falls at the Gateway between Canada and USA, the site is unique with natural features including exquisite views, topography and vineyards.

Mr. Bissett noted that Hospitality Resorts Inc. proposes to build 240 golf villas in two compact clusters in a natural setting on land which is currently outside the urban area boundary, the golf course and the villas are also outside of the Greenbelt and Niagara Escarpment Plan south of Mountain Road, and that they plan on preserving the woodlots.

In conclusion, Mr. Volpentesta noted that the approval of the expansion of the urban area boundary to allow the development of the golf villas will enable Economic Development in Niagara Region, citing that the development is in line with the policy direction (Growth Plan, Niagara Economic Development Strategy, Gateway Economic Zone), the demand has been identified in the Niagara Falls area for range of housing and economic stimulus, that there is a deficit of low density housing in Niagara Falls identified and that it is unlikely that growth south will occur within a 20 year timeframe.

Mr. Bissett, therefore, requested that the Committee approve an amendment to Option 'D' to include northwest Niagara Falls lands within the urban boundary.

17. Ed Lustig, Broderick & Partners LLP
ICP-C 45-2009

Mr. Ed Lustig, Broderick & Partners LLP on behalf of Hospitality Resorts Inc. owner of the proposed MONT ROSE At Niagara development. The complex includes two existing hotels of 36 and 15 storeys together with a 54 storey hotel tower, it is among the largest private business investments and employers in Niagara.

Hospitality Resorts Inc. is seeking no funding or bailout money or stimulus incentives from any level of government, they are simply asking for Niagara Region's support to allow it the potential to create more jobs and pay more taxes in the Niagara Region on a relatively small parcel of land readily serviceable on the other side of the road from where substantial development that has existing for some time within the Niagara Region's fully build out urban area boundary, for the up to 240 golf villas, which will only be in place when the golf course is actually developed.

Mr. Lustig provided the Committee with some background respecting Hospitality Resorts Inc., which is wholly owned by the DiCosimo family who have lived and worked and built up their tourism businesses including the Hilton and contributed significantly to various good causes in the Niagara Region for over 40 years. The DiCosimo family is committed to this Region for the long term, as their whole family lives and works in Niagara Region.

Mr. Lustig advised the Committee that the urban area boundary expansion proposed abuts his client's property on the westerly side of Kalar Road (the westerly Urban Area Boundary). There is an existing small residential subdivision (approximately 10 houses) west of Kalar Road south of his client's property just north of Thorold Stone Road. East of his client's land across from Kalar Road are the other northwest properties. The northerly boundary is the Hydro Right of Way and the south boundary is a woodlot that will never be developed.

The Committee was advised that the development can move forward with all components, except the 240 Golf Villas, at this time, as the land they will occupy is part of the proposed urban boundary expansion. Lands north of Mountain Road are subject to Niagara Escarpment Commission requirements.

18. Don Wilson, Director, MONT ROSE At Niagara
ICP-C 44-2009

Mr. Don Wilson, Director, MONT ROSE At Niagara, provided the Committee with the details of the MONT ROSE At Niagara development a luxury 58 storey, 1,000 room resort.

The development is scheduled to open in May 2009 and create 950 jobs with 500 of those jobs being permanent, with an annual payroll of \$14,000,000, property taxes of \$4,900,000 (City and Region) and purchases of \$27,900,000, which will be mostly Niagara based.

The MONT ROSE At Niagara development is based on world class winery/golf projects, it will be a major new, environmentally sensitive Tourist Attraction and celebrates the very best of Niagara, natural, agricultural and tourism at the North Portal to the QEW, Niagara Falls/Fort Erie Corridor.

Mr. Wilson asked the Committee to consider whether Niagara Region can afford to wait?

19. Alex Herlovitch, Director, Planning & Development, City of Niagara Falls
ICP-C 30-2009

Mr. Alex Herlovitch, Director, Planning & Development, City of Niagara Falls on behalf of the City of Niagara Falls.

Mr. Herlovitch referred to the City of Niagara Falls' Planning Report PD-2009-08 (ICP-C 15-2009) approved by City Council on January 26, 2009, which focuses on the Regional Municipality of Niagara Growth Management Strategy Preferred Growth Option for Niagara Phase 3 & 4 Report and the Niagara Gateway Economic Zone and Centre Report.

Mr, Herlovitch noted that both of the Regional reports indicate that the City of Niagara Falls will continue to be a major recipient of future growth and will play a significant role in the economic development of the Region over the next 25 years.

Mr. Herlovitch, highlighted the specific sections of the Regional reports and made the following suggested amendments respecting the City of Niagara Falls:

Population:

The City of Niagara Falls in this instance believes that in order to take advantage of this, the Growth Management Study should be amended to recognize Niagara Falls as the focus of immediate to mid-term population growth.

Housing:

The City of Niagara Falls suggests that the Growth Management Study be amended to reflect that Niagara Falls is geographically positioned along the QEW to take advantage of the most direct conduit to the west GTA/H in order for the Niagara Region to compete with the municipalities surrounding the west GTA/H and GGH Outer Ring.

The City of Niagara Falls notes that the infrastructure investment in the grow south strategy must be balanced with the needs of the municipalities and that recognition should be given in the Growth Management Study that immediate housing growth in Niagara Falls and its 23% share of future growth will generate development charges revenue for the Niagara Region which can be used to fund development charges related projects.

Employment:

The City of Niagara Falls suggests that the Growth Management Study should be amended to emphasize the importance Niagara Falls has to the economic well being of the Niagara Region and the need to develop complete communities and consider this impact on growth areas of the Niagara Region.

Density & Intensification Targets:

The City of Niagara Falls suggest that the intensification targets should be re-examined to assess whether or not the high and low figures are achievable.

Urban Boundary Expansion:

The City of Niagara Falls suggests that the Growth Management Study should examine the northwest sector of Niagara Falls for urban expansion having regard to the Gateway Economic Zone study which gives special standing to Niagara as part of the economic prosperity of the Province due to its proximity to the US border.

Niagara Gateway Economic Zone and Centre Report:

The City of Niagara Falls suggests that the report should be amended to recognize the existing industrial lands around the Lyon's Creek/QEW Interchange and along Montrose Road, as they are fully serviced and should promote expansion of the northwest urban boundary for employment uses since it has good highway exposure, is serviced with water and has approval for sanitary services. The Northwest sector lands are strategically located to boost the economy of both north and south ends of the Niagara Region.

20. Walter Sendzik, Executive Vice President and General Manager
Kithio Mwanzia, Policy Coordinator,
St. Catharines – Thorold Chamber of Commerce
ICP-C 43-2009

Mr. Walter Sendzik, Executive Vice President and General Manager and Mr. Kithio Mwanzia, Policy Coordinator addressed the Committee from a Regional perspective.

The Committee was advised that the Chamber's Government Affairs Committee has been following the process through Mr. Mwanzia's participation at the public meetings. The development of the plan has been inclusive and informative and as a Chamber, we now have a better understanding of how the Niagara Region views its growth opportunities.

Following the review of the Niagara 2031 document, the Chamber believes that the document is missing key elements that will have an impact on Niagara Region's abilities in the short and medium term:

- the document sets the stage for Niagara Region's growth opportunities after 2031.
- the Grow South concept, is predicated on massive infrastructure investments that will not fully materialize until 2020
- the population expansion and urban growth linked to the Economic Gateway and Centre will not occur until the Gateway and Centre is fully utilized and that would happen 2025 and beyond
- it is too focused on building capacity for 2031 and beyond, missing short term growth trends and opportunities.

Mr. Sendzik noted that from a business perspective the following should and/or must happen in Niagara over the next 10 years:

- Niagara Region must have a closer connection to the GTA
 - led by Grimsby/Lincoln/West Lincoln, attracting residents based on quality of life;
 - protect the valuable commercial/corporate lands on the QEW in Grimsby/Lincoln so when large corporations want to relocate to Niagara, the land is available;
 - ensure that these communities are designed as liveable, environmentally sustainable communities moving forward.

- St. Catharines/Thorold/Welland/Port Colborne must establish itself as an economic corridor before it becomes an Economic Centre
 - Linked by the Welland Canal and 406 Highway System, the infrastructure exists to build up the links between the communities
 - Servicing 406 between Welland and St. Catharines will open up lands for commercial and residential use along on a provincial highway
 - Build connectivity between the cities to encourage organic business and commercial development creating linkages to Brock University and Niagara College
- Population growth predications must be balanced by labour market trends and business development prospects.
 - Small and Medium Enterprises will largely drive Niagara Region's future private sector economic growth – *Where will they grow and why?*
 - Knowledge based companies – Who will they employ and where do they want to locate?
 - How do we get corporations to move their headquarters to Niagara Region and where will they want to be located?

Mr. Sendzik stressed the fact that it's what they want, not where Niagara Region wants them to live and work.

In conclusion, Mr. Sendzik asked the Committee to ask themselves these questions, What will Niagara Region look like in the next 10 years, as a Region? What will the business sector composition of the Niagara Region look like in the next 10 years? Where will people want to live in Niagara Region in the next 10 years? In each of these cases, the Chamber feels that the Niagara 2031 report didn't adequately provide the vision for the next 10 to 15 years.

Mr. Sendzik requested that the St. Catharines-Thorold Chamber of Commerce be permitted to sit on the Implementation Committee for Phase 5 of the Niagara 2031 process.

21. Keith Vogl, MCIP, RPP, Director of Planning, Town of Grimsby
ICP-C 42-2009

Mr. Keith Vogl, MCIP, RPP, Director of Planning, Town of Grimsby addressed the Committee on behalf of the Town of Grimsby in order to garner the Niagara Region's support for a modest expansion to Grimsby's urban area.

Mr. Vogl apprised the Committee of the details of the area of proposed expansion, the area is approximately 70 hectares in size in the westerly portion of Grimsby, it is surrounded on three sides by urban area designations and to south by the Niagara Escarpment. The area includes a number of existing subdivisions that were approved in the 1960's, with more than 200 homes, an elementary school (at its centre), a sports complex (four soccer fields, a clubhouse and a lit baseball field). The area is serviced throughout with municipal sanitary sewer and water and the Niagara Region has invested in a right of way for the extension of Regional Road 512, Livingston Avenue through the area.

Mr. Vogl noted that the area is a logical extension of our existing urban form, however, unfortunately the Province has made what Grimsby feels is a mistake in including these lands in the Greenbelt Plan. Grimsby was pleased to see in the Dillon Growth Management report that these lands should be considered for removal from the Greenbelt Plan at the next 10 year review, however, Grimsby was disappointed that this direction did not find its way into DPD 54-2008. The Town of Grimsby is therefore, requesting that Appendix #2 be modified to include participating with the Town of Grimsby in undertaking supporting studies toward adjustments to the Greenbelt Plan, to allow for consideration of redesignation for urban development.

The Dillon report also provides supporting data to clearly demonstrate the need for the westerly expansion in the Town of Grimsby, as the report allocates 3,500 new residential units in Grimsby over the 2006 – 2031 (25 year) planning period, an average of 140 units per year. Grimsby's growth rate has been significantly more than 140 units, with an average of more than 200 residential dwelling starts per year over the last 10 years, resulting in a significant restriction on growth in Grimsby over the 25 year planning period.

Mr. Vogl noted that the report with respect to housing allocation by housing type and five year period, is not clear as to how these housing type allocations are to be implemented, as it is currently outlined Grimsby could experience a shortage of land for lower and medium density housing in less than 10 years, while maintaining a large inventory of higher density lands where no allocation exists. This is another instance where the urban boundary expansion using efficient and responsible densities would address the difference.

Mr. Vogl advised the Committee that growth that cannot be accommodated in Grimsby is not all going elsewhere in Niagara Region, the Dillon report describes different market areas, with Grimsby being in the same market area as Lincoln and West Lincoln, however, Grimsby is also in the market with Winona, Stoney Creek and other Hamilton areas.

Mr. Vogl stressed the fact that if there is no growth opportunity for Grimsby, some of Grimsby's potential growth will go elsewhere, and the 545,000 Dillon projection or 511,000 Provincial projection will be less again for Niagara Region.

In conclusion, Mr. Vogl noted that Grimsby understands that the Niagara Growth Management Plan must take into consideration the Provincial Plans, including the Greenbelt Plan that restricts urban development in the proposed expansion area of Grimsby. He stated his opinion that there were mistakes made with the Greenbelt designation, however, Grimsby feels that there is an opportunity for the Town of Grimsby and the Niagara Region to work together to address the Greenbelt Plan issues in anticipation of the Greenbelt Plan review, and if successful, provide for growth opportunities in the longer term to the benefit of both the Town and the Niagara Region.

22. Don Alexander
ICP-C 49-2009

Mr. Don Alexander a resident of the City of St. Catharines centred his comments on three threads that are found throughout the various studies and background information: infilling and intensification; transportation and Gateway Economic Development.

Mr. Alexander noted that infilling and intensification is an enabling action for many of the goals inherent in Niagara's future. He would like to see Niagara Region stress the statement found in the Background – Charting our Shared Future “We can also look up and within, instead of out as a solution to growth pressures”.

Mr. Alexander advised the Committee that significant transit hubs have land use decisions to create housing and commerce within and close to the hub. He also noted that the use of “notch” barges will integrate with land use, industrial and commerce much more than the present laker through traffic.

Mr. Alexander noted that he attends most of the Metrolinx meetings and advised that Metrolinx will be embarking on the good movement efforts, now that they have applied Traffic and Transportation demand management, used to change the way trucks and other modes move from points of entry. Mr. Alexander believes that there are exciting leading-edge experiences ahead for Niagara Region as the Economic Zone and Gateway are conceived and established.

In closing, Mr. Alexander noted that the aggressive adoption of intensification is a part of many “best practices” of community design and building in all parts of the world and that Transportation demand management is the key to designing effective transportation for people and goods and attendant land-use decisions.

23. Mark Brickell, Vice President, Smart Growth and Partnerships,
Niagara Economic Development Corporation
ICP-C 29-2009

Mr. Mark Brickell, Vice President, Smart Growth and Partnerships, Niagara Economic Development Corporation (NEDC) advised the Committee of the NEDC's concerns with the framing of the Growth Strategy and impact of the current economic circumstances, which have changed dramatically since the development of the Places to Grow and the initiation of the Niagara Growth Plan, include Option D. While the actual time period of the recession may only be a couple of years, the impacts will be felt for decades to come, therefore, any strategy developed without taking this new reality into account, no matter how well-intentioned, is likely to be deficient.

Mr. Brickell stressed the fact that Niagara Region needs to recognize that companies will be even more demanding in making new investments, and that communities worldwide will become increasingly aggressive in their efforts to attract investment and Niagara Region will need to focus on their competitiveness as a place for investment.

In order to maintain Niagara's competitiveness, Mr. Brickell noted that decisive action is needed with respect to infrastructure investment it is imperative that Niagara is to fundamentally and significantly improve its competitiveness as a place for investment and business location.

Mr. Brickell noted that the NEDC recommends that maximum flexibility be applied to the use of lands along these primary corridors of commerce (along the QEW, Highway 406, Welland Canal and international border crossings), and that factors such as cost, existing market pressures, level of investment and job creation, be taken into account when making decision about these key lands.

The NEDC strongly recommends that Regional Council endorses the recommendations made in the GHK Report with the policy proposals being adopted in the Niagara Region's Official Plan. The report offers a compelling vision for the Niagara Economic Zone and Centre, as identified in the Provincial Growth Plan for the Golden Horseshoe.

From an economic development perspective, NEDC makes the following specific suggestions: that the Region explore the viability and feasibility of having a specific amount of industrial/employment land (e.g. 500-1000 acres), serviced and shovel-ready available for new investment at all times; that additional brownfield incentive programs be developed to more strongly encourage the redevelopment of brownfield sites for employment purposes; that further consideration be given to the composition of Niagara's demographics and that specific interventions be recommended if shifts in demographics are deemed to be desirable. For example, the Niagara 2031 plan asserts that Niagara will continue to be a natural draw for senior citizens. Should we not also be striving to be equally inviting to young entrepreneurs, mid-career professionals and their families?; that the mounting economic impacts as a result of the Provincial Greenbelt and Growth Plan upon Niagara's most westerly communities, particularly, Grimsby and West Lincoln, be monitored closely, and that strategies' be developed to offset lost opportunity costs; and that the uncertainty of the global economy dictates that waiting five years to review this plan would be ill-advised. Given the circumstances, an 18-24 month timeframe would make much more sense.

Councillor Rigby assumed the Chair, in Councillor Smeaton's absence.

24. P. Leigh Whyte, Principal/Chief Urban Planner,
Avalon Consulting Professionals of Ontario, LLC
ICP-C 21-2009 & ICP-C 32-2009

Mr. P. Leigh Whyte, Principal/Chief Urban Planner, Avalon Consulting Professionals of Ontario, LLC addressed Committee on behalf of Ashton Homes a developer in Niagara Region for over twenty years.

Ashton Homes is familiar with and supports the concept of infilling and intensification and has recently completed the redevelopment of the Consolidated School on Queenston Street in St. Catharines, an abandon school site into 74 units (townhouses and semi-detached homes).

Mr. Whyte has been working with the City of Welland and the Niagara Region on this development in the north end of Welland since the property was acquired in 2002, the property is not in the urban boundary, however, it is bordered by the urban boundaries of the City of Welland, Town of Pelham and City of Thorold.

Mr. Whyte noted that the Niagara Region has just recently invested \$22 Million for a sanitary sewer that runs right in front of the property in question, which is more than capable of servicing these lands and the adjacent lands.

Mr. Whyte noted that given the fact that these lands are already serviced, it doesn't seem reasonable to not include them in the urban boundary. The development of a small portion of these lands would result in \$1 Million in Development Charges being paid to the Niagara Region and the City of Welland for lands already serviced, so they should be included in the urban boundary.

The Committee was advised that these lands are located in the area that has been reserved by the Province for the Niagara GTA Corridor, however, it has been determined that the City of Welland has 70+ years of capacity within its urban boundary, therefore, it is a question of need as opposed to convenience.

Councillor Smeaton assumed the Chair for the remainder of the meeting.

25. Stephen Kaiser, Kaiser & Associates Inc. & Randy Grimes, Director, IBI Group
ICP-C 9-2009

Mr. Kaiser, Kaiser & Associates Inc. and Mr. Randy Grimes, Director, IBI Group addressed Committee on behalf of the Niagara Home Builders' Association.

Mr. Kaiser advised the Committee that the Niagara Home Builders' Association retained IBI Group to review the various Growth Management Study background reports, which they have commented on in two letters (PD 22-2008 and ICP-C 7-2009), which brought to light the following issues: *Growth and Household Projections* - Medium Growth Scenario may underestimate population and household growth; *Existing Supply* – half of the supply of units are on vacant designated land, with yield from these lands being uncertain because of environmental constraints, lack of interest by owners and odd shaped configurations, yield from existing supply may not be realized especially from intensification and a Supply / Demand shortfall in certain municipalities (e.g. Grimsby/St. Catharines shows mismatch between supply and demand – shortfall of low density units; *Allocation of Population / Housing Growth – Option D* – growth is directed to south Niagara not likely to meet market expectations and location preferences, the Growth Management Study allocation of future growth to West Lincoln/Grimsby significantly below historic levels (-25% +/-), additional growth should be directed to suitable lands in the vicinity of the QEW corridor to better satisfy market demand and to take advantage of available Provincial / Regional infrastructure, if growth is not directed to the areas that have market support, the Region's planning and fiscal objectives will be seriously jeopardized.

Mr. Kaiser and Mr. Grimes noted that the seniors are currently retaining their homes in the city and purchasing another home in less dense areas; that they are not against the Places to Grow legislation but believe that, given market trends, is just too rigid, it requires some flexibility, in light of the situations municipalities are in today.

26. Jane Hanlon, Executive Director, Climate Action Now
ICP-C 41-2009

Ms. Hanlon, Executive Director, Climate Action Now reminded Committee of the events that have taken place around the world, due to climate change.

Ms. Hanlon noted that it's encouraging that Ontario has offered Niagara the structure and possible funding to ensure water quality and arable land takes precedence to urban expansion. As Federal funds become available, we trust that Niagara will benefit as so many forward-thinking Regions have.

Ms. Hanlon addressed the issues of transit/air quality; food security/water quality; forest cover and employment, noting that the Province has wisely sent a very clear signal that further expansions are exceedingly unlikely, even for municipalities that use their current greenfields to support anything less than high density.

Ms. Hanlon concluded her comments by stating that Climate Action Now supports Plan D for the protection and growth of Niagara.

27. Elizabeth Kowalik
ICP-C 33-2009

Ms. Kowalik a resident of the City of St. Catharines appeared before the Committee on behalf of her family's property to address several concerns.

Ms. Kowalik questioned why St. Catharines is infilling on parklands, by building a library and a swimming pool complex on a large portion of Pearson Park, when it has frequently been mentioned over the past ten years that St. Catharines does not have enough parks. A suitable location for a park would have been the Lakebreeze School property.

Ms. Kowalik noted her concern respecting Niagara's aging population, she asked how Niagara Region was going to deal with the population over the age of 60. She also noted that the complex on Ontario Street and Welland Avenue (Hotel Dieu parking lot) is not practical for seniors, the handicapped or even young families, as there are too many stairs.

Ms. Kowalik noted that the Growth Plan is for the next 25 years, which is not a concern for the 20, 30 and 40 year olds, however, it for her and her husband, being 60 and 70 year olds, as their time is running out.

Ms. Kowalik provided the Committee with events and background information respecting the Kowalik property since 1979, which caused the Kowalik family great hardship.

Ms. Kowalik asked whether her 22-acre soil contaminated parcel could be considered a Brownfield; this was the time to include a small correction of the urban boundary from a creek to a straight line (normally a road) and whether the Niagara Region and the City of St. Catharines would approve trading the Kowalik parcel of acreage with Thorold since Thorold wants to add lands into the Greenbelt.

Ms. Kowalik concluded her comments by suggesting that her land could be used to fulfill St. Catharines' lack of vacant green space for future housing needs or for green parkland connecting to the green ribbon trail, for citizens in St. Catharines to utilize and enjoy.

28. Patrick Robson, Commissioner, Integrated Community Planning
ICP-C 26-2009

Mr. Robson, Commissioner, Integrated Community Planning noted that Niagara Region has "Good Bones", with Niagara's transportation; infrastructure; urban lands; serviced urban lands, as well as a great deal of natural and agricultural features. Niagara Region has significant opportunities, not only to reinforce the values that have made this community, but to capitalize on the investments already made, along with the Gateway Economic Centre and Zone.

The Committee was advised that Niagara Region has twenty distinct urban areas, however, the concerns being raised at this meeting represents only three of these urban areas from twelve municipalities, which demonstrates the communities' desire for a very strong compliance with Provincial direction.

Mr. Robson noted that the Committee should be cognizant of the deadline from the Province, which is June 2009, while the area municipalities have some flexibility, at the present time, Regional governments do not, therefore, the Niagara Region should continue to move forward with this initiative as soon as possible.

In response, to the rigidity of the Places to Grow legislation, Mr. Robson noted there are two avenues Niagara Region could take: one being, going ahead with and suggesting what Niagara Region is prepared to move forward with or suggesting an alternative to what Province has requested, Niagara Region may if this avenue is pursued, be on a path of disagreement with the Province; two being, what is being recommended, that Niagara Region be compliant with the Province's request by forwarding a Regional Growth Strategy, that illustrates cohesiveness from Niagara Region and then educating the Province on what might not be consistent with the rigidity of the legislation they have in place, in order to work collaboratively with the Province.

Mr. Robson provided the Committee with Regional maps depicting the existing urban areas; water and wastewater systems (Regional and Municipal); primary and secondary routes; Urban Growth Centre; Gateway Economic Centre; Gateway Economic Zone and South Niagara East-West Arterial Corridor Study Area, and, clear indication of considerable urban land availability.

29. Moved by Councillor Salci
Seconded by Councillor Badawey

That the presentations by the Delegations, be received for information.

Carried.

ITEMS FOR INFORMATION

30. Moved by Councillor Salci
Seconded by Councillor Badawey

That Communications PD 20-2008 to PD 22-2008, PD 24-2008; PWC 41-2008; PWC 51-2008 and ICP-C 2-2009 to ICP-C 34-2009 and ICP-C 36-2009 to ICP-C 48-2009, be received for information:

- PD 20-2008 Letter from Alex Herlovitch, Planning Director for the City of Niagara Falls, regarding Option D of the Niagara 2031 Growth Management Study and the accompanying report from Dillon Consulting, requesting deferral of this matter until the full report of the consultants has been submitted.
- PD 21-2008 Letter from Bousfields Inc., planning consultants for Hospitality Resorts Inc., with comments on Niagara 2031, Option D: Preferred Growth Option and how it relates to its proposed "Mont Rose At Niagara Winery/Golf/Villas.
- PD 22-2008 Letter from IBI Group, on behalf of the Niagara Home Builders' Association, with comments on Option D: Preferred Growth Option prepared by the Region's GMS consultant team.
- PD 24-2008 Correspondence (dated December 5, 2008) from Mr. Glenn J. Wellings, MCIP, RPP Wellings Planning Consultants Inc to Co-Chairs and member of the Planning and Public Works Committee re: Niagara 2031 (DPD 54-2008)
- PWC 41-2008 Correspondence (dated October 28, 2008) from Jim Watson, MPP, Minister to Regional Chair Partington respecting Quality of Life improvement for all Ontarians, promoting managed growth, sustainable development, a strong economy and a healthy environment across the province.
- PWC 51-2008 Letter from the Township of West Lincoln (dated November 11, 2008) to Regional Chair Partington respecting Township of West Lincoln – Report PD-133-08 dated November 10, 2008 relating to "Niagara 2031, Preferred Option D" as released on October 23, 2008
- ICP-C 2-2009 A brief from the Preservation of Agricultural Lands Society respecting the Growth Management Plan – December 22, 2008.
- ICP-C 3-2009 An e-mail from Pat Cusack a resident of the City of Port Colborne (January 18, 2009) commenting on Niagara 2031.

- ICP-C 4-2009 A letter from the Betty Konc, President, Wainfleet Ratepayers Associations (January 20, 2009) commenting on Option 'D' of the Growth Management Strategy.
- ICP-C 5-2009 John Ariens, Associate, IBI Group Presentation.
- ICP-C 6-2009 A letter from Mayor D'Angela, City of Thorold (January 16, 2009) respecting the resolution passed by the City of Thorold's Council regarding the Gateway Economic Zone and Centre, Niagara 2031: Strategy for a Healthy, Sustainable Future.
- ICP-C 7-2009 A letter from Randy Grimes, Director, IBI Group (October 21, 2008) respecting the Region of Niagara Growth Management Study.
- ICP-C 8-2009 A letter from P. Leigh Whyte, Principal/Chief Urban Planner, Avalon Consulting Professionals of Ontario, LLC (January 20, 2009) respecting their presentation on behalf of their client, Ashton Homes.
- ICP-C 9-2009 Stephen Kaiser, Kaiser & Associates Inc. and Randy Grimes, Director, IBI Group Presentation.
- ICP-C 10-2009 A letter from Joe McMaster (January 20, 2009) expressing his concerns regarding the request to expand the urban boundary in the area of Kalar Road and Mountain Road in the City of Niagara Falls and requesting that the Committee not approve the expansion of the current urban boundary for the City of Niagara Falls as requested in relation to the Mont Rose Development.
- ICP-C 11-2009 An excerpt from the November 12, 2008 Smarter Niagara Steering Committee minutes unanimously endorsing Niagara 2031, Option 'D'.
- ICP-C 12-2009 A letter from Jean Grandoni (January 23, 2009) respecting background information related to the proposed urban boundary expansion in Northwest Niagara Falls.
- ICP-C 13-2009 Memorandum from Patrick Robson, Commissioner, Integrated Community Planning (January 16, 2009) respecting the Discussion with Provincial Officials as Relates to Niagara 2031.

- ICP-C 14-2009 A letter from Brian Treble, Director, Planning and Building, Township of West Lincoln (January 22, 2009) respecting Niagara 2031, Option D – Regional Preferred Growth Option Report.
- ICP-C 15-2009 City of Niagara Falls Report PD-2009-08 (January 26, 2009) respecting the City's Growth Management Strategy: Growth Alternatives and Recommendations Report and Niagara 2031 – Regional Niagara's Growth Management Strategy: Preferred Growth Option and Gateway Economic Zone and Centre Vision.
- ICP-C 16-2009 John Gladki, GHK International Inc. Niagara Gateway Economic Zone and Centre Presentation.
- ICP-C 17-2009 A letter from Joyce Sankey, Chair of Land Issues Committee, Niagara Falls Nature Club (January 25, 2009) commenting on Niagara 2031.
- ICP-C 18-2009 Tom Richardson, Sullivan Mahoney LLP Presentation
- ICP-C 19-2009 Ron Shishido, Dillon Consulting Presentation
- ICP-C 20-2009 A letter from Jean Grandoni (January 26, 2009) respecting the Region's Growth Management Strategy Niagara 2031, City of Niagara Falls.
- ICP-C 21-2009 P. Leigh Whyte, Avalon Consulting Professionals of Ontario, LLC Presentation
- ICP-C 22-2009 Bernie Hermsen, MCIP, RPP, MHBC Planning Limited and Tom Smart, BLS Planning Associates Inc. Presentation.
- ICP-C 23-2009 A letter from Cheryl Milette, Town Clerk, Town of Pelham (January 27, 2009) respecting the resolution that was enacted by the Town of Pelham with respect to the Regional Niagara Growth Management Study Options.
- ICP-C 24-2009 Glenn Wellings, Wellings Planning Consultants Inc. Presentation
- ICP-C 25-2009 A letter from Kenneth DePodesta, Designated Consulting Engineer, Philips Engineering Ltd. (January 26, 2009) respecting the Proposed Development of the NWCG and Hilton/DiComiso Lands, Niagara Falls, Ontario.
- ICP-C 26-2009 Patrick Robson, Commissioner, Integrated Community Planning Presentation.

- ICP-C 27-2009 Mike Bissett and Tony Volpentesta, Bousfields Inc. Presentation
- ICP-C 28-2009 Comments from the Harmony Residents Group (January, 2009) respecting Niagara 2031.
- ICP-C 29-2009 Niagara Economic Development Corporation Comments Re: Niagara 2031, Region of Niagara Growth Management Strategy.
- ICP-C 30-2009 Mr. Alex Herlovitch, Director, Planning & Development, City of Niagara Falls Presentation.
- ICP-C 31-2009 City of St. Catharines' motions respecting support for Option 'D' as the preferred option for Niagara 2031.
- ICP-C 32-2009 Mr. P. Leigh Whyte, Avalon Consulting Professionals of Ontario, LLC speaking notes
- ICP-C 33-2009 Ms. Elizabeth Kowalik's speaking notes.
- ICP-C 34-2009 A letter from Holly Dowd, Town Clerk, Town of Niagara-on-the-Lake (January 27, 2009) respecting it's support of Option 'D' for Niagara 2031, Preferred Growth Option, Planning Report PDS-09-010
- ICP-C 36-2009 Mr. Dennis Savriga's speaking notes.
- ICP-C 37-2009 Mr. Mike Connolly, North West Quadrant speaking notes.
- ICP-C 38-2009 Mr. Joe Maggiolo, Club Italia speaking notes.
- ICP-C 39-2009 Mr. Peter Lowe, Redeemer Bible Church speaking notes.
- ICP-C 40-2009 The Town of Lincoln's motion respecting support for Option 'D' for Niagara 2031 dated January 26, 2009
- ICP-C 41-2009 Ms. Jane Hanlon, Executive Director, Climate Action Now speaking notes.
- ICP-C 42-2009 Mr. Keith Vogl, Director of Planning, Town of Grimsby, speaking notes.
- ICP-C 43-2009 St. Catharines – Thorold Chamber of Commerce speaking notes.
- ICP-C 44-2009 Mr. Don Wilson, MONT ROSE At Niagara Presentation.

ICP-C 45-2009	Mr. Ed Lustig, Broderick & Partners LLP speaking notes.
ICP-C 46-2009	Mr. Glenn Wellings, Wellings Planning Consultants Inc. speaking notes.
ICP-C 47-2009	Mr. Tom Richardson, Sullivan Mahoney LLP speaking notes.
ICP-C 48-2009	Ms. Cathy Sterling, Smithville Downtown Neighbourhood Association speaking notes.
ICP-C 49-2009	Mr. Don Alexander's speaking notes.
IPC-C 50-2009	Mr. Greg Hynde, Director of Planning, Hynde, Paul Associates Inc. speaking notes.

Carried.

NEXT MEETING

31. Moved by Councillor Trombetta
Seconded by Councillor Salci

That Committee of the Whole meet at the call of the Chair, to consider the recommendations contained within Report DPD 54-2008 respecting Niagara 2031 – Adoption of a Preferred Growth Option for Niagara and A Strategy for the Gateway Economic Zone and Centre.

Carried.

COUNCILLOR INFORMATION REQUESTS

Staff were asked:

- report back on the health issues that have arisen from the private septic system in the City of Niagara Falls' proposed urban boundary expansion area. (Refers to Minute Item 9)
- provide replies to the submissions made by delegations at this meeting.
- to provide Committee of the Whole with the mapping of the areas in question, as well as, maps of our neighbouring communities, depicting their growth areas.. (Councillor Timms)
- to invite Cogeco Cable to record the next meeting of the Committee of the Whole, when the Committee considers the recommendations within DPD 54-2009. (Councillor Gabriel)

ADJOURNMENT

The Council meeting adjourned at 5:22 p.m.

William Smeaton
Chair

Janet Pilon
Deputy Regional Clerk

Pam Gilroy
Regional Clerk