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

**REPORT 1-2001**

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Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, January 10, 2001 commencing at 2:00 p.m.

**ATTENDANCE**

Committee: Councillors Smeaton, Chair; Regional Chair Zimmerman; Beamer, Burroughs, Gabriel, Hildreth, Marshall, McMullan, Nicholson, Partington, Timms, Trombetta.

Staff: Messrs. Cambray, Director, Planning & Development; Farley, Assistant Director, Development Implementation; Trojan, Chief Administrative Officer; Semple, Senior Planner; Ms. Pilon, Committee Secretary.

**CLERK'S DEPARTMENT**

1. Day and Time of Regular Meetings  
for Standing Committees

Moved by Councillor Nicholson  
Seconded by Councillor McMullan

That regular meetings of the Planning Services Committee be held on Wednesdays at 3:00 p.m. in accordance with a schedule approved, from time to time, by Regional Council.

That special meetings be held at such times and such places as may be appropriate, pursuant to the provisions of the procedural by-law.

Lost.

Moved by Councillor Partington  
Seconded by Councillor Burroughs

That regular meetings of the Planning Services Committee be held on Wednesdays at 2:00 p.m. in accordance with a schedule approved, from time to time, by Regional Council.

That special meetings be held at such times and such places as may be appropriate, pursuant to the provisions of the procedural by-law; and

That the scheduling of Agenda items be adjusted whenever possible, to provide flexibility to Regional Councillors and the public.

Carried.

Moved by Councillor Partington  
Seconded by Councillor Burroughs

That the report of the Regional Clerk, being Report CLK 18-2000, December 11, 2000 respecting Day and Time of Regular Meetings for Standing Committees, be received.

Carried.

### **POLICY PLANNING**

2. Final Recommendations Report  
Sanitary Sewer Line Extension  
Vincor Estate Winery Property  
Town of Lincoln  
Regional Policy Plan Amendment 150

Mr. Cambray provided the Committee with a brief overview of Report DPD 3-2001, January 10, 2001, respecting the Final Recommendations Report, Regional Policy Plan Amendment 150, Sanitary Sewer Line Extension, Vincor Estate Winery Property in the Town of Lincoln. Mr. Cambray advised that Planning staff checked with Public Works and there is sufficient capacity in the Jordan/Vineland Sanitary Sewer System to provide service to the winery and the Town of Lincoln has no objections. The Niagara Escarpment Commission had requested that the approval of this Amendment be deferred until a Development Permit has been approved for the proposed winery.

Councillor Hildreth advised the Committee that she is concerned that existing pumping station may be unable to handle the additional capacity of the Vincor Estate Winery property. Councillor Hildreth would like assurances from Regional Public Works that the existing pumping station can handle the additional capacity as the pumping station is beside 12 Mile Creek and it would be unfair to the current residents to pay for a new system if the pumping station is unable to handle the additional capacity once the winery is connected.

Mr. Victor Muratori of Sullivan Mahoney appeared before the Committee on behalf of the proponent, Vincor Estate Winery. Mr. Muratori advised the Committee that the applicant completed a capacity study and that the Town of Lincoln has approved the Amendment following the receipt of the study. The capacity study showed that the pumping station was not close to capacity and when the consultant took all of the factors into consideration there is an excess of capacity even after Vincor Estate Winery is attached to the sewer line.

Moved by Councillor Timms  
Seconded by Councillor Partington

That Regional Policy Plan Amendment 150 to permit a sanitary sewer line extension outside the Jordan Urban Area to service a proposed winery be approved, subject to the following Regional Public Works Department stipulations: no municipal water would be supplied; compliance with "Regional Sewer Use By-law #3308-83"; a determination by the applicant regarding the need for Ministry of Environment approval for forcemain construction along a public road allowance; completion of the necessary "Regional Encroachment Permit" by the applicant; approval by the Town of the connection to its system and a determination by them regarding the adequacy of the downstream capacity; the Department also requesting that the Town place the property under Site Plan Control; and that the piping and pumping station capacity is confirmed by Regional Public Works to be satisfactory with the addition on Vincor Estate Winery Property.

That the Regional Clerk ensures that an Amendment By-law is prepared for Council adoption.

That notice of Council's decision to adopt Amendment 150 be circulated in accordance with Planning Act requirements.

That a copy of report DPD 3-2001, January 10, 2001, be circulated to the applicant, to the Town of Lincoln, and to the Niagara Escarpment Commission.

Carried.

Conflict of Interest

Councillor Partington declared an indirect pecuniary interest with respect to the matter of Report DPD 4-2001, January 10, 2001, the Background Information Report, Regional Policy Plan Amendment 155, Grey Gables School, Faywell Road in the City of Thorold as he has just been retained by a neighbour of the Grey Gables School, and therefore took no part in the discussion of or voting on these matters.

3. Background Information Report  
Grey Gables School  
Faywell Road  
City of Thorold  
Regional Policy Plan Amendment 155

Mr. Cambray briefly reviewed the report including the six major policy issues to be addressed in the review of this application on an 18 acres site. Also, seven pieces of correspondence in support and in opposition to the application have been received (PD 3-2001).

Mr. Tom Richardson of Sullivan Mahoney appeared before the Committee on behalf of his clients. Mr. Richardson advised the Committee that he understands that this is an information report, but wanted to introduce Ms. Kathleen Miller, the Head Mistress of the Grey Gables School, as well as the two Planners, Mr. Paul Hinde and Ms. Charlene McKay of Earth Tech Canada. Mr. Richardson reviewed the proposal for a school accommodating 450 students and a residence for 100 students. The Grey Gables School as part of their educational curriculum had anticipated the construction of an on site sewage system, they have been reconsidering their plan and will be examining the possibility of connecting to the municipal sanitary sewer line.

Moved by Councillor Nicholson  
Seconded by Councillor Hildreth

That report DPD 4-2001, January 10, 2001, respecting the Background Information Report, Grey Gables School, Faywell Road in the City of Thorold, Regional Policy Plan Amendment 155, be received for information.

Carried.

4. Moved by Councillor Gabriel  
Seconded by Councillor McMullan

PD 3-2001 Copy of seven pieces of correspondence in support and in opposition to proposed Grey Gables School (See DPD 4-2001)

- - Received and referred to staff for consideration in the review of the proposed Policy Plan Amendment 155, Grey Gables School.

Carried.

### **DEVELOPMENT IMPLEMENTATION SERVICES**

#### Conflict of Interest

Councillor McMullan declared a direct pecuniary interest with respect to the matter of Report DPD 145-2000, December 13, 2000, the Official Plan Amendment 10, Agri-Tourism Policies, City of St. Catharines as he owns a farm in west St. Catharines, and therefore took no part in the discussion of or voting on these matters.

5. Official Plan Amendment 10  
Agri-Tourism Policies  
City of St. Catharines

Moved by Councillor Partington  
Seconded by Regional Chair Zimmerman

That Report DPD 145-2000, December 13, 2000, setting out proposed modifications to Official Plan Amendment 10, be deferred to the January 24<sup>th</sup>, 2001 Planning Services Committee meeting at which time Mayor Rigby and his staff will attend the meeting to provide the Committee with their comments.

Carried.

6. Appeal of Zoning By-law Amendment 00-104-Z219  
Ferguson Neudorf Glass  
Town of Lincoln – DPD 5-2001

Moved by Councillor Partington  
Seconded by Councillor Beamer

That Regional Council appeal Zoning By-law Amendment 00-104-Z219 which permits a wide range of manufacturing activities on 4.9 acres of land in a unique agricultural area in the Town of Lincoln.

That Regional Council support a revised zoning by-law to recognize the current use of the property and to permit its expansion.

That the Town of Lincoln and the applicant, Ferguson Neudorf Glass Inc., be notified of Council's decision.

Carried.

7. Moved by Councillor Trombetta  
Seconded by Councillor McMullan

PD 6-2001 Letter from Mr. Kevin Robins of Reid, McNaughton solicitor for Ferguson Neudorf Glass Inc. in regards to the Region's appeal of the zoning by-law amendment 00-147-Z219.

Received for information purposes and for consideration of the Committee of the Whole.

Carried.

8. Official Plan Amendment 39  
"Open Space" and Highway Commercial" Redesignations  
Thompson Road and Garrison Road  
Town of Fort Erie

Mr. Farley provided the Committee with a brief overview of Report DPD 6-2001, respecting the Official Plan Amendment 39, "Open Space" and "Highway Commercial" Redesignations, Thompson Road and Garrison Road in the Town of Fort Erie. Staff is recommending approval of the Amendment as

it fits well with the Regional strategy as it is considered a small site and the Town of Fort Erie has supported it.

Mr. Michael Manett of Michael S. Manett Planning Services Ltd. approached the Committee on behalf of his clients, FTR Commercial Properties Inc. Mr. Manett provided the Committee with a copy of his response (PD 7-2001) to the letter from the Town of Fort Erie attached to the report. In reviewing the Town of Fort Erie's Official Plan shopping malls should be in a General Commercial designation and Highway Commercial designations are to serve the traveling public. The zoning by-law in Fort Erie is wide open and there is no restriction on size. Mr. Manett advised the Committee that he on behalf of his clients is attempting to schedule a meeting with the Town of Fort Erie to discuss their concerns and there is a possibility that FTR will agree with the amendment if they feel that the shopping mall will not be detrimental to FTR Properties.

Mr. Fred Paul of Hynde, Paul concurs with the recommendations contained in Report DPD 6-2001. Mr. Paul advised the Committee what is proposed is not a shopping center (e.g. Pen Centre) but a grouping of stores in a planned development with individual ownerships that will come together and benefit one another, a collection of stores, which complies with the Town of Fort Erie's Official Plan.

Moved by Councillor Timms  
Seconded by Councillor Partington

That Amendment No. 39 to the Town of Fort Erie Official Plan be approved.

That all parties be notified of Regional Council's decision on this application in accordance with Provincial regulations upon receipt of the Region's application and Planning Review fee.

That staff issue a declaration of final approval for the Amendment 20 days after notice of Council's decision has been given provided that no appeals have been lodged against the decision.

Carried.

9. Moved by Councillor Trombetta  
Seconded by Councillor Nicholson

PD 7-2001 Letter from Mr. Michael Manett to the Mr. Rino Mostacci,  
Director of Planning & Property Safety, Town of Fort Erie, in

response to the Town of Fort Erie's correspondence to Mr. Manett, which is attached to Report DPD 6-2001.

- - Received.

Carried.

### ADMINISTRATION

10. Planning Department's Projects and Priorities for the Year 2001 – DPD 1-2001

The Committee reviewed the wide range of projects, important land use issues and the relationship between land uses and transportation, such as the Needs Assessment Study, Q.E.W. and Highway 406.

Moved by Councillor Partington  
Seconded by Councillor Hildreth

That the Year 2001 Work Program be received and a progress report be presented in September; and

That the priorities of the three agricultural projects listed on page 17 be re-examined due to the importance of undertaking an Agricultural Economic Impact Study with partners from the agricultural community and other heads of government.

Carried.

11. Appointments to Subcommittees and Other Agencies for 2001 to 2003 – DPD 2-2001

Moved by Councillor Marshall  
Seconded by Councillor McMullan

That the Planning Services Committee appoint Councillors Hildreth, Beamer and McMullan as members to the Agricultural Sub-Committee for 2001 to 2003; and

That the Planning Services Committee appoint Councillors Burroughs to the Ecological and Environmental Advisory Committee for 2001 to 2003; and

That the Planning Services Committee appoint Councillors McMullan, Timms, Gabriel and Marshall to the Welland Canals Parkway and Trails Coordinating Committee for 2001 to 2003; and

That the Planning Services Committee appoint Councillor Gabriel to the Regional Niagara Bicycling Committee for 2001 to 2003.

Carried.

**DEVELOPMENT IMPLEMENTATION SERVICES** (Continued)

12. Severance Activity  
From November 29, 2000 to December 29, 2000

Moved by Councillor Burroughs  
Seconded by Councillor Beamer

That report DPD 7-2001, January 10, 2001, respecting the Severance Activity from November 29, 2000 to December 29, 2000, be received.

Carried.

**CORRESPONDENCE**

13. Moved by Councillor Gabriel  
Seconded by Councillor Nicholson

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

PD 1-2001 Letter to Ministry of Natural Resources supporting a proposed composting facility on a former landfill site in a licensed quarry, in the City of Thorold. Additional dust control and landscape screening are requested.

- - Received.

PD 2-2001 Copy of newspaper ad inviting interested members of the public to volunteer to serve on the Region's Ecological and Environmental Advisory Committee (EEAC). Copies also have been sent to interested individuals as well as a wide variety of environmental, agricultural and other organizations.

- - Received.

PD 4-2001 Copy of Niagara Regional LACAC Association's Year 2000 Summary Activities

- - Received.

PD 5-2001 Notes of a Technical Advisory Committee meeting for the  
"Smart Growth" project indicating that Peter J. Smith's firm  
of Fort Erie has been selected to carryout the work.

- - Received.

BRC 4-2001 Budget Review Committee Minutes

- - Received.

Carried.

(Report 4-2001 Budget is attached to Corporate and Financial Services  
Committee Report 1-2001.)

#### PUBLIC MEETINGS

14. Regional Policy Plan Amendment 152  
Greek Orthodox Church  
First Street Louth and Rykert Street  
City of St. Catharines  
Date: Wednesday, January 17, 2001  
Time: 7:00 p.m.  
Place: Committee Room 4, Regional Administration Building

Councillors: McMullan, Partington, Timms.

15. **Joint Meeting with City of Thorold**  
Regional Policy Plan Amendment 155  
Grey Gables School  
Faywell Road, City of Thorold  
Date: Tuesday, February 6, 2001  
Time: 8:00 p.m.  
Place: City of Thorold Council Chambers

Councillors: Gabriel, Beamer, \_\_\_\_\_.

**ADJOURNMENT**

The Committee adjourned at 4:48 p.m., to meet again on January 24, 2001, at 2:00 p.m. in Committee Room 4.

Bill Smeaton  
Chair

Janet Pilon  
Committee Secretary

Thomas R. Hollick  
Regional Clerk