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**THE REGIONAL MUNICIPALITY**  
**PLANNING SERVICES COMMITTEE**  
**REPORT 2-2001**

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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 24, 2001 commencing at 2:00 p.m.

**ATTENDANCE**

Committee: Councillors Smeaton, Chair; Beamer, Burroughs, Eke, Gabriel, Hildreth, Marshall, McMullan, Nicholson, Timms.

Staff: Messrs. Cambray, Director, Planning & Development; Farley, Assistant Director, Development Implementation; Trojan, Chief Administrative Officer; Ms. Gilroy, Acting Regional Clerk.

Others: Councillors Collins and Rigby

**PRESENTATION**

16. Sustaining the Environmental Farm Program in Ontario

Mr. Cambray, Director of Planning, introduced Mr. Mark Neufeld, Niagara-on-the-Lake Grape Grower, and Program Representative (Niagara and Haldimand Areas) for the Ontario Soil and Crop Improvement Association.

Mr. Neufeld spoke in support of Report DPD 8-2001, which recommends the continuation of funding by the Federal and Provincial Ministers of Agriculture for the Ontario Environmental Farm Plan Program. He explained that Environmental Farm Plans (EFP) are documents voluntarily prepared by farm families to raise awareness about the natural environment on farms. Through the EFP process, farmers highlight environmental strengths on their farm, identify areas of environmental concern, and set realistic goals to improve environmental conditions according to their own timetable. The voluntary program funding is used to help farmers develop solutions to identified potential environmental risks on their property. Mr. Neufeld advised that farmers have contributed funds for the EFP at a ratio of 3/1. He cited the environmental and health and safety benefits of the program including improvements to water wells, fuel storage, septic systems, fencing, and the construction of windbreaks.

Mr. Neufeld left a copy of a binder which is used at EFP workshops, and a survey on the importance of the program in Ontario, for information of staff and Committee.

Following discussion, it was:

**POLICY PLANNING**

17. Supporting Farmers & Private Land Stewardship  
Environmental Farm Planning in Ontario

Moved by Councillor Beamer  
Seconded by Councillor Eke

That Report DPD 8-2001, January 24, 2001, respecting Supporting Farmers and Private Land Stewardship: Environmental Farm Planning in Ontario, be received

That the Federal and Provincial Ministers of Agriculture be requested to continue funding the Ontario Environmental Farm Plan Program.

That a letter be sent on behalf of the Regional Council to the Association of Municipalities of Ontario seeking their support of the continued funding for the Environmental Farm Plan program.

That this report be circulated for information to all local municipalities, the Niagara North and South Federations of Agriculture, all local MPs and MPPs, The Regional Niagara Agricultural Sub-Committee, the Ecological and Environmental Advisory Committee, the Ontario Soil and Crop Improvement Association, the Niagara Escarpment Commission.

Carried.

18. **CONFLICT OF INTEREST**

Councillor McMullan declared an indirect pecuniary interest to Reports DPD 10-2001 and DPD 145-2000, as he owns a farm in West St. Catharines, and he therefore took no part in the discussion of or voting on these matters.

**DEVELOPMENT IMPLEMENTATION SERVICES**

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

Committee had for consideration, Report DPD 145-2000, which was referred back to Committee by Regional Council on December 21, 2000.

Councillor Rigby, Mayor, and Mr. Paul Chapman, Manager of Planning Services, City of St. Catharines, attended to speak on the proposed changes in the size of agri-tourism proposals permitted in the local official plan. Both gentleman noted that three public meetings had been held and no objections to the size, quantity or location of agri-tourism uses were received.

Councillor Rigby requested that Report DPD 145-2000 be deferred, pending the results of a meeting of the City's Agri-Tourism Committee scheduled for Wednesday, January 31, 2001, to which Regional Planning staff representatives were invited.

Moved by Councillor Hildreth  
Seconded by Councillor Eke

That Report DPD 145-2000, December 13, 2000, regarding Official Plan Amendment 10 Agri-Tourism Policies City of St. Catharines setting out proposed modifications to Official Plan Amendment 10, be deferred to the Planning Services Committee meeting on February 21, 2001.

Carried.

20. Comparison of Agri-tourism Policies:  
Town of Lincoln, Town of Niagara-on-the-Lake and  
City of St. Catharines

Moved by Councillor Nicholson  
Seconded by Councillor Burroughs

That Report DPD 10-2001, January 24, 2001, regarding Comparison of Agri-tourism Policies: Town of Lincoln, Town of Niagara-on-the-Lake and City of St. Catharines be received and copied to the City of St. Catharines for information.

Carried.

21. Official Plan Amendment No. 12  
Archaeological Planning Policies  
Town of Niagara-on-the-Lake

Mr. Kevin O'Connor, a concerned citizen, expressed concerns with respect to the delay, and the costs to developers when archaeological assessments are required on proposed development sites. He suggested that the provincial and/or federal governments should reimburse developers for a portion or all of these costs.

Mr. Farley, Assistant Director, Development Implementation, advised that the policies to identify and conserve archaeological resources are dovetailed to the requirements of the Planning Act. He further advised that a guide book is distributed by the Ministry which tells what to look for if the development area has the potential for possible artifacts. He noted however, that this is used only as a guide and site visits are undertaken to assess whether an archaeological study is required. In some cases, they are not.

Moved by Councillor Burroughs  
Seconded by Councillor McMullan

That Report DPD 11-2001, January 24, 2001, regarding Official Plan Amendment No. 12 Archaeological Planning Policies Town of Niagara-on-the-Lake establish policies on the identification and conservation of archaeological resources be approved, subject to the following modifications:

That the Archaeological Potential Map be labeled Schedule H

That a legend be added to Schedule H to indicate that the shaded (brown) areas on the map are "Areas of Archaeological Potential"

That the following note be added to Schedule H:

*"Note: Archaeological assessments may be required in locations outside the areas of archaeological potential' shown on this Schedule, dependent upon site characteristics and new information.."*

That a new policy be added to the Amendment after ARCHAEOLOGICAL PLANNING Policy (5):

Policy (5.1) *“Archaeological assessments may be required in locations outside the areas of archaeological potential shown on Schedule H dependent upon site characteristics and new information. However, it is expected that such exceptions will occur infrequently.”*

That all parties be advised of Regional Council's decision in accordance with Provincial regulations.

That staff issue a Declaration of Final Approval for Official Plan Amendment No. 12 twenty (20) days after Notice of Council's decision is given, provided that no appeals are lodged against the decision.

Carried.

Moved by Councillor Nicholson  
Seconded by Councillor Eke

That staff be directed to prepare a further report to investigate the feasibility of allowing a rebate or credit on the building permit or to the development charges when developers are required to undertake archaeological studies on proposed development sites; and

That the report include the number of developments that require an archaeological study, and the approximate cost of such a study to the developer.

Carried.

#### **POLICY PLANNING (continued)**

##### 22. Implementing The Niagara River Remedial Action Plan RAP)

Mr. Cambray, Director of Planning, provided an overview of Report DPD 9-2001 including background information on the Niagara River Remedial Action Plan (RAP).

Moved by Councillor Beamer  
Seconded by Councillor Nicholson

That Report DPD 9-2001, January 24, 2001, regarding Implementing The Niagara River Remedial Action Plan (RAP) be received for information

That this report be received for information and circulated to the Niagara Peninsula Conservation Authority, the Niagara River Restoration Council and the local municipalities.

That Regional Niagara work further with the Niagara Peninsula Conservation Authority on partnership arrangements supporting implementation of the Niagara River Remedial Action Plan.

That copies of this report be sent to the Federal and Provincial Ministers of the Environment and to the Federal Members of parliament and Provincial Members of the Legislative Assembly representing Niagara expressing Regional Council's support for the Niagara River RAP and urging them to provide additional funding to assist in its implementation.

Carried.

**DEVELOPMENT IMPLEMENTATION SERVICES (continued)**

23. Severance Activity Summary  
From January 2, 2001 to January 12, 2001

Moved by Councillor Hildreth  
Seconded by Councillor Eke

That Report DPD 12-2001, January 24, 2001, regarding Severance Activity Summary from January 2, 2001 to January 12, 2001 be received.

Carried.

24. Planning Staff Comments on Development Proposals

Moved by Councillor Burroughs  
Seconded by Councillor Hildreth

That Report DPD 13-2001, January 24, 2001, regarding Planning Staff Comments on Development Proposals be received for information.

Carried.

**ADMINISTRATION**

25. Minutes of the Tree By-Law Advisory Committee

Moved by Councillor Beamer  
Seconded by Councillor Hildreth

That the Minutes of the Tree By-Law Advisory Committee of Thursday, January 11, 2001, be received.

Carried.

**CORRESPONDENCE**

26. Moved by Councillor McMullan  
Seconded by Councillor Gabriel

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

PD 9-2001 Minutes of the December 19, 2000 Transportation Strategy Steering Committee Meeting and a copy of the Reporting Structure showing the relationship with the Planning Services Committee and the Regional Policy Plan.

Received.

PD 10-2001 Letter from the Waterfront Regeneration Trust inviting Regional Niagara's participation in a funding submission under the Provincial Super Build program to undertake capital projects associated with the Waterfront Trail. (Projects related to the Greater Niagara Circle Route and related trails also are eligible for submission).

Authorized staff to prepare and submit a "Letter of intent" by February 2, 2001, with the detailed proposals to be set out in a report to Regional Council before the March 31, 2001 deadline.

PD 11-2001 Two letters from the Niagara North Federation of Agriculture with comments on the Tree By-Law Advisory Committee.

Received and referred to staff for a report.

PD 12-2001 Memo to the Planning Services Committee on the area of the Niagara Region in farms and also commuting patterns.

Received

27.

**ACCOUNTS**

Moved by Councillor Eke  
Seconded by Councillor Hildreth

That the Accounts list for the period ending December 31, 200, totaling \$3,001, be approved.

Carried.

28.

**BUDGET PRESENTATION**

Mr. Shafee Bacchus, Director of Corporate Services, provided a recap of the minutes of the Budget Review Committee on January 17, 2001. He explained that staff was asked to review the budget and provide recommendations on how to achieve a 0% increase in the tax levy burden, outlining the risks and opportunities. The Corporate Management Committee met on several occasions to develop recommendations in three areas: annualized costs and other adjustments, possible reductions to base budget, and mandatory program changes to base budget. Mr. Bacchus outlined the following three scenarios and the approximate dollar values:

1. additional revenues - by reviewing the surplus position again, as well as benefit calculations (GEAC allocation models allow exact calculations of amount paid to the benefit provider for each union group), and use of a portion of the contingency reserve (\$1.8 million)
2. additions to staffing – savings can be derived from the additions to staffing that will be delayed until the budget is approved, particularly in Community Services: tobacco enforcement and social housing (\$1.4 million)
3. base budget – look at areas where the base budget can be reduced

Mr. Bacchus advised that the third scenario was not recommended because of the consequences, and that the Budget Review Committee agreed that scenario one and two were the most likely to be reduced from the budget. These reductions, combined with potential Community Reinvestment Funding, could result in a tax burden impact of 0.89%. Mr. Bacchus pointed out, however, that this percentage represented the departmental budgets only: the Police Services Budget was not reflected in these calculations. He noted that the Police Services Board is meeting again on January 25 to consider further budget reductions.

Mr. Bacchus reviewed the Revised Budget Timetable, highlighting the following dates:

Budget Review Committee To review Niagara Regional Police Budget	January 31
Corporate and Financial Services Committee Niagara Regional Police Budget	February 7
Corporate and Financial Services Committee Receives Budget Estimates Current, Capital And Tax Impact	February 21
Special Committee of the Whole To consider budget estimates and tax policy	March 1, 4:00 p.m.
Final budget approval Regional Council	March 1, 7:00 p.m.
Tax Levy By-law	April 5

Mr. Bacchus concluded his presentation by explaining tax ratios, and noted that transition ratios will not be received until late March.

#### **ADMINISTRATION (continued)**

Mr. Cambay, Director of Planning, provided an overview of the 2001 Current Budget for the Planning and Development Department, outlining adjustments to salaries, explaining the revenues and partnerships with area municipalities, and advised that the Land Division Committee has now ceased.

29. PD 8-2001 2001 Current Budget for the Planning and Development  
Department January 24, 2001.

Moved by Councillor Eke

Seconded by Councillor Hildreth

That PD 8-2001, 2001 Current Budget for the Planning and Development Department, January 24, 2001, be received for information and referred to Committee of the Whole.

Carried.

30. PD 13-2001            2001 Capital Budget  
                                 Planning and Development Department

Moved by Councillor Hildreth  
Seconded by Councillor Eke

That PD 13-2001, 2001 Capital Budget, Planning and Development Department, be received for information and referred to Committee of the Whole.

Carried.

**CORRESPONDENCE (continued)**

31. PD 14-2001            Letter from Dianne and Randy Barnes expressing concerns  
                                 about the proposed Grey Gables School in the City of  
                                 Thorold.

Moved by Councillor Hildreth  
Seconded by Councillor McMullan

That PD 14-2001 be received and referred to staff for consideration in the review of the Proposed Policy Plan Amendment 155, Grey Gables School.

Carried.

**OTHER BUSINESS**

32. Correspondence Items

Mr. Cambray, Director of Planning, asked for direction from Committee with respect to when they would like to receive items of correspondence on proposed development. Currently, staff use their discretion as to which pieces are sent to Committee separately or are included in the final package, depending on the receipt of the information.

Following discussion, it was the consensus of the Committee that all pieces of correspondence be sent to Committee upon receipt.

**ADMINISTRATION (continued)**

33. Moved by Councillor Hildreth  
Seconded by Councillor McMullan

That Report 5-2001, being the minutes of the Budget Review Committee of Wednesday, January 17, 2001, and the Revised Budget Timetable, be received.

Carried.

(Note: Report 5-2001 of the Budget Review Committee and the Revised Budget Timetable are attached to the CFS minutes.)

**PUBLIC MEETINGS**

34. **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: Beamer, Gabriel

**ADJOURNMENT**

The Committee adjourned at 4:05 p.m., to meet again on February 7, 2001, at 2:00 p.m. in Committee Room 4.

Bill Smeaton  
Chair

Pam Gilroy  
Acting Regional Clerk