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THE REGIONAL MUNICIPALITY
PLANNING SERVICES COMMITTEE
REPORT 20-2001

Minutes of a meeting of the Planning Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario on Wednesday, December 12, 2001 commencing at 2:00 p.m.

ATTENDANCE

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

Staff: Messrs. Cambray, Commissioner, Planning & Development; Trojan, Chief Administrative Officer; Farley, Director, Planning & Development; Conley, Senior Planner; Goldsworthy, Planner; Campbell, Planner; Semple, Senior Planner; Ms. Pilon, Legislative Assistant.

PRESENTATION

303. Niagara Parkway Study
Town of Niagara-on-the-Lake
Concept Plan and Land Use Guidelines

Mr. Dave Walmsley and Ms. Charlene McKay of Earth Tech provided the Committee with an overview of the Niagara Parkway Study. The purpose of the Niagara Parkway Study was to develop a Concept Plan and related guidelines for the portion of land adjacent to the Niagara Parkway within the control of the Regional Municipality of Niagara, the Town of Niagara-on-the-Lake and the Niagara Parks Commission. The study was to identify a compatible mix of agriculture, agri-tourism and rural non-farm uses; to enhance tourism opportunities and develop a long-term concept plan and land use guidelines for the North Boulevard section of the Niagara Parkway.

The key components of the study are the Planning Context, which took into consideration the existing conditions and planning issues; Opportunities and Constraints as they relate to the long-term vision or Concept Plan; the Concept Plan and Guidelines, which addressed agri-tourism nodes, residential, agricultural lands, open spaces, landscaping and signage; and the Implementation of the Concept Plan.

The study is to be used as the basis for a local Official Plan Amendment to guide development into the future. It is a planning tool that has links with the Niagara Region's Smart Growth strategies

The Committee thanked Ms. McKay and Mr. Walmsley of Earth Tech for the Niagara Parkway Study presentation.

(Refer to Staff Directions)

POLICY PLANNING

304. Final Recommendations Report
Regional Policy Plan Amendment 157
Proposed Golf Course and Driving Range
NET Camping Resort
Town of Pelham

Mr. Ken Dakin advised the Committee that the proponent is in agreement with staff's recommendations.

Mr. Cambrey advised the Committee that there has been an existing campground on the property for a number of years.

Moved by Councillor Burroughs
Seconded by Regional Chair Zimmerman

That Report DPD 167-2001, December 12, 2001, respecting the Final Recommendations Report, Regional Policy Plan Amendment 157, Proposed Golf Course and Driving Range, NET Camping Resort in the Town of Pelham, be received.

That Regional Policy Plan Amendment 157 to permit a golf course, golf practice area and accessory facilities as a non-agricultural use within the Good General Agricultural Area in the Town of Pelham be approved.

That the Regional Clerk ensure that a Regional Amendment by-law is prepared for Council adoption.

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

That the Town of Pelham be requested to provide Regional Niagara with the opportunity to review and provide input to the Site Plan Agreement for this development.

That a copy of this report be forwarded to the Town of Pelham and the applicant.

Carried.

DEVELOPMENT IMPLEMENTATION SERVICES

305. Appeal of Consent Approval
Tim and Leighanne Masterson
Beechwood Road
City of Niagara Falls

Mr. Masterson provided the Committee with a history of the property and of his experience as a dairy farmer. Mr. Masterson also advised the Committee that the land is currently rented for \$300/year and that garlic was unsuccessfully grown on the property due to heavy clay. Mr. Masterson is requesting that the appeal be withdrawn so that the property can be severed into two twenty-five acre lots (one for himself and one for his son). Mr. Masterson and his son are planning to operate an animal husbandry business on the property.

Mr. Farley advised the Committee that staff is concerned because the property is located in a good general agricultural area and the parcels of land in the area range from fifty to sixty acres. The Regional Policy Plan allows for farm parcels to be severed into smaller parcels of land, but a 25-acre parcel of land is considered a hobby farm or a large estate lot.

The Committee discussed in length their concerns that would ensure that the intent of the Regional Policy Plan is met and that the proposed use of the land is in fact initiated. The Committee has in the past made provisions to ensure that the intent of the Regional Policy Plan is met, by including in the

resolution a clause that the grapevines be planted before the residential dwelling is built.

Moved by Councillor Nicholson

Seconded by Councillor Eke

That Report DPD 168-2001, December 12, 2001, respecting the Appeal of Consent Approval, Tim and Leighanne Masterson, Beechwood Road in the City of Niagara Falls, be deferred; and

That further discussion be held with Mr. Masterson to negotiate an agreement that will ensure that the intent of the Regional Policy Plan is met.

That a further report be provided to the Committee at the first meeting of the Planning Services Committee in January 2002.

Carried.

306. Consent Summary from November 15 to November 30,2001

Moved by Councillor Trombetta

Seconded by Councillor Nicholson

That Report DPD 169-2001, December 12, 2001, respecting the Consent Summary from November 15 to November 30, 2001, be received.

Carried.

307. Planning Staff Comments on Development Applications

Moved by Councillor Trombetta

Seconded by Councillor Nicholson

That Report DPD 170-2001, December 12, 2001, respecting the Planning Staff Comments on Development Applications, be received.

Carried.

308. N.E.C. Development Permit Decisions from
August 25 to November 18,2001

Moved by Councillor Trombetta
Seconded by Councillor Nicholson

That Report DPD 171-2001, December 12, 2001, respecting the N.E.C. Development Permit Decisions from August 25 to November 18, 2001, be received.

Carried.

ADMINISTRATION

309. Minutes of the Smart Growth Community Steering Committee
Meeting of Wednesday, November 21, 2001

Moved by Councillor Hildreth
Seconded by Councillor Nicholson

That the minutes of the Smart Growth Community Steering Committee meeting of Wednesday, November 21, 2001, be received.

Carried.

310. Funding for the Welland Canals Parkway
Trails System Financial Campaign

Moved by Councillor Timms
Seconded by Councillor Gabriel

That Report DPD 173-2001/CSD 126-2001, December 12, 2001, respecting the Funding for the Welland Canals Parkway Trails System Financial Campaign, be received.

That Regional Council support an advance of \$366,765 from the 2002 Capital Budget allocation to project ZPL9710, Welland Canals Parkway Trail System; and

That this advance be recovered through fund raising proceeds; and

That this recovery be reflected in the presentation of the Capital Budget.

Carried.

(Refer to Staff Directions)

311. Planning Services Committee's Procedures

Moved by Councillor McMullan
Seconded by Councillor Beamer

That Report DPD 172-2001, December 12, 2001, respecting the Planning Services Committee's Procedures, be received for information.

Carried.

312. Overview of the 2002 Consolidated Budget

Mr. Trojan advised the Committee of what has transpired at the other Standing Committee meetings this week and that the Committee of the Whole meeting scheduled for January 17, 2002, may have to be postponed to the end of January 2002.

313. 2002 Current Budget
Planning and Development Department

Mr. Cambray advised the Committee that an additional reduction of \$10,000 has been recently applied to the Planning and Development Department's budget, which is not reflected in PD 103-2001.

Moved by Councillor Trombetta
Seconded by Councillor Timms

PD 103-2001 2002 Current Budget for the Planning and Development Department.

-- Received and referred to Committee of the Whole through Budget Review Committee.

Carried.

(Refer to Staff Directions)

Councillor Smeaton, Committee Chair vacated the Chair, and Councillor Beamer, Committee Vice Chair, presided over the remainder of the meeting.

OTHER BUSINESS

314. Mid Peninsula Transportation Corridor

Councillor Beamer advised the Committee that several of the Niagara Region's Mayors met in Port Colborne to discuss the corridors under consideration for the Mid Peninsula Transportation Corridor.

Regional Road 20 in the Town of Pelham and Township of West Lincoln and Quaker Road in the City of Welland possible routes for the Mid Peninsula Transportation Corridor in the Regional Policy Plan. The Mayors in attendance at the meeting agreed that both of these routes should be removed and the preferred route would be south of the City of Welland.

Moved by Councillor Timms
Seconded by Councillor Marshall

That the Ministry of Transportation be advised through correspondence from the Regional Chair's office that the Regional Municipality of Niagara supports completion of the Environmental Assessment as quickly as possible to determine the route for the Mid Peninsula Transportation Corridor, so that the appropriate planning may be undertaken including showing the selected route in the Regional Policy Plan; and

That copies of the correspondence be sent to all members of Regional Council and the Ministry of Municipal Affairs and Housing.

Carried.

Moved by Councillor Marshall
Seconded by Councillor Gabriel

That staff report back in a timely manner on the process and the impacts of amending the Regional Policy Plan now before the Environmental Assessment related to possible routes for the Mid-Peninsula Transportation Corridor.

Carried.

CORRESPONDENCE

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

Moved by Councillor Nicholson
Seconded by Councillor Trombetta

PD 104-2001 December, 2001 Issue of "Planning Niagara"
Regional Planning and Development Newsletter

- - Received

PD 105-2001 Letter to the Minister of Municipal Affairs and Housing on
Smart Growth Initiatives in Niagara and expressing
concern about the Smart Growth Councils

- - Received

PD 106-2001 Minutes of the Transportation Strategy Steering Committee
for Tuesday, November 27, 2001

-- **Received**

Carried.

PUBLIC MEETINGS

316. Regional Policy Plan Amendment 166
Private Long Term Care Facility for Seniors
Niagara River Parkway at Marshall Road
City of Niagara Falls
Date: Wednesday, December 12, 2001
Time: 7:00 p.m.
Place: Niagara Falls Council Chambers

Councillors: Eke, Timms, _____.

317. Regional Policy Plan Amendment 161
Miller Road Estate Residential Development
City of Niagara Falls
Date: Wednesday, December 12, 2001
Time: 8:00 p.m.
Place: Niagara Falls Council Chambers

Councillors: Eke, Timms, _____.

318. Joint Public Meeting
Regional Policy Plan Amendment 168
Twenty Valley/Jordan Harbour Planning Policies
Town of Lincoln
Date: Thursday, December 13, 2001
Time: 7:00 p.m.
Place: Town of Lincoln Council Chambers

Councillors: Hildreth, Gabriel, Beamer.

ACCOUNTS

319. Moved by Councillor Marshall
Seconded by Councillor Gabriel

That the following accounts list be approved for payment:

for the period ending November 30, 2001	\$21,039.74
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Carried.

STAFF DIRECTIONS

Staff was requested to:

- Provide Councillor Marshall with the total amount of funds that have been paid to the Niagara Peninsula Conservation Authority for their expertise.
- Provide the Committee with copies of the cashflow projection and the agreement with Gallaway and Lehn, respecting the

fundraising campaign on behalf of the Greater Niagara Circle
Route Trails System.

- Provide the Agricultural Sub-Committee with a copy of the
Niagara Parkway Study.

ADJOURNMENT

The Committee adjourned at 4:45 p.m., to meet again on January 16, 2002,
at 2:00 p.m. in Committee Room 4.

Bill Smeaton
Chair

Ralph Beamer
Vice Chair

Janet Pilon
Legislative Assistant

Thomas R. Hollick
Regional Clerk