

**THE REGIONAL MUNICIPALITY OF NIAGARA
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
MINUTES**

**PEDC 8-2020
Wednesday, October 14, 2020
Council Chamber / Video Conference
Niagara Region Headquarters, Campbell West
1815 Sir Isaac Brock Way, Thorold, ON**

Committee Members Darte (Committee Vice-Chair)
Present in the Council
Chamber:

Committee Members Bradley (Regional Chair), Butters, Bylsma, Campion, Easton,
Present via Video Fertich, Foster, Greenwood, Heit, Junkin, Redekop, Rigby, Ugulini,
Conference: Witteveen, Zalepa

Absent/Regrets: Bellows, Huson (Committee Chair), Sendzik

Staff Present in the L. Glynn, Technology Support Analyst, V. Kuhns, Acting Director,
Council Chamber: Economic Development, R. Mostacci, Commissioner, Planning &
 Development Services, A.-M. Norio, Regional Clerk, R. Tripp,
 Acting Chief Administrative Officer

Staff Present via E. Acs, Manager, Community Planning, P. Busnello, Manager,
Video Conference: Development Planning, P. D'Souza, Legal Counsel, D. Gibbs,
 Director, Legal & Court Services, D. Giles, Director, Community &
 Long Range Planning, D. Heyworth, Official Plan Policy Consultant,
 P. Lambert, Director, Infrastructure Planning & Development
 Engineering, C. Lampman, Manager, Environmental Planning, B.
 Landry, Manager, Economic Research and Analysis, K. McCauley,
 Senior Planner, Secondary Plans, D. Morreale, Director,
 Development Approvals, S. Norman, Senior Planner, M. Trennum,
 Deputy Clerk, B. Zvaniga, Interim Commissioner, Public Works

Others Present via T. Fitzpatrick, General Manager, Infrastructure & Development
Video Conference: Services, D. Jennings, Regional Forester, Niagara Peninsula
 Conservation Authority, G. Munday, Manager, Development
 Approvals, City of Welland

1. CALL TO ORDER

Committee Vice-Chair Darte called the meeting to order at 1:00 p.m.

Rino Mostacci, Commissioner, Planning and Development Services, announced his retirement effective October 30, 2020. Committee Vice-Chair Darté thanked Commissioner Mostacci for his years of service on behalf of the Planning and Economic Development Committee.

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. STATUTORY PUBLIC MEETING UNDER THE PLANNING ACT

At 1:05 p.m. Committee Vice-Chair Darté called the Statutory Public Meeting under the *Planning Act* to order and stated that the meeting was being held in accordance with Section 17 of the *Planning Act*.

The purpose of the meeting was to receive comments and answer questions from the public regarding proposed Amendment 18 to the Niagara Region Official Plan (Report PDS 23-2020).

The proposed amendment would add approximately 190 hectares of land, known as Northwest Welland, into the urban settlement area boundary. The amendment consists of mapping changes to re-designate the Northwest Welland study area to urban area and add a site specific policy area to recognize the expansion area.

The Committee Vice-Chair stated that any person present on the video conference, or by phone, who wished to make representation on the proposed amendment would be given an opportunity to do so. He additionally advised that written submissions may be placed on a public agenda and become part of the public record. Personal information will be collected and maintained for the purpose of creating a record and may be available to the general public pursuant to the *Municipal Act*, the *Municipal Freedom of Information and Privacy Act*, and any other relevant Acts. Any questions related to the privacy policy, should be directed to the Regional Clerk's Office.

3.1 Presentations

3.1.1 Overview of the Application

Kirsten McCauley, Senior Planner, Secondary Plans, provided information respecting Regional Official Plan Amendment 18 - Northwest Welland Urban Boundary Expansion. Topics of the presentation included:

- Purpose of Regional Official Plan Amendment (ROPA) 18
- Northwest Welland Study Area
- Northwest Welland Area Timeline
- Supporting Information
- Approval Process
- Summary of Next Steps

3.2 Registered Speakers

3.2.1 Carly Forrester

Carly Forrester did not provide any comments.

There were no individual participating in the meeting who spoke to the application.

3.3 Report & Correspondence (For Information Only)

Moved by Councillor Heit
Seconded by Councillor Butters

That Report PDS 23-2020, dated October 14, 2020, respecting Statutory Public Meeting for Regional Official Plan Amendment (ROPA) 18 (Northwest Welland Urban Boundary Expansion), **BE RECEIVED** and **BE CIRCULATED** to the City of Welland; and

That the following correspondence items **BE RECEIVED** and **REFERRED** to the preparation of the final report on Regional Official Plan Amendment 18:

PDS-C 17-2020

An email submission from S. Stanyar, Quaker Road, City of Welland, dated September 24, 2020, respecting Northwest Welland Urban Boundary Expansion

PDS-C 19-2020

A letter from D. and F. Suthons, Residents, Town of Wainfleet, dated October 7, 2020, respecting Northwest Welland Urban Boundary Expansion Request.

PDS-C 20-2020

An email submission from A. Magazzeni, Rice Road, City of Welland, dated October 8, 2020, respecting ROPA 18 Northwest Welland Urban Boundary Expansion.

Carried

3.4 Summary and Next Steps

Kirsten McCauley, Senior Planner, Secondary Plans, advised that any comments received would be considered in the preparation of the final report on Regional Official Plan Amendment 18.

3.5 Adjournment of the Statutory Public Meeting Under the Planning Act

The Committee Vice-Chair declared the Statutory Public Meeting under the *Planning Act* adjourned at 1:21 p.m.

4. PRESENTATIONS

There were no presentations.

5. DELEGATIONS

Dr. Bacher (Agenda Item 5.1.1) had not yet joined the meeting; therefore, Committee considered the delegation request from Mr. McShane at this time.

Moved by Councillor Greenwood
Seconded by Councillor Ugolini

That Chuck McShane **BE PERMITTED** to appear before the Planning and Economic Development Committee as an individual delegate respecting Report PDS 16-2020, concerning Woodland Conservation By-law Review.

Carried

5.1 Woodland Conservation By-law Review (Report PDS 16-2020 (Agenda Item 6.1))

5.1.2 Chuck McShane, Niagara Home Builders Association

Chuck McShane, Niagara Home Builders Association, spoke in opposition to the approval of the Woodland Conservation By-law expressing concern that Niagara Official Plan policies have not yet been updated.

In the Absence of Dr. Bacher, Committee heard the staff presentation respecting Woodland Conservation By-law Review (Agenda Item 6.1) at this time.

6. ITEMS FOR CONSIDERATION

6.1 PDS 16-2020

Woodland Conservation By-law Review

Britney Fricke, Senior Planner, and Adam Boudens, Senior Environmental Planner/Ecologist, provided information respecting Woodland Conservation By-law Review. Topics of the presentation included:

- Goals of the By-law Review
- Public Consultation
- Existing By-law Facts
- Delegation of Authority
- Forestry Act Woodland Definition
- Existing Exemptions
- Good Forestry Practices Permit
- Feedback from Public Consultation
- Key Changes Proposed
- Next Steps

5. DELEGATIONS

5.1 Woodland Conservation By-law Review (Report PDS 16-2020 (Agenda Item 6.1))

5.1.1 Dr. John Bacher, Resident, City of St. Catharines

Dr. John Bacher, resident, City of St. Catharines, appeared before the committee to request amendments to the draft by-law to strengthen woodland conservation policy by including peer reviews of environmental impact statements and provisions for additional public participation in the policy review process.

6. ITEMS FOR CONSIDERATION

6.1 PDS 16-2020

Woodland Conservation By-law Review

Moved by Councillor Foster

Seconded by Councillor Fertich

That Report PDS 16-2020, dated October 14, 2020, respecting Woodland Conservation By-law Review, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Council **APPROVE** the Niagara Region Woodland Conservation By-law attached as Appendix 1 to Report PDS 16-2020;
2. That staff **BE DIRECTED** to terminate the service level agreement with the Niagara Peninsula Conservation Authority (NPCA) for the enforcement of the Woodland Conservation By-law and advertise the Regional Forester position for external hire;
3. That staff **CIRCULATE** a copy of this report and the new Niagara Region Woodland Conservation By-law to the Local Area Municipalities, NPCA, Niagara North Federation of Agriculture, Niagara South Federation of Agriculture, Niagara Woodlot Association, Niagara Home Builders Association, Niagara Construction Association and Niagara Parks Commission; and
4. That a copy of the Niagara Region Woodland Conservation By-law **BE POSTED** on the Region's website and local municipalities be requested to include a reference and link to the By-law in all pre-consultation applications.

Carried

Councillor Information Request(s):

Provide a copy of the woodland and wetland map which denotes the area south of the railway tracks and west of Casablanca Boulevard in the Town of Grimsby. Councillor Fertich.

Provide information respecting available grant programs and/or other funding initiatives which support reforestation and tree planting efforts. Councillor Greenwood.

7. CONSENT ITEMS FOR INFORMATION

7.1 PDS-C 13-2020

COVID 19 - Response and Business Continuity in Planning and Development

Moved by Councillor Easton
Seconded by Councillor Ugulini

That Correspondence Item PDS-C 13-2020, being a memorandum from R. Mostacci, Commissioner, Planning and Development Services, dated October 14, 2020, respecting COVID-19 Response and Business Continuity in Planning and Development, **BE RECEIVED** for information.

Carried

7.2 ED 12-2020

COVID-19 Response and Business Continuity in Economic Development

Moved by Councillor Butters
Seconded by Councillor Ugulini

That Correspondence Item ED 12-2020, being a memorandum from V. Kuhns, Acting Director, Economic Development, dated October 14, 2020, respecting COVID-19 Response and Business Continuity in Economic Development, **BE RECEIVED** for information.

Carried

7.3 ED 13-2020

COVID-19 Impact on Investment and Development in Niagara

Blake Landry, Manager, Research and Analysis, provided information respecting COVID-19 Impact on Investment and Development in Niagara. Topics of the presentation included:

- Introduction
- Methodology
- Investment in Building Construction
- Building Permit Values
- Conclusion

Moved by Councillor Rigby
Seconded by Councillor Witteveen

That Report ED 13-2020, dated October 14, 2020, respecting COVID-19 Impact on Investment and Development in Niagara, **BE RECEIVED** for information.

Carried

7.4 PDS-C 15-2020

Regional Official Plan Update

Moved by Councillor Redekop
Seconded by Councillor Foster

That Correspondence Item PDS-C 15-2020, being a memorandum from D. Giles, Director, Long Range and Community Planning, dated October 14, 2020, respecting Regional Official Plan Update, **BE RECEIVED** for information.

Moved by Councillor Zalepa
Seconded by Councillor Foster

That the motion **BE AMENDED** to include the following:

That staff BE DIRECTED to extend the contract with the Canadian Centre for Economic Analysis (CANCEA) to provide additional analysis of housing and affordable housing in Niagara based on the 2051 population and employment numbers recently release by the Province.

Carried

The Committee Vice-Chair called the vote on the motion, as amended, as follows:

That Correspondence Item PDS-C 15-2020, being a memorandum from D. Giles, Director, Long Range and Community Planning, dated October 14, 2020, respecting Regional Official Plan Update, **BE RECEIVED** for information; and

That staff **BE DIRECTED** to extend the contract with the Canadian Centre for Economic Analysis (CANCEA) to provide additional analysis of housing and affordable housing in Niagara based on the 2051 population and employment numbers recently release by the Province.

Carried

7.5 PDS-C 22-2020

Draft Woodlands By-law

Moved by Councillor Easton

Seconded by Councillor Bylsma

That Correspondence Item PDS-C 22-2020, being a letter from J. Schonberger, resident, City of Thorold, dated October 7, 2020, respecting Draft Woodlands By-law, **BE RECEIVED** for information.

Carried

8. **OTHER BUSINESS**

There were no items of other business.

9. **NEXT MEETING**

The next meeting will be held on Monday, November 9, 2020, at 1:00 p.m. in the Council Chamber, Regional Headquarters.

10. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:53 p.m.

Councillor Darte
Committee Vice-Chair

Matthew Trennum
Deputy Regional Clerk

Ann-Marie Norio
Regional Clerk