

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

**PEDC 3-2021**

**Wednesday, March 10, 2021**

**Council Chamber / Video Conference**

**Niagara Region Headquarters, Campbell West  
1815 Sir Isaac Brock Way, Thorold, ON**

Committee Members Present in the Council Chamber: Huson (Committee Chair), Witteveen (Committee Vice-Chair)

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

Other Councillors Present via Video Conference: Disero

Absent/Regrets: Bellows

Staff Present in the Council Chamber: D. Giles, Acting Commissioner, Planning & Development Services, S. Guglielmi, Technology Support Analyst, A.-M. Norio, Regional Clerk, G. Spezza, Director, Economic Development

Staff Present via Video Conference: E. Acs, Manager, Community Planning, I. Banach, Acting Director, Community & Long Range Planning, P. Busnello, Manager, Development Planning, H. Chamberlain, Director, Financial Management & Planning/Deputy Treasurer, K. Desharnais, Strategic Marketing Manager, J. Docker, Development Applications Planning Lead, L. Earl, Senior Development Planner, M. Evelyn, Legislative Coordinator, D. Gibbs, Director, Legal & Court Services, D. Heyworth, Official Plan Policy Consultant, V. Kuhns, Associate Director, Economic Development, P. Lambert, Director, Infrastructure Planning & Development Engineering, B. Landry, Manager, Economic Research & Analysis, K. McCauley, Acting Manager, Long Range Planning, C. Millar, Senior Planner, D. Morreale, Director, Development Approvals, S. Norman, Senior Planner, K. Scholtens, Manager, Business Development & Expedited Services, R. Tripp, Acting Chief Administrative Officer, D. Woiceshyn, Chief Executive Officer, Niagara Regional Housing, S. Wood, Legal Counsel, B. Zvaniga, Interim Commissioner, Public Works

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**1. CALL TO ORDER**

Committee Chair Huson called the meeting to order at 1:00 p.m.

**2. DISCLOSURES OF PECUNIARY INTEREST**

Councillor Darte declared an indirect pecuniary interest with respect to the delegations noted in Agenda Items 5.1.4, 5.1.5 and 5.1.6 regarding Report PDS 10-2021 Local Official Plan Amendment No. 26 - Employment and Institutional Related Policy Amendments – City of St. Catharines, as he is the owner of properties in the west end of St. Catharines.

**3. STATUTORY PUBLIC MEETING UNDER THE PLANNING ACT**

At 1:03 p.m. Committee Chair Huson 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 19 to the Niagara Regional Official Plan (Report PDS 15-2021).

The proposed amendment would remove the employment lands designation from schedule G2 of the Regional Official Plan to facilitate the redevelopment of the subject lands, known as 475-635 Canal Bank Street, in the City of Welland, from vacant industrial to residential and mixed-use pursuant to new growth plan policies.

The Committee 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. She 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.

**3.1 Presentations**

**3.1.1 Overview of the Application**

Lindsay Earl, Senior Development Planner, provided information respecting Overview of the Application - Regional Official Plan Amendment No. 19 (ROPA 19) - 475-635 Canal Bank Street, Welland. Topics of the presentation included:

- Purpose of ROPA 19
- Supporting Information
- Approval Process
- Summary of Next Steps

3.2 Registered Speakers

3.2.1 Armstrong Planning and Project Management

Amanda Kosloski, RPP, VP, Planning & Project Management, appeared before the Committee as a representative of Empire Communities outlining the draft plan of subdivision. She provided information respecting land use planning, the proposed phasing plan, and proposed amendments to the Regional Official Plan.

Moved by Regional Chair Bradley  
Seconded by Councillor Butters

That the comments provided at the Statutory Public Meeting **BE RECEIVED** and **REFERRED** to the preparation of the final report respecting Regional Official Plan Amendment 19 (ROPA 19) 475-635 Canal Bank Street, City of Welland.

**Carried**

3.3 Reports and Correspondence (For Information Only)

3.3.1 PDS 15-2021

Statutory Public Meeting for Regional Official Plan Amendment 19 - 475-635 Canal Bank Street, Welland

Moved by Councillor Bylsma  
Seconded by Councillor Campion

That Report PDS 15-2021, dated March 10, 2021, respecting Statutory Public Meeting for Regional Official Plan Amendment 19 – 475-635 Canal Bank Street, Welland, **BE RECEIVED** and **BE CIRCULATED** to the City of Welland.

**Carried**

3.4 Summary and Next Steps

Lindsay Earl, Senior Development Planner, advised that any comments received would be considered in the preparation of the final report on Regional Official Plan Amendment 19.

3.5 Adjournment of the Statutory Public Meeting Under the Planning Act

The Committee Chair declared the Statutory Public Meeting under the *Planning Act* adjourned at 2:00 p.m.

**4. PRESENTATIONS**

There were no presentations.

**5. DELEGATIONS**

5.1 Local Official Plan Amendment No. 26 - Employment & Institutional Related Policy Amendments - City of St. Catharines (Report PDS 10-2021(Agenda Item 6.1))

5.1.1 Ted Kirkpatrick, Heddle Shipyards, and Steve Martin, Stubbes Cement

Ted Kirkpatrick, Director of Business Development & Government Relations, Heddle Shipyards, and Steve Martin, Director of Sales and Business Development, Stubbes Cement, appeared before Committee in support of Local Official Plan Amendment No. 26 and the designation of lands east of the Port Weller Dry Docks and south of Lakeshore Road as employment lands.

Brad Schlegel (Agenda Item 5.1.2) had not yet joined the meeting; therefore, Committee proceeded with the other delegations.

5.1.3 Julia Redfearn and Mary Lou Tanner, IBI Group and NPG Planning Solutions

Julia Redfearn and Mary Lou Tanner, IBI Group and NPG Planning Solutions, appeared before Committee on behalf of Timberlee Glen Developments, in opposition of Local Official Plan Amendment No. 26 and requested the amendment be deferred to allow consideration of a proposed residential mixed use community for the Port Weller east lands.

5.1.4 Tom Richardson, Sullivan Mahoney LLP

Tom Richardson, Senior Counsel, Sullivan Mahoney LLP, appeared before Committee on behalf of the Whitty, Pennachetti, Hunt, and Hudson families in support of Local Official Plan Amendment No. 26, as it affects lands bounded by Vansickle Road, First Street Louth, the Canadian National Railway Right-of-Way, and Regional Road 81 (St. Paul Street West) and the families own properties in this area.

5.1.5 Matthew Cory, Malone Given and Parsons

Matthew Cory, Malone Given and Parsons, appeared before Committee on behalf of the Whitty, Pennachetti, Hunt, and Hudson families in support of Local Official Plan Amendment No. 26, as it represents good planning and will allow for expedited development on the basis that these sites are appropriate for other uses.

5.1.6 Leonard Pennachetti, Fermo Holdings Limited

Leonard Pennachetti, Fermo Holdings Limited, appeared before Committee on behalf of his family as owners of property at 1298 Fourth Avenue and 1956 Third Street Louth in support of Local Official Plan Amendment No. 26 as it would re-designate these lands to mixed use which would support future housing and jobs.

5.1.2 Brad Schlegel, Schlegel Villages Inc.

Brad Schlegel, Schlegel Villages Inc., appeared before Committee in support of Local Official Plan Amendment No. 26 as Schlegel Villages has an agreement to purchase 1262 Fourth Avenue and are proposing to develop the land for an integrated continuum of care seniors community and the amendment would facilitate this type of development.

5.2 Lakewood Beach Development - Municipal Responsibility Agreement for On-Site Water & Wastewater Communal Systems (Report PDS 16-2021 (Agenda Item 7.5))

5.2.1 Thomas Richardson, Sullivan Mahoney LLP on behalf of Lakewood Beach Properties Ltd.

Thomas Richardson, Sullivan Mahoney LLP, appeared before Committee on behalf of Lakewood Beach Properties Ltd., in support of the Municipal Responsibility Agreement (MRA) for the on-site water and wastewater communal system for the Lakewood Beach Development. Mr. Richardson advised once the agreement has been executed development will proceed in the near future on this property.

**6. ITEMS FOR CONSIDERATION**

6.1 PDS 10-2021

Local Official Plan Amendment No. 26 - Employment and Institutional Related Policy Amendments – City of St. Catharines

Isaiah Banach, Acting Director, Community & Long Range Planning, provided information respecting Local Official Plan Amendment No. 26 - Employment and Institutional Related Policy Amendments – City of St. Catharines. Topics of the presentation included:

- Employment Planning Context
- St. Catharines Employment Study
- Amendment Details
- Official Plan Amendment No. 26 Recommendation

Moved by Councillor Sendzik  
Seconded by Councillor Junkin

That Report PDS 10-2021, dated March 10, 2021, respecting Local Official Plan Amendment No. 26 – Employment and Institutional Related Policy Amendments – City of St. Catharines, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Official Plan Amendment No. 26 to the City of St. Catharines Official Plan (Garden City Plan) **BE APPROVED**, as modified in Appendix 2 of Report PDS 10-2021;
2. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act, 1990* requirements;
3. That staff **ISSUE** a declaration of final approval of Official Plan Amendment No. 26, 20 days after notice of Council's decision has been given, provided that no appeals have been filed against the decision; and
4. This report **BE CIRCULATED** to the City of St. Catharines.

**Carried**

6.2 PDS 5-2021

Recommendation Report for Regional Official Plan Amendment 17 – Glendale District Plan

Kirsten McCauley, Acting Manager, Long Range Planning, provided information respecting Recommendation Report for Regional Official Plan Amendment 17 - Glendale District Plan. Topics of the presentation included:

- Regional Official Plan Amendment (ROPA) 17 Location
- Purpose of ROPA 17
- Glendale Demonstration Plan and Key Directions
- Specifics of the Amendment
- Recommendations

Moved by Councillor Fertich  
Seconded by Councillor Foster

That Report PDS 5-2021, dated March 10, 2021, respecting Recommendation Report for Regional Official Plan Amendment 17 – Glendale District Plan, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Official Plan Amendment No. 17 – Glendale District Plan **BE APPROVED** (attached as Appendix 1 to Report PDS 5-2021);
2. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act, 1990* requirements;
3. That staff **ISSUE** a declaration of final approval for Regional Official Plan Amendment No. 17, 20 days after notice of Council's decision has been given, provided that no appeals have been filed against the decision, in accordance with *Planning Act, 1990* requirements; and
4. That this report **BE CIRCULATED** to the Town of Niagara-on-the-Lake and the City of St. Catharines.

**Carried**

6.3 PDS-C 23-2021

Referred Niagara River Ramsar Designation Endorsement Motion for Consideration

Moved by Councillor Butters  
Seconded by Regional Chair Bradley

That Correspondence Item PDS-C 23-2021, being a memorandum from A.-M. Norio, Regional Clerk, dated March 10, 2021, respecting Referred Niagara River Ramsar Designation Endorsement Motion for Consideration, **BE RECEIVED** and the following recommendation **BE APPROVED**:

1. That the Regional Municipality of Niagara **ENDORSE** the nomination of the Niagara River as a Wetland of International Importance (Ramsar Site).

Recorded Vote:

Yes (16): Bradley, Butters, Bylsma, Campion, Darté, Easton, Fertich, Foster, Greenwood, Huson, Junkin, Redekop, Rigby, Sendzik, Ugulini, Witteveen.

No (1): Zalepa.

**Carried**

**7. CONSENT ITEMS FOR INFORMATION**

Report ED 7-2021 (Agenda Item 7.3) and Report PDS 16-2021 (Agenda Item 7.5) were considered separately.

Moved by Councillor Redekop  
Seconded by Councillor Rigby

That the following items **BE RECEIVED** for information:

ED 6-2021  
COVID-19 Response and Business Continuity in Economic Development

PDS-C 7-2021  
COVID-19 Response and Business Continuity in Planning and Development Services

PDS 12-2021  
2021 Niagara Employment Inventory Status Update

PDS-C 12-2021  
A letter to D. Giles, Acting Commissioner, Planning and Development Services, from C. Clarke Julien, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated February 23, 2021, respecting Changes to A Place to Grow: Growth Plan for the Greater Golden Horseshoe

PDS 18-2021  
Growing the Greenbelt Environmental Registry of Ontario Posting

PDS-C 16-2021  
A letter from D. Cyr, Chair of the Board, Niagara Industrial Association, dated March 2, 2021, respecting PDS 10-2021 Local Official Plan Amendment No. 26 - Employment and Institutional Related Policy Amendments – City of St. Catharines

PDS-C 17-2021  
A letter from J. Comeau, Chief Operating Officer & Executive Vice President, EllisDon Capital, dated March 3, 2021, respecting City of St. Catharines Amendment No. 26, as modified Fourth Avenue – West of NHS Hospital 1298 Fourth Avenue, 2000 Pathstone Way, and 1956 Third Street Louth

PDS-C 18-2021  
A letter from S. Smyth, Senior Planner, Quartek Group, dated March 2, 2021, respecting Glendale Niagara District Plan  
Bill Chohan Subject Lands (Roll No. 262702001802380) Requested Amendment for Mixed Use High Density Designation



PDS-C 24-2021

A letter from J. Baker, Canadian Co-Chair, and J. Rose-Burney, U.S. Co-Chair, Niagara River Ramsar Binational Steering Committee, dated March 4, 2021, respecting Request for Support & Legal Review Follow-up: Niagara River Ramsar Site Designation

PDS-C 25-2021

A letter from D. Falletta, Bousfields Inc., dated March 8, 2021, respecting Glendale District Plan Review – ROPA 17, Agenda Item 6.2 of the March 10, 2021 Planning & Economic Development Committee Meeting

PDS-C 26-2021

A letter from N. DeRuyter, MHBC, dated March 9, 2021, respecting Kaneff Properties Limited Comments on Regional Official Plan Amendment 17 Glendale District Plan, 590 Glendale Avenue, City of St. Catharines

PDS-C 27-2021

An email from S. Bedford, Development Manager, LANDx Developments Ltd., dated March 9, 2021, respecting Glendale District Plan Official Plan Policies

**Carried**

7.3 ED 7-2021

Online Business Directory

Katie Desharnais, Strategic Marketing Manager, provided information respecting Online Business Directory. Topics of the presentation included:

- Overview
- Sector Search
- Results

Moved by Councillor Ugulini

Seconded by Councillor Witteveen

That the following items **BE RECEIVED** for information:

ED 7-2021

Online Business Directory

PDS 16-2021

Lakewood Beach Development - Municipal Responsibility Agreement for On-Site Water & Wastewater Communal Systems

**Carried**

**8. OTHER BUSINESS**

**8.1 Right-of-Way on Beach Shorelines**

Councillor Butters requested information respecting right-of-way along beach shorelines.

**9. NEXT MEETING**

The next meeting will be held on Wednesday, April 14, 2021 at 1:00 p.m.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:14 p.m.

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Councillor Huson  
Committee Chair

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Mark Evely  
Legislative Coordinator

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Ann-Marie Norio  
Regional Clerk