

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

**PEDC 6-2021
Wednesday, June 16, 2021
Council Chamber/Video Conference
Niagara Region Headquarters, Campbell West
1815 Sir Isaac Brock,**

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

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

Absent/Regrets: Bellows, Easton, Junkin

Staff Present in the Council Chamber: E. Fabiani, Technical Support Analyst, D. Morreale, Director, Development Approvals, G. Spezza, Director, Economic Development, M. Trennum, Deputy Regional Clerk, R. Tripp, Acting Chief Administrative Officer

Staff Present via Video Conference: E. Acs, Manager, Community Planning, K. Ahmad, Manager, Urban Design, I. Banach, Acting Director, Community & Long Range Planning, G. Bowie, Planner, P. Busnello, Manager, Development Planning, H. Chamberlain, Director, Financial Management & Planning/Deputy Treasurer, L. Earl, Senior Development Planner, B. Fricke, Senior Development Planner, D. Giles, Acting Commissioner, Planning & Development Services, T. Harrison, Commissioner/Treasurer, Corporate 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, S. Norman, Senior Planner, A.-M. Norio, Regional Clerk, D. Woiceshyn, Chief Executive Officer, Niagara Regional Housing, S. Wood, Legal Counsel, B. Zvaniga, Interim Commissioner, Public Works

1. CALL TO ORDER

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

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

3.1 Niagara Watershed Plan

Ron Scheckenberger, Wood Environment & Infrastructure, provided information respecting Niagara Watershed Plan Equivalency Project. Topics of the presentation included:

- Background/Scope/Process: Niagra Watershed Plan Equivalency
 - What is it and Why is it Important
 - Key Activities and Reporting Structure
 - Role in the Niagara Official Plan
- Niagara Watersheds - Tertiary/Quaternary/Subwatersheds
- Goals and Objectives of the Niagara Watershed Plan
- Niagara Watershed Characterization
- Water Resource System (WRS)
 - Components
 - Integration with Natural Heritage Systems
- Niagara Watershed Management & Guidance
- Conclusions & Next Steps

4. DELEGATIONS

4.1 Planning and Policy Consultation

4.1.1 Alexis Kleiman, and Kristen Nilsen, NextNiagara

Alexis Kleiman, and Kristen Nilsen, NextNiagara, appeared before Committee to advocate for the inclusion of young professionals as formal stakeholders in the new Niagara Official Plan project. They requested the inclusion of actionable items in Niagara's Planning policies to support youth retention, attraction and housing affordability.

Councillor Information Request(s):

Request that staff engage with NEXTNiagara on the matter of the new Niagara Official Plan. Councillor Darte.

4.2 Development Planning Application Process

4.2.1 Tim Seburn, Bert Miller Nature Club

This delegation was withdrawn.

4.3 Regional Official Plan Amendment 19, 475-635 Canal Bank Street, Welland (PDS 27-2021 (Agenda Item 5.1))

4.3.1 Amanda Kosloski, Armstrong Planning

Amanda Kosloski, Armstrong Planning, appeared before Committee as a representative of Empire Communities outlining the draft plan of subdivision and Regional Official Plan Amendment 19. She spoke to the work that has been accomplished since the public meeting on the matter.

5. ITEMS FOR CONSIDERATION

5.1 PDS 27-2021

Regional Official Plan Amendment 19, 475-635 Canal Bank Street, Welland

Lindsay Earl, Senior Development Planner, provided information respecting Regional Official Plan Amendment 19, 475-635 Canal Bank Street, Welland. Topics of the presentation included:

- Purpose of Regional Official Plan Amendment (ROPA) 19
- Purpose of Local Official Plan Amendment (LOPA) 30
- Supporting Information
- Recommendation for ROPA 19 & LOPA 30

Moved by Councillor Campion

Seconded by Councillor Heit

That Report PDS 27-2021, dated June 16, 2021, respecting, Recommendation Report – Regional Official Plan Amendment 19, 475-635 Canal Bank Street, Welland, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Official Plan Amendment No. 19 – 475-635 Canal Bank Street, Welland (Appendix 2 to Report PDS 27-2021) **BE APPROVED**;
2. That Local Official Plan Amendment No. 30 to the City of Welland Official Plan (Appendix 3 to Report PDS 27-2021) **BE APPROVED**;
3. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act, 1990*, requirements;

4. That staff **BE DIRECTED** to issue a declaration of final approval for Regional Official Plan Amendment No. 19 and Local Official Plan Amendment No. 30, 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
5. That Report PDS 27-2021, **BE CIRCULATED** to the City of Welland

Carried

5.2 PDS 30-2021

Niagara Watershed Plan - Draft for Consultation

Moved by Councillor Witteveen
Seconded by Councillor Zalepa

That Report PDS 30-2021, dated June 16, 2021, respecting Niagara Watershed Plan – Draft for Consultation, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That consultation on the draft Niagara Watershed Plan (Volumes 1 & 2), **BE INITIATED** with the public and other stakeholders, Local Municipalities, and Indigenous groups; and
2. That Report PDS 30-2021 **BE CIRCULATED** to the Local Municipalities and the Niagara Peninsula Conservation Authority (NPCA).

Carried

6. **CONSENT ITEMS FOR INFORMATION**

6.1 ED 13-2021

Niagara COVID-19 Business Impact Survey Part 3 Summary

Blake Landry, Manager, Economic Research & Analysis, provided information respecting Niagara COVID-19 Business Impact Report Part 3. Topics of the presentation included:

- Businesses Fully or Partially Owned by Women
- Tourism-based Businesses
- Employment and Employment Needs
- Businesses that have Lost Revenue in 2020
- Plans to Relocate Business within 2 Years
- Topics Affecting Business Workforces During COVID-19
- Business Programs - Increase Equity & Inclusion Among Employees
- Top Business Needs within the Next 6 Months
- Biggest Obstacles to Business Recovery

Moved by Councillor Butters
Seconded by Councillor Darté

That Report ED 13-2021, dated June 16, 2021, respecting Niagara COVID-19 Business Impact Survey Part 3 Summary, **BE RECEIVED** for information.

Carried

6.2 PDS 23-2021

2020 End of Year Growth Report and 5 Year Growth Trend

Greg Bowie, Senior Planner, provided information respecting 2020 End of Year Growth Report and 5 Year Growth Trend. Topics of the presentation included:

- Population Trends
- Building Activity
- Housing Market
- Building Permit Values
- 2020 Growth Report: Key Points

Moved by Councillor Bylsma
Seconded by Councillor Greenwood

That Report PDS 23-2021, dated June 16, 2021, respecting 2020 End of Year Growth Report and 5 Year Growth Trend, **BE RECEIVED** and **BE CIRCULATED** to the Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards.

Carried

6. CONSENT ITEMS FOR INFORMATION

Due to time constraints, the presentation respecting Report PDS 24-2021, concerning Development Applications Monitoring Report - 2020 Year End (Agenda Item 6.3), was not provided.

Moved by Councillor Heit
Seconded by Councillor Rigby

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

PDS 24-2021

Development Applications Monitoring Report - 2020 Year End (and **BE CIRCULATED** to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards)

PDS-C 30-2021

Public Realm Investment Program (PRIP) 2021 Funding Commitments

PDS-C 31-2021

Niagara Climate Modeling Project Update

Carried

7. OTHER BUSINESS

7.1 Niagara's Official Plan Public Information Centres

Dave Heyworth, Official Plan Consultant, advised that the three remaining virtual public information centres, respecting Niagara's Official Plan, would be held on June 16, 17 and 23, 2021 from 6 - 8 p.m.

8. CLOSED SESSION

Committee did not resolve into closed session.

9. BUSINESS ARISING FROM CLOSED SESSION ITEMS

9.1 Confidential PDS 28-2021

Local Planning Appeal Tribunal (LPAT)/Ontario Lands Tribunal Appeal regarding Official Plan Amendment 26

Moved by Councillor Rigby
Seconded by Councillor Campion

That Confidential Report PDS 28-2021, dated June 16, 2021, respecting Matter of Litigation Affecting the Municipality under section 239(2)(e) of the Municipal Act, 2001: Local Planning Appeal Tribunal (LPAT)/Ontario Lands Tribunal Appeal regarding Official Plan Amendment 26, **BE RECEIVED** for information.

Carried

10. NEXT MEETING

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

11. ADJOURNMENT

There being no further business, the meeting adjourned at 4:26 p.m.

Councillor Huson
Committee Chair

Matthew Trennum
Deputy Regional Clerk

Ann-Marie Norio
Regional Clerk