

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

**PEDC 8-2021  
Wednesday, August 11, 2021  
Council Chamber/Video Conference  
Regional 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, Darte, Easton, Fertich, Foster, Greenwood, Heit, Junkin, Redekop, Rigby, Ugulini

Absent/Regrets:      Bellows, Sendzik, Zalepa

Staff Present in the Council Chamber:      A. Jugley, Acting Chief Administrative Officer/Commissioner, Community Services, M. Lewis, Client & Support Advisor, A.-M. Norio, Regional Clerk, M. Sergi, Commissioner, Planning & Development Services, G. Spezza, Director, Economic Development, M. Trennum, Deputy Regional Clerk, C. Ventura, Legislative Coordinator

Staff Present via Video Conference:      E. Acs, Manager, Community Planning, A. Alderman, Senior Development Planner, E. Amirault, Associate Director, Finance Operations & System, I. Banach, Manager, Long Range Planning, G. Bowie, Senior Planner, P. Busnello, Manager, Development Planning, S. Dunsmore, Manager, Development Engineering, F. Fucile, Manager, Real Estate, D. Gibbs, Director, Legal & Court Services, D. Giles, Director, Community & Long Range Planning, D. Heyworth, Official Plan Policy Consultant, V. Kuhns, Associate Director, Economic Development, B. Menage, Director, Procurement & Strategic Acquisition, C. Millar, Senior Planner, K. Scholtens, Manager, Business Development & Expedited Services, I. Stetic, Project Manager, Water & Wastewater Development Planning, 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**

There were no disclosures of pecuniary interest.

**3. PRESENTATIONS**

**3.1 Niagara Official Plan: Made-in-Niagara Forecast and Land Needs Assessment**

Isaiah Banach, Manager, Long Range Planning, provided information respecting Niagara Official Plan: Made-in-Niagara Forecast and Land Needs Assessment. Topics of the presentation included:

- The Land Needs Assessment Program
- Coordinated Planning, Infrastructure, and Finance
- Delays in One Project can cause Delays in Others
- Significant Consultation Since May 2021
- Addressing Affordability
- Made-in-Niagara Forecasts
- Intensification in Built-up Areas
- Land Needs Numbers
- Moving Forward
- Settlement Area Boundary Review (SABR)
- Urban Area Expansion Requests, July 2021
- Takeaways

**Councillor Information request(s):**

Provide information respecting E. coli containment and treatment.  
Councillor Rigby

**4. DELEGATIONS**

Moved by Councillor Ugolini  
Seconded by Councillor Junkin

That Chuck McShane, **BE PERMITTED** to appear before Committee as a delegate respecting Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update (PDS 33-2021).

**Carried**

4.1 Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update (Report PDS 33-2021(Agenda Item 5.1))

4.1.1 Chuck McShane, Niagara Home Builders Association

Chuck McShane, Executive Officer, Niagara Home Builders Association, appeared before Committee regarding Report PDS 33-2021. Mr. McShane thanked staff for their work on the report, and provided comments respecting urban boundary expansion, increasing housing supply to meet provincial growth targets, and expected intensification pressures for municipalities.

5. **ITEMS FOR CONSIDERATION**

5.1 PDS 33-2021

Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update

Moved by Councillor Redekop  
Seconded by Councillor Rigby

That Report PDS 33-2021, dated August 11, 2021, respecting Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Council **ENDORSE**, in principle, the use of the Made-in-Niagara Forecast and the Revised Land Needs Assessment (Appendix 1 of Report PDS 33-2021), to advance the Niagara Official Plan, the Water and Wastewater Master Plan, the Transportation Master Plan, the Development Charge Background Study and By-law, and other Regional programs; and
2. That Report PDS 33-2021 **BE CIRCULATED** to local area municipalities, partner agencies and the Province.

**Carried**

5.2 PDS 34-2021

Regional Response – Proposed Land Use Compatibility Guideline

Moved by Councillor Greenwood  
Seconded by Councillor Foster

That Report PDS 34-2021, dated August 11, 2021, respecting Regional Response - Proposed Land Use Compatibility Guideline, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Report PDS 34-2021 **BE RECEIVED** for information;
2. That staff **BE DIRECTED** to continue to provide detailed comments on the Ministry of the Environment, Conservation and Parks' proposed Land Use Compatibility Guideline (ERO #019-2785), and any associated matters, as warranted; and
3. That Report PDS 34-2021 **BE CIRCULATED** to local area municipal Planning Directors.

**Carried**

**6. CONSENT ITEMS FOR INFORMATION**

Moved by Councillor Bylsma  
Seconded by Councillor Fertich

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

PDS 32-2021

Update on Niagara Official Plan - Further Draft Policy Development (and **BE CIRCULATED** to the local area municipalities)

ED 15-2021

Economic Development Quarterly Update

**Carried**

**7. OTHER BUSINESS**

There were no items of other business.

**8. CLOSED SESSION**

Committee did not resolve into closed session.

**9. BUSINESS ARISING FROM CLOSED SESSION ITEMS**

**9.1 Confidential ED 16-2021**

Moved by Councillor Butters  
Seconded by Councillor Campion

That Confidential Report ED 16-2021, dated August 11, 2021, respecting A Matter of a Proposed Disposition of Surplus Lands under Section 239(2) of the *Municipal Act, 2001* - located at 401A Lakeshore Road and 14 Broadway Avenue in the City of St. Catharines, **BE RECEIVED** and the recommendations contained therein, **BE APPROVED**.

**Carried**

**10. NEXT MEETING**

The next meeting will be held on Wednesday, September 15, at 1:00 p.m.

**11. ADJOURNMENT**

There being no further business, the meeting adjourned at 2:59 p.m.

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Councillor Huson  
Committee Chair

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Chris Ventura  
Legislative Coordinator

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Ann-Marie Norio  
Regional Clerk