

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

**PEDC 12-2021  
Wednesday, December 8, 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, Zalepa

Other Members Present via Video Conference: Disero

Absent/Regrets: Sendzik

Staff Present in the Council Chamber: I. Banach, Manager, Long Range Planning, G. Bowie, Senior Planner, D. Giles, Director, Community and Long Range Planning, P. Lambert, Director, Infrastructure Planning & Development Engineering, C. Lampman, Manager, Environmental Planning, K. McCauley, Senior Planner, Secondary Plans, C. Millar, Senior Planner, D. Morreale, Director, Development Approvals, A.-M. Norio, Regional Clerk, M. Sergi, Commissioner, Planning & Development Services, G. Spezza, Director, Economic Development, J. Spratt, Administrative Assistant, Regional Clerk, R. Tripp, Chief Administrative Officer, C. Ventura, Legislative Coordinator

Staff Present via Video Conference: E. Acs, Manager, Community Planning, B. Brens, Associate Director, Reporting & Analysis, V. Kuhns, Associate Director, Economic Development, S. Norman, Senior Planner

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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 Official Plan Update: Settlement Area Boundary Review

Isaiah Banach, Manager, Long Range Planning, provided information respecting Niagara Official Plan: Settlement Area Boundary Review. Topics of the presentation included:

- Recent Official Plan Work
- Where Growth is Limited
- Growth Management Strategy: Intensification
- Where Growth is Directed
- Land Needs Assessment
- Municipal Land Need Before Expansion
- Adjusting Boundaries
- Settlement Area Boundary Review
  - Interdisciplinary Review
  - Initial Expansion Locations
  - Step 1: Initial Test
  - Remaining Locations
  - Step 2: Urban Area Evaluation Criteria
  - Step 2: Rural Settlement Evaluation Criteria
  - Expansion Recommendations
  - Resulting Land Needs

**4. DELEGATIONS**

Moved by Councillor Butters  
Seconded by Councillor Dart

That John Bacher, and John Vanderweyden, **BE PERMITTED** to appear before Committee as individual delegates respecting Niagara Official Plan: Settlement Area Boundary Review.

**Carried**

4.1 Niagara Official Plan: Settlement Area Boundary Review

4.1.1 Dr. John Bacher, Researcher, Preservation of Agricultural Lands Society

This delegation was not provided.

4.1.2 John Vanderweyden, Resident, Town of Pelham

John Vanderweyden, Resident, Town of Pelham, appeared before Committee to express concerns regarding the Region's Settlement Area Boundary Review, and suggested revisions to the Settlement Area Boundary Review Assessment Sheet (Report PDS 41-2021, Appendix 9) respecting Block ID 1383.

5. **ITEMS FOR CONSIDERATION**

There were no items for consideration.

6. **CONSENT ITEMS FOR INFORMATION**

Agenda items 6.1 and 6.2 were considered separately.

6.1 **PDS 41-2021**

Niagara Official Plan: Settlement Area Boundary Review – Urban Recommendations

Moved by Councillor Bylsma  
Seconded by Councillor Redekop

That Report PDS 41-2021, dated December 8, 2021, respecting Niagara Official Plan: Settlement Area Boundary Review - Urban Recommendations, **BE RECEIVED** for information.

**Carried**

6.2 **PDS 42-2021**

Niagara Official Plan: Settlement Area Boundary Review – Rural Recommendations

Moved by Councillor Zalepa  
Seconded by Councillor Foster

That Report PDS 42-2021, dated December 8, 2021, respecting Niagara Official Plan: Settlement Area Boundary Expansion - Rural Recommendations, **BE RECEIVED** for information.

**Carried**

Moved by Councillor Redekop  
Seconded by Councillor Ugulini

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

PDS-C 56-2021

Combined Sewer Overflow (CSO) Control Program - 2021 In-Year Applications

ED 19-2021

Economic Rapid Response Team Business Support

PDS-C 58-2021

A letter from Victor Muratori, Sullivan Mahoney LLP, on behalf of River Realty Development (1976) Inc., Club Italia and the Redeemer Bible Church, dated December 3, 2021, respecting Report PDS 41-2021.

PDS-C 59-2021

A letter from Stuart Wright, 2282344 Ontario Inc., dated December 3, 2021, respecting Report PDS 41-2021, and Report PDS 42-2021.

PDS-C 61-2021

An e-mail from John Stranges, Resident, City of Niagara Falls, dated December 4, 2021, respecting Report PDS 41-2021.

PDS-C 63-2021

A letter from David Falletta, Bousfields Inc., on behalf of Jukic Group Inc., dated December 7, 2021, respecting Report PDS 41-2021 & PDS 42-2021.

PDS-C 64-2021

A letter from Peter Van Loan, Aird & Berlis LLP, on behalf of 2779103 Ontario Limited, dated December 7, 2021, respecting Report PDS 41-2021.

**Carried**

**7. OTHER BUSINESS**

There were no items of other business.

**8. NEXT MEETING**

The next meeting will be held on Wednesday, January 12, 2022 at 1:00 p.m.

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 2:52 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