

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

**PEDC 5-2022
Wednesday, June 15, 2022
Council Chamber / Video Conference
Niagara Region Headquarters, Campbell West
1815 Sir Isaac Brock Way, Thorold, ON**

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

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

Absent/Regrets: Campion, Heit, Huson (Committee Chair)

Staff Present in the Council Chamber: E. Acs, Manager, Community Planning, G. Bowie, Senior Planner, D. Heyworth, Manager, Long Range Planning, V. Kuhns, Associate Director, Economic Development, P. Lambert, Director, Infrastructure Planning & Development Engineering, D. Morreale, Acting Director, Community and Long Range Planning, S. Norman, Senior Planner, A.-M. Norio, Regional Clerk, K. Scholtens, Manager, Business Development & Expedited Services, M. Sergi, Commissioner, Planning & Development Services, L. Sicoli, Economic Development Officer, G. Spezza, Director, Economic Development, J. Spratt, Administrative Assistant to the Regional Clerk, R. Tripp, Chief Administrative Officer

Staff Present via Video Conference: C. Banach, Manager, Housing Operations, E. Chou, Manager, Trade & Investment, B. Hutchings, Program Financial Analyst, Corporate Services, S. Madder, Manager, Corporate Performance & Strategy, M. Steele, Associate Director, Reporting & Analysis, A. Tikky, Senior Planner, C. Ventura, Legislative Coordinator, B. Zvaniga, Interim Commissioner, Public Works

1. CALL TO ORDER

Committee Vice-Chair Witteveen called the meeting to order at 1:02 p.m.

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

3.1 Inspire. Invest. Grow. Niagara's 10 Year Economic Development Strategy

Valerie Kuhns, Associate Director, Economic Development, Linda Sicoli, Economic Development Officer, and Ken Scholtens, Manager, Business Development & Expedited Services, provided information respecting Inspire. Invest. Grow. Niagara's 10 Year Economic Development Strategy. Topics of the presentation included:

- Strategy foundation & development
- Sector development and support
 - Emerging sectors
- Diversity, equity and inclusion
- Education and workforce development
- Business retention and expansion
- Green development and sustainability
- Infrastructure and transportation

There being no objection, Report ED 6-2022 (Agenda Item 5.1) respecting 10 Year Economic Development Strategy, was considered at this time.

5. ITEMS FOR CONSIDERATION

5.1 ED 6-2022

10 Year Economic Development Strategy

Moved by Councillor Easton

Seconded by Councillor Zalepa

That Report ED 6-2022, dated June 15, 2022, respecting 10 Year Economic Development Strategy **BE RECEIVED** and the following recommendation **BE APPROVED**:

1. That the 10 Year Economic Development Strategy attached as Appendix 2 to Report ED 6-2022, **BE APPROVED**.

Carried

3. **PRESENTATIONS**

3.2 Niagara Official Plan: Recommendation for Adoption

David Heyworth, Manager, Long Range Planning, provided information respecting Niagara Official Plan: Recommendation for Adoption. Topics of the presentation included:

- The new Niagara Official Plan
- A vision for Niagara
- How we protect the natural environment & agricultural land base
- How we grow
 - Regional structure
 - Expansion areas
- How we realize this vision
- Final revisions to the plan
- Opportunities and benefits
- Monitoring our progress

4. **DELEGATIONS**

4.1 Niagara Official Plan: Recommendation Report for Adoption (Report PDS 17-2022 (Agenda Item 5.2))

Moved by Councillor Foster
Seconded by Councillor Butters

That Gracia Janes, Jean Grandoni, and Patricia McGorman, **BE PERMITTED** to appear before Committee as individual delegates respecting Niagara Official Plan: Recommendation Report for Adoption.

Carried

4.1.1 John Basile, Resident, Town of Fort Erie

John Basile, Resident, Town of Fort Erie, requested that 4269 Michener Road, Town of Fort Erie, be included in the urban boundary expansion area.

4.1.2 Shawn Mazzuto, Resident, Town of Fort Erie

Steven Rivers, on behalf of Shawn Mazzuto, Resident, Town of Fort Erie, requested that Mr. Mazzuto's property be included in the urban boundary expansion area.

4.1.3 Stephen Fraser, A. J. Clarke and Associates Ltd.

Stephen Fraser, A. J. Clarke and Associates Ltd., on behalf of Marz Homes, thanked staff for their work on the Official Plan and for the inclusion of Marz Homes property, in the Town of Fort Erie, in the urban boundary expansion area.

4.1.4 Dan Gabriele, Marz Homes

Dan Gabriele, Marz Homes, thanked staff for their work on the Official Plan.

4.1.5 Susan Naylor and Jen Navaroli, Last Chance Horse and Pony Rescue and Sanctuary

Susan Naylor and Jen Navaroli, Last Chance Horse and Pony Rescue and Sanctuary, thanked Committee for removing the lands that the Last Chance Horse and Pony Rescue and Sanctuary occupy from the urban boundary expansion area.

4.1.6 Jim Harnum, Municipal VU Consulting Inc.

Jim Harnum, Municipal VU Consulting Inc., thanked staff for their work on the Official Plan and requested Committee approve Report PDS 17-2022.

4.1.7 Meaghan McDermid, Davies Howe LLP, and Maurizio Rogato, Blackthorn Development Corp.

Meaghan McDermid, Davies Howe LLP, and Maurizio Rogato, Blackthorn Development Corp., requested that 1 Municipal Drive, Town of Fort Erie, be included in the urban boundary expansion area, and that Committee defer the approval of the Official Plan until additional consultation regarding their property is completed.

4.1.8 Tom Richardson, Sullivan Mahoney LLP

Tom Richardson, Sullivan Mahoney LLP, on behalf of the Township of West Lincoln, thanked staff for their site specific policy work regarding the Smithville urban boundary expansion area, and asked Committee to support Report PDS 17-2022.

4.1.9 Mary Lou Tanner, NPG Planning Solutions Inc.

Mary Lou Tanner, NPG Planning Solutions Inc., on behalf of Nyon Oil Inc., thanked staff for their work on mapping rural employment lands, and requested Committee approve Report PDS 17-2022.

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

Dr. John Bacher, Researcher, Preservation of Agricultural Lands Society, provided comments regarding PDS 17-2022, specifically the need for more diverse housing types to address demographic trends, the lack of need for new employment lands located on prime agricultural lands, and the availability of lands in the City of Welland and the City of Port Colborne that could be an alternative to the urban boundary expansion areas on prime agricultural lands in the City of Niagara Falls.

4.1.11 Gracia Janes, Niagara District Council of Women

Gracia Janes, Niagara District Council of Women, provided comments regarding PDS 17-2022, specifically that Committee reconsider the urban boundary expansion area south of the City of Niagara Falls, reduce the population projection for the Township of West Lincoln to protect prime agricultural lands, and accept the Provincial population target of 654,000 residents and any additional population increases be accommodated within the urban boundaries of the City of Port Colborne and the City of Thorold. Ms. Janes requested that Committee consider amending the Official Plan to include additional protections for prime agricultural lands, natural heritage lands, and climatically favoured fruit lands.

4.1.12 Jean Grandoni, Resident, City of Niagara Falls

Jean Grandoni, Resident, City of Niagara Falls, provided comments regarding PDS 17-2022, specifically that the Report does not conform to the Provincial policy statement regarding the urban boundary expansion areas north of the Welland River in the City of Niagara Falls. Ms. Grandoni requested that Committee refuse the urban boundary expansion area proposed for the City of Niagara Falls.

4.1.13 Patricia McGorman, Canada South Land Trust

Patricia McGorman, Canada South Land Trust, highlighted concerns with outstanding indigenous land claims, and the extent of future employment and residential lands near agricultural and natural heritage features.

5. ITEMS FOR CONSIDERATION

5.2 PDS 17-2022

Niagara Official Plan: Recommendation Report for Adoption

Moved by Councillor Fertich

Seconded by Councillor Redekop

That Report PDS 17-2022, dated June 15, 2022, respecting Niagara Official Plan: Recommendation Report for Adoption, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Niagara Official Plan (NOP) **BE DECLARED** to meet the requirements of Section 26(1)(a),(b) and (c) of the *Planning Act* as required by Section 26(7) of the *Planning Act*;
2. That the NOP, as summarized in Report PDS 17-2022 and attached as Schedule A to the proposed By-law listed as Appendix 1, **BE ADOPTED** in accordance with Section 17(22) of the *Planning Act*;
3. That the proposed By-law to adopt the new NOP **BE APPROVED**;
4. That the current NOP, as approved by By-law (828-785-73, as amended) **BE REPEALED** on the date the new NOP is approved by the Province of Ontario;
5. That the requirements of 17(15) and 17(16) of the *Planning Act* **BE DECLARED** to have been met and that no additional public meeting or open house be required;
6. That the notice of decision of Council's adoption of the NOP **BE GIVEN** in accordance with Section 17(23) of the *Planning Act*;
7. That a copy of this Report **BE PROVIDED** to local area municipalities; and
8. That a copy of this Report and supporting materials **BE PROVIDED** to the Ministry of Municipal Affairs and Housing for review and approval, in accordance with Section 17(31) and 26(6) of the *Planning Act*.

Recorded Vote:

Yes (12): Britton, Butters, Bylsma, Easton, Fertich, Foster, Junkin, Redekop, Rigby, Ugulini, Witteveen, Zalepa.

No (0):

Carried

6. CONSENT ITEMS FOR INFORMATION

Moved by Councillor Easton
Seconded by Councillor Junkin

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

PDS-C 43-2022

A letter from Chris Mason, Chief Operating Officer, Canadian Niagara Hotels Inc., dated June 9, 2022, respecting PDS 17-2022 Niagara Official Plan: Recommendation Report for Adoption Comments on Proposed Niagara Region Official Plan Canadian Niagara Hotels Inc. and related companies and persons ("CNH")

PDS-C 44-2022

A letter from Meaghan McDermid, Davies Howe LLP, on behalf of Mega Canada Ltd., dated June 9, 2022, respecting Request for Re-Inclusion in Settlement Area SABR ID: 1151 - Lands located on Garrison Road between Rosehill road and Municipal Centre Drive, Town of Fort Erie

PDS-C 51-2022

A letter from Mary Lou Tanner, NPG Planning Solutions Inc., on behalf of River Realty Development (1976) Inc., dated June 13, 2022, respecting Northwest Niagara Falls lands, City of Niagara Falls

PDS-C 52-2022

A letter from Mary Lou Tanner, NPG Planning Solutions Inc., on behalf of Nyon Oil Inc., dated June 13, 2022, respecting Lands East of the Welland Canal ("Nyon") part of lots 23 24, and 25 Concession 4, and part of lots 16 to 20, Concession 5, City of Port Colborne

PDS-C 54-2022

A letter from Chad John-Baptiste, WSP Canada Inc., on behalf of CN Rail, dated May 24, 2022, respecting Niagara Region Official Plan Review

PDS-C 56-2022

A letter from David Germain, Thomson, Rogers Lawyers, on behalf of Port Colborne Quarries Inc. (PCQ), dated June 14, 2022, respecting Proposed Niagara Official Plan, Port Colborne Quarries Inc., City of Port Colborne

PDS-C 57-2022

A letter from Jeffrey Wilker, Thomson, Rogers Lawyers, on behalf of Cytec Canada Inc., dated June 13, 2022, respecting Proposed Niagara Official Plan, Cytec Canada Inc., City of Niagara Falls

PDS-C 58-2022

A letter from Susan Rosenthal, Davies Howe LLP, on behalf of Niagara Falls Park Inc., dated June 14, 2022, respecting Request for Inclusion in Settlement Area, 5021 Garner Road, City of Niagara Falls

Carried

7. OTHER BUSINESS

There were no items of other business.

8. NEXT MEETING

The next meeting will be held on Wednesday, July 13, 2022 at 1:00 p.m.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 p.m.

Councillor Witteveen
Committee Vice-Chair

Chris Ventura
Legislative Coordinator

Ann-Marie Norio
Regional Clerk