

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

PEDC 8-2023

Wednesday, August 9, 2023

**Council Chamber - In Person and Electronic Meeting
Niagara Region Headquarters, Campbell West
1815 Sir Isaac Brock Way, Thorold, ON**

Committee: Bateman (via Video Conference), Bradley (Regional Chair) (via Video Conference), Campion, Davies (Committee Vice Chair), Foster (via Video Conference), Ganann (via Video Conference), Huson (Committee Chair), Ip, Jordan (via Video Conference), Kaiser (via Video Conference), Morocco, Redekop (via Video Conference), Rigby, Seaborn, Siscoe, Sorrento, Steele, Ugulini, Witteveen

Other Councillors: Craitor

Absent/Regrets: Junkin

Staff: E. Acs, Manager, Community Planning (via Video Conference), A. Basic, Legislative Assistant, P. Busnello, Manager, Development Planning, S. Crocco, Legal Counsel, J. Federici, Senior Planner, P. Lambert, Director, Infrastructure Planning & Development Engineering, M. Marino, Associate Director, Economic Development, R. Muzzell, Manager, Program Financial Support (via Video Conference), S. Norman, Senior Planner (via Video Conference), A.-M. Norio, Regional Clerk, M. Robinson, Director, Strategic Transformation Office, G. Spezza, Acting Commissioner, Growth Strategy & Economic Development, J. Spratt, Legislative Coordinator, A. Stea, Director, Community & Long Range Planning, A. Tikky, Manager, Senior Project Policy, R. Tripp, Chief Administrative Officer

1. CALL TO ORDER

Committee Chair Huson called the meeting to order at 1:01 p.m.

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

There were no presentations.

4. DELEGATIONS

Moved by Councillor Morocco
Seconded by Councillor Seaborn

That Kevin Jacobi and Rocky Vacca **BE PERMITTED** to appear before Committee as individual delegates respecting Approval of City of Niagara Falls Official Plan Amendment No. 147 (Employment Policies) (Agenda Item 5.1)).

Carried

4.1 Approval of City of Niagara Falls Official Plan Amendment No. 147 (Employment Policies) (Report PDS 24-2023, Agenda Item 5.1))

4.1.1 Nancy Smith, Turkstra Mazza Associates

Nancy Smith, Turkstra Mazza Associates, appeared on behalf of the property owners of 9015 Stanley Avenue to request that the lands be removed from the Employment Area designation in Official Plan Amendment No. 147.

4.1.2 Jeff Wilker, Thomson, Rogers Lawyers, and Brad Campbell, Site Director, Cytec

Jeff Wilker, Thomson, Rogers Lawyers, appeared on behalf of Cytec Canada Inc., with Brad Campbell, Site Director, Cytec, in opposition to the inclusion of Special Policy Area "87" in Official Plan Amendment No. 147 that would permit a residential designation for the property located at 9304 McLeod Road if specific conditions were met.

4.1.3 John Doherty, Gowling WLG (Canada) LLP

Jonathan Minnes, Gowling WLG (Canada) LLP, appeared on behalf of the property owners of 7047 Reixinger Road and 5789 Lyons Creek Road to request that Official Plan Amendment No.147 be deferred until the new Provincial Policy Statement is proclaimed.

4.1.4 Late Delegation Requests

4.1.4.1 Kevin Jacobi, Canada BW Logistics and Niagara Industrial Association

Kevin Jacobi, Canada BW Logistics, and Niagara Industrial Association, appeared in support of Official Plan Amendment (OPA) No. 147 expressing the importance of employment lands in Niagara Falls especially in the Stanley Avenue Business Park and requested that 9015 Stanley Avenue is designated as Employment Area as outlined in OPA 147.

4.1.4.2 Rocky Vacca, Sullivan Mahoney

Rocky Vacca, Sullivan Mahoney, appeared on behalf of the property owners of 9304 McLeod Road in support of Special Policy Area "87" in Official Plan Amendment No. 147 that would permit a residential designation for the property located at 9304 McLeod Road if specific conditions were met.

5. **ITEMS FOR CONSIDERATION**

5.1 PDS 24-2023

Approval of City of Niagara Falls Official Plan Amendment No. 147 (Employment Policies)

John Federici, Senior Planner, provided information respecting the Approval of City of Niagara Falls Official Plan Amendment No. 147 (Employment Policies). Topics of the presentation included:

- Region as the Approval Authority
- Employment Areas Versus Employment Lands
- Process Timeline
- City of Niagara Falls Employment Lands Strategy
- Consultation Undertaken
- Purpose of the City's Official Plan Amendment
- Subject Lands
- Comments Received
- Proposed Modifications

Moved by Councillor Ugolini
Seconded by Councillor Steele

That Report PDS 24-2023, dated August 9, 2023, Approval of City of Niagara Falls Official Plan Amendment No. 147 (Employment Policies), **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the City of Niagara Falls Official Plan Amendment No. 147 (OPA 147) **BE APPROVED** as modified (attached as Appendix 1 to Report PDS 24-2023); and
2. That this report **BE CIRCULATED** to the City of Niagara Falls.

Moved by Councillor Sorrento
Seconded by Councillor Davies

That OPA 147, as modified, **BE AMENDED** by removing Mapping Modification 14.g. from the Region's modifications, identified in Appendix 1 of Report PDS 24-2023 which has the effect of removing the lands at 9015 Stanley Avenue from the Employment Area designation.

Recorded Vote:

Yes (2): Davies, Sorrento

No (15): Bateman, Bradley, Champion, Foster, Ganann, Huson, Ip, Morocco, Redekop, Rigby, Seaborn, Siscoe, Steele, Ugolini, Witteveen.

Defeated

The Chair called the vote on the original motion and declared it,

Recorded Vote:

Yes (16): Bateman, Bradley, Champion, Foster, Ganann, Huson, Ip, Morocco, Redekop, Rigby, Seaborn, Siscoe, Sorrento, Steele, Ugolini, Witteveen.

No (0):

Carried

6. CONSENT ITEMS FOR INFORMATION

Moved by Councillor Redekop
Seconded by Councillor Bateman

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

ED 9-2023
Economic Development Quarterly Update

PDS-C 32-2023

A letter from N. Smith, Turkstra Mazza Associates, dated July 24, 2023,
respecting Niagara Falls OPA 147 - Employment Lands.

PDS-C 37-2023

A letter from N. Smith, Turkstra Mazza Associates, dated August 3, 2023,
respecting Niagara Falls OPA 147 - Employment Land

PDS-C 40-2023

A letter from J. Wilker, Thomson, Rogers Lawyers, dated August 8, 2023,
respecting Cytec Canada Inc. Approval of City of Niagara Falls Official Plan
Amendment No. 147, Report PDS 24-2023.

Carried

7. OTHER BUSINESS

There were no items of other business.

8. NEXT MEETING

The next meeting will be held on Wednesday, September 13, 2023, at 1:00 p.m.
in the Council Chamber, Regional Headquarters.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 3:25 p.m.

Councillor Huson
Committee Chair

Jenna Spratt
Legislative Coordinator

Ann-Marie Norio
Regional Clerk