

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

PEDC 9-2023

Wednesday, September 13, 2023

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

Committee: Bateman, Bradley* (Regional Chair), Champion*, Davies (Committee Vice Chair), Foster, Ganann, Huson (Committee Chair), Ip, Kaiser, Morocco, Redekop*, Rigby, Seaborn, Siscoe*, Steele*, Ugulini, Witteveen

Absent/Regrets: Jordan, Junkin

Staff: K. Ahmad, Urban Design Manager, M. Bannerman, Program Manager, Grants & Incentives, A. Basic, Legislative Assistant, P. Busnello, Manager, Development Planning*, K. Costantini, Senior Planner, S. Fraser, Associate Director, Transportation Planning, P. Lambert, Director, Infrastructure Planning & Development Engineering, B. Landry, Manager, Economic Research and Analysis, M. Marino, Associate Director, Economic Development, D. Morreale, Director, Development Approvals, R. Muzzell, Manager, Program Financial Support*, A.-M. Norio, Regional Clerk, S. Norman, Senior Planner, M. Robinson, Director, Strategic Transformation Office, M. Sergi, Commissioner, Growth Strategy & Economic Development, J. Spratt, Legislative Coordinator, A. Stea, Director, Community & Long Range Planning, R. Tripp, Chief Administrative Officer

* indicates members who participated electronically, all other members participated in person

1. CALL TO ORDER

Committee Chair Huson called the meeting to order at 1:32 p.m.

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. **STATUTORY PUBLIC MEETING UNDER THE PLANNING ACT**

At 1:33 p.m. Committee Chair Huson called the Statutory Public Meeting under the *Planning Act* to order and stated that the meeting was being held in accordance with Section 17 of the *Planning Act*.

The purpose of the meeting was to receive comments from the public respecting Regional Official Plan Amendment (regional road allowance widths).

The proposed Regional Official Plan Amendment is to replace the existing road allowance widths table in Schedule M in its entirety and introduce a new policy to Chapter 5 (connected region) of the Niagara Official Plan to allow for better integration between land use planning and infrastructure planning.

The Committee Chair stated that any person who wished to make representation on the proposed amendment would be given an opportunity to do so. She additionally advised that written submissions may be submitted to the Clerk's Office to be placed on a public agenda and become part of the public record. Personal information will be collected and maintained for the purpose of creating a record and may be available to the general public pursuant to the *Municipal Act*, the *Municipal Freedom of Information and Privacy Act*, and any other relevant Acts.

3.1 **Presentation**

Regional Official Plan Amendment (Regional Road Allowance Widths)

Scott Fraser, Associate Director, Transportation Services, and Angela Stea, Director, Community And Long Range Planning, provided information respecting Regional Official Plan Amendment (Regional Road Allowance Widths). Topics of the presentation included:

- Meeting Purpose
- Project Background
- Analysis Criteria
- Proposed Amendment (Increases and Decreases)
- New Road Allowance Widths
- Proposed Amendment (Policy)
- Comments and Feedback
- Next Steps

Councillor Information Request(s):

Provide additional information respecting the proposed amendment to Helena Street as well as Thompson Road between Gilmore Road and Bowen Road in the Town of Fort Erie. Councillor Redekop.

3.2 Speakers to the Matter

3.2.1 Mark Koabel

Mark Koabel, Resident, City of Port Colborne, appeared in support of the Official Plan Amendment and requested staff consider the need for expanded shoulders on Regional Roads to allow for farm equipment to travel safely.

3.3 Correspondence

3.3.1 PDS-C 42-2023

George Wiseman, Resident, Town of Fort Erie

Moved by Councillor Morocco

Seconded by Councillor Rigby

That the comments and correspondence item provided at the Statutory Public Meeting **BE RECEIVED** and **REFERRED** to staff for consideration in the preparation of the final report respecting Regional Official Plan Amendment (Regional Road Allowance Widths)

Carried

3.4 Report (For Information Only)

3.4.1 PDS 26-2023

Statutory Public Meeting for Regional Official Plan Amendment (Regional Road Allowance Widths)

Moved by Councillor Witteveen

Seconded by Councillor Davies

That Report PDS 26-2023, dated September 13, 2023, respecting Statutory Public Meeting for Regional Official Plan Amendment (Regional Road Allowance Widths), **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Report PDS 26-2023 **BE RECEIVED** for information; and
2. That a copy of Report PDS 26-2023 **BE CIRCULATED** to the Local Municipalities and Prescribed Agencies.

Carried

Councillor Information Request(s):

Circulate Report PDS 26-2023 to the Agricultural Policy and Action Committee for input with regard to Regional Road allowance widths and farm equipment. Councillor Kaiser.

3.5 Summary and Next Steps

Director Stea, advised that all comments or correspondence received would be considered in the preparation of the final report respecting the Regional Official Plan Amendment (Regional Road Allowance Widths)

3.6 Adjournment of the Statutory Public Meeting Under the Planning Act

The Committee Chair declared the Statutory Public Meeting under the *Planning Act* adjourned at 2:02 p.m. and advised that those individuals who wish to be informed of when the Region is considering a final report on this matter must inform the Regional Clerk in writing.

4. **PRESENTATIONS**

4.1 Overview of Niagara Ports: The Thorold Multimodal Hub

Kurt Vos, HOPA Ports and Justus Veldman, BMI Group, provided information respecting Overview of Niagara Ports: The Thorold Multimodal Hub. Topics of the presentation included:

- Overview of Hamilton-Oshawa Port Authority and BMI Group
- Managing Working Waterfront on the Canadian Greatlakes
- Cargo Diversification
- Niagara Ports Partnership
- Niagara's Strategic Assets
- Thorold Hub and current Multimodal Hub Tenants
- Site Improvements

5. **DELEGATIONS**

There were no delegations.

6. **ITEMS FOR CONSIDERATION**

6.1 PDS 25-2023

Regional Funding for Brownfield Tax Assistance Program Grants in the City of Welland

Moved by Councillor Foster
Seconded by Councillor Kaiser

That Report PDS 25-2023, dated September 13, 2023, respecting Regional Funding for Brownfield Tax Assistance Program Grants in the City of Welland, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional participation in Brownfield Tax Assistance Program grants for 264 Riverside Drive and 175 Southworth Street in the City of Welland, **BE APPROVED**; and
2. That Report PDS 25-2023 **BE CIRCULATED** to the City of Welland.

Carried

6.2 PDS 32-2023

Regional Funding for a Brownfield Tax Assistance Program Grant in the City of Port Colborne

Moved by Councillor Seaborn
Seconded by Councillor Davies

That Report PDS 32-2023, dated September 13, 2023, respecting Regional Funding for a Brownfield Tax Assistance Program Grant in the City of Port Colborne, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional participation in a Brownfield Tax Assistance Program grant for 118 West Street in the City of Port Colborne, **BE APPROVED**; and
2. That Report PDS 32-2023 **BE CIRCULATED** to the City of Port Colborne.

Carried

7. **CONSENT ITEMS FOR INFORMATION**

7.1 ED 10-2023

Niagara Agriculture Profile

Blake Landry, Manager, Economic Research and Analysis, and Karen Costantini, Senior Planner, provided information respecting Niagara Agriculture Profile. Topics of the presentation included:

- Total Farms, Farmland and Average Farm Size
- Number of Greenhouses, Greenhouse Area and Average Size
- Average Farm Revenue and Expenses
- Average Farm Revenue by Farm Type
- Paid Agricultural Workers
- Farm Succession Planning
- Farm Technology Adoption and Renewable Energy Adoption
- GDP Impact (\$ millions) by Farm Type
- Jobs Impact by Farm Type
- Agricultural Land Base

Moved by Councillor Bateman
Seconded by Councillor Seaborn

That Report ED 10-2023, dated September 13, 2023, respecting Niagara Agriculture Profile, **BE RECEIVED**.

Carried

Councillor Information Request(s):

Provide the Provincially Significant Wetlands on an overlay of the Agricultural Land Base map. Councillor Redekop.

Circulate Report ED 10-2023 to the Agricultural Policy and Action Committee. Councillor Witteveen.

7. CONSENT ITEMS FOR INFORMATION

Moved by Councillor Steele
Seconded by Councillor Redekop

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

PDS-C 34-2023
2023 Public Realm Investment Program Funding Commitments

PDS-C 41-2023
Staff Comments on Proposed Provincial Planning Statement (PPS) – Natural Heritage

Carried

8. OTHER BUSINESS

There were no items of other business.

9. NEXT MEETING

The next meeting will be held on Wednesday, October 11, 2023 at 1:00 p.m. in the Council Chamber, Regional Headquarters.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 3:07 p.m.

Councillor Huson
Committee Chair

Jenna Spratt
Legislative Coordinator

Ann-Marie Norio
Regional Clerk