

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

PEDC 10-2023

Wednesday, October 11, 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, Junkin*, Kaiser*, Redekop*, Seaborn*, Siscoe*, Steele, Ugulini

Other Councillors: Craitor*, Sorrento*

Absent/Regrets: Jordan, Morocco, Rigby, Witteveen

Staff: E. Acs, Manager, Community Planning, A. Basic, Legislative Assistant, K. Lotimer, Legislative Coordinator, D. Morreale, Director, Development Approvals, R. Muzzell, Manager, Program Financial Support*, S. Norman, Senior Planner, A.-M. Norio, Regional Clerk, M. Robinson, Director, Strategic Transformation Office*, M. Sergi, Commissioner, Growth Strategy & Economic Development, J. Spratt, Legislative Coordinator, A. Stea, Director, Community & Long Range Planning, B. Wilson, Legal Counsel

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

1. CALL TO ORDER

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

2. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. STATUTORY PUBLIC MEETING UNDER THE PLANNING ACT

At 1:03 p.m. Committee Vice Chair Davies 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*.

Committee Vice Chair Davies advised that the proposed amendment affects lands legally described as part of lots 119, 120, 136 and 137 in Niagara Falls and the site is located along the western boundary of the City of Niagara Falls, between Thorold Townline Road and Beechwood Road, North of a hydro one corridor.

The proposed amendment consists of text and schedule changes and would add the subject lands to the site specific policies of the Niagara Official Plan to facilitate the establishment of a new quarry.

The Committee Vice Chair stated that any person who wished to make representation on the proposed amendment would be given an opportunity to do so. He 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

3.1.1 Regional Official Plan Amendment Application (Proposed Uppers Quarry, City of Niagara Falls)

Sean Norman, Senior Planner, provided information respecting Regional Official Plan Amendment Application (Proposed Uppers Quarry, City of Niagara Falls). Topics of the presentation included:

- Purpose of the Public Meeting
- Regional Official Plan Amendment (ROPA)
- Supporting Information
- Timeline of ROPA Application
- Concurrent Applications
- Approval Process
- Next Steps

3.2 Speakers to the Matter

3.2.1 Donna Boksa

Donna Boksa, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding the health and safety risks for the environment, the ecosystem, and the surrounding community.

3.2.2 Debra Walker, MHBC

Debra Walker, MHBC, appeared on behalf of Walker Industries Inc., the applicant, to provide information on the application including the proposed Upper's Quarry site details, land use compatibility and their commitment to the community, surrounding land, and rehabilitation efforts.

3.2.3 David Falletta, Bousfields Inc.

David Falletta, Bousfields Inc., appeared on behalf of Rudanco Hospitality Corporation, owners of 13030 Lundy's Lane, to request modifications to the application to reflect the Rudanco Lands as a sensitive land use; the inclusion of provisions such as utilizing sensitive extraction methods, coordinating phasing of the quarry, establishing haul roads, implementing berms and the delay of the Official Plan Amendment until these mitigation measures can be addressed.

3.2.4 Helene Cayer

Helene Cayer, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding zoning by-law changes over the last 20 years and a lack of consistency and transparency for inquiring residents.

3.2.5 Frances Chandler

Frances Chandler, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding changes to land use planning, health of the community and the destruction of agricultural lands.

3.2.6 Peter Heider

Peter Heider withdrew as a registered speaker.

3.2.7 David Rupay

David Rupay, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding dust pollutants, the number of quarries already in Ontario, and discrepancies within the Alternative Site Analysis.

3.2.8 Aaron D'Eon

Aaron D'Eon, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding traffic in the surrounding neighbourhood, reduction of property value and noise pollution.

3.2.9 Arlie DeGiuli

Arlie DeGiuli, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding loss of agricultural land and potential pollutants to the water.

3.2.10 Sarah Chedore

Sarah Chedore did not address the Committee.

3.2.11 Emma West, Bousfields Inc.

Emma West, Bousfields Inc., appeared as the planning consultants, for Parkbridge Lifestyle Communities Inc., and 1000352619 Ontario Inc.. requesting modifications to the application to reflect the Parkbridge Lands as a sensitive land use; the inclusion of provisions such as utilizing sensitive extraction methods, coordinating phasing of the quarry, establishing haul roads, implementing berms to mitigate noise and the delay of the Official Plan Amendment until these mitigation measures can be addressed.

3.2.12 Julie Lantos

Julie Lantos, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding the methodology and data used to support the Alternative Site Analysis.

3.2.13 Jean Grandoni

Jean Grandoni, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding the loss of agricultural lands and expressed that the proposed area should be designated as specialty crop lands.

3.2.14 Ed Kowalczyk

Ed Kowalczyk did not address the Committee.

3.2.15 Aaron Detlor

Aaron Detlor did not address the Committee.

3.2.16 Lydia McGarr

Lydia McGarr, Resident, City of Niagara Falls, appeared in opposition to the Official Plan Amendment expressing concerns regarding the future pollutants for the residents in the surrounding area.

3.3 Correspondence

3.3.1 PDS-C 44-2023

Frances Chandler, Resident, Niagara Falls

3.3.2 PDS-C 45-2023

Saadiq Hooseinny, Resident, Niagara Falls

3.3.3 PDS-C 46-2023

Vince and Jenna Salvatori, Residents, Niagara Falls

3.3.4 PDS-C 47-2023

Helen Petruzzo, Resident, Niagara Falls

3.3.5 PDS-C 50-2023

Matthew Melnyk, Resident, Niagara Falls

3.3.6 PDS-C 51-2023

Calvin Lantz, Stikeman Elliot LLP, on behalf of Parkbridge Lifestyle Communities Inc. and 1000352619

3.3.7 PDS-C 52-2023

Talitha Laurenson, Ontario Power Generation

3.3.8 PDS-C 53-2023

Cheryl and Jim Morgan, Residents, Niagara Falls

3.3.9 PDS-C 54-2023

Judy Doerr, Resident, Niagara Falls

3.3.10 PDS-C 55-2023

Maria Accomando, Resident, Niagara Falls

3.3.11 PDS-C 56-2023

Jean Grandoni, Resident, Niagara Falls

3.3.12 PDS-C 57-2023

Guy and Helene Cayer, Residents, Niagara Falls

3.3.13 PDS-C 58-2023

Aaron Detlor

3.3.14 PDS-C 59-2023

Calvin Lantz, Stikeman Elliot LLP, on behalf of Rudanco
Hospitality Corporation

3.3.15 PDS-C 60-2023

Chuck Gould, Resident, Niagara Falls

Moved by Councillor Bateman

Seconded by Councillor Ip

That the comments and correspondence items (Agenda Items 3.3.1 to 3.3.15) 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 Application (Proposed Uppers Quarry, City of Niagara Falls).

Carried

3.4 Report (For Information Only)

3.4.1 PDS 33-2023

Statutory Public Meeting for a Regional Official Plan Amendment
Application (Proposed Uppers Quarry, City of Niagara Falls)

Moved by Councillor Huson

Seconded by Councillor Steele

That Report PDS 33-2023, dated October 11, 2023, respecting
Statutory Public Meeting for a Regional Official Plan Amendment
Application (Proposed Uppers Quarry, City of Niagara Falls), **BE
RECEIVED** and the following recommendations **BE APPROVED**:

1. That this Report **BE RECEIVED** for information; and
2. That this Report **BE CIRCULATED** to the City of Niagara Falls
and the Niagara Peninsula Conservation Authority.

Carried

3.5 Summary and Next Steps

Sean Norman, Senior Planner, advised that no recommendation was being made, no decision was being requested of Committee at this time and all comments and correspondence received would be considered in the preparation of a future report respecting the Regional Official Plan Amendment Application (Proposed Uppers Quarry, City of Niagara Falls). Mr. Norman provided an overview of the next steps which includes ongoing collaboration with City of Niagara Falls staff, a review of the application and preparation of a Joint Agency Review Team report.

3.6 Adjournment of the Statutory Public Meeting Under the Planning Act

The Committee Vice Chair declared the Statutory Public Meeting under the *Planning Act* adjourned at 3:11 p.m. and advised that those individuals wishing to be informed of when the Region will consider the final report on this matter, must inform the Regional Clerk in writing.

4. **PRESENTATIONS**

There were no presentations.

5. **DELEGATIONS**

There were no delegations.

6. **ITEMS FOR CONSIDERATION**

6.1 PDS-C 48-2023

Recommendations for Consideration from the Accessibility Advisory Committee meeting held on September 26, 2023

Moved by Councillor Ip
Seconded by Councillor Ganann

That Report PDS-C 48-2023, dated October 11, 2023, respecting Recommendations for Consideration from the Accessibility Advisory Committee meeting held on September 26, 2023, **BE RECEIVED** and the following recommendation **BE APPROVED**:

1. That the Accessibility Advisory Committee Draft Terms of Reference attached as Appendix 1 to Report AAC-C 2-2023, **BE APPROVED**.

Carried

6.2 PDS-C 49-2023

Recommendations for Consideration from the Agricultural Policy and Action Committee meeting held on September 29, 2023

Moved by Councillor Steele
Seconded by Councillor Ugolini

That Report PDS-C 49-2023, dated October 11, 2023, respecting Recommendations for Consideration from the Agricultural Policy and Action Committee meeting held on September 29, 2023, **BE RECEIVED** and the following recommendation **BE APPROVED**:

1. That the Agricultural Policy and Action Committee Terms of Reference attached to APAC-C 2-2023 as Appendix I, **BE APPROVED**.

Carried

7. **CONSENT ITEMS FOR INFORMATION**

7.1 PDS 30-2023

Areas of Strategic Focus for Shared Services

Moved by Councillor Huson
Seconded by Councillor Ugolini

That Report PDS 30-2023, dated October 11, 2023, respecting Areas of Strategic Focus for Shared Services, **BE RECEIVED** and **BE CIRCULATED** to Local Area Municipalities for information.

Carried

8. **OTHER BUSINESS**

There were no items of other business.

9. **NEXT MEETING**

The next meeting will be held on Wednesday, November 8, 2023, at 1:00 p.m. in the Council Chamber, Regional Headquarters.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 3:14 p.m..

Councillor Davies
Committee Vice Chair

Jenna Spratt
Legislative Coordinator

Ann-Marie Norio
Regional Clerk