

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

PEDC 1-2024

Wednesday, January 10, 2024

**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*, Foster, Ganann, Huson (Committee Chair), Ip, Kaiser*, Morocco, Rigby, Steele, Ugulini, Witteveen

Other Councillors: Craitor*

Absent/Regrets: Davies (Committee Vice Chair), Jordan, Junkin, Redekop, Seaborn, Siscoe

Staff: E. Acs, Manager, Community Planning, A. Basic, Legislative Coordinator, D. Carnegie, Deputy Chief Administrative Officer, R. Hill, Legislative Assistant, P. Lambert, Director, Infrastructure Planning & Development Engineering, B. Landry, Manager, Economic Research and Analysis, R. Muzzell, Manager, Program Financial Support*, S. Norman, Senior Planner, A.-M. Norio, Regional Clerk, J. Oatley, Manager, Wastewater Quality & Compliance, T. Ricketts, Commissioner, Public Works, M. Sergi, Commissioner, Growth Strategy & Economic Development, G. Spezza, Director, Economic Development, J. Spratt, Legislative Coordinator, A. Stea, Director, Community & Long Range Planning, A. Tikky, Senior Project Policy Manager, J. Tonellato, Director, Water Wastewater Services*

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT STATEMENT

Committee Chair Huson read the Land Acknowledgement Statement.

3. DISCLOSURES OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

4. **PRESENTATIONS**

There were no presentations.

5. **DELEGATIONS**

5.1 Approval of Regional Official Plan Amendment and Approval of Local Official Plan Amendment, Port Colborne Quarries Pit 3 Extension (PDS 2-2024, Agenda Item 6.2)

Moved by Councillor Steele
Seconded by Councillor Ugulini

That Barbara Butters, Resident, City of Port Colborne and Robert Henderson, Resident, City of Port Colborne, **BE PERMITTED** to appear as individual delegates respecting Approval of Regional Official Plan Amendment and Approval of Local Official Plan Amendment Port Colborne Quarries Pit 3 Extension (Report PDS 2-2024)(Agenda Item 6.2)).

Carried

5.1.1 David Sisco, Senior Planner, IBI Group/ Arcadis

David Siscoe, Senior Planner, IBI Group, appeared on behalf of Port Colborne Quarries Inc., in support of the staff report and provided information on the application including the Joint Agency Review Team (JART) Report and peer review process.

5.1.2 Sharon Ladd, Resident, City of Port Colborne

Sharon Ladd, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns for her property, business, as well as the environment and surrounding wildlife.

5.1.3 Kevin Ladd, Resident, City of Port Colborne

Kevin Ladd, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns regarding his property, effects from blasting at the quarry and the protection of the aquifer.

5.1.4 Gary Gaverluk, President, The Niagara Water Protection Alliance

Gary Gaverluk, President, The Niagara Water Protection Alliance, appeared in opposition to the Official Plan Amendment expressing concerns regarding the Humberstone Speedway lands and cleanup that should be completed prior to the quarry extension due to the risk of contaminants that could affect the aquifer.

5.1.5 Jack S. Hellinga, Resident, City of Port Colborne

Jack S. Hellinga, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns regarding the environmental impacts the extension could have on the adjacent wetlands and woodlands.

5.1.6 Harry Allan Wells, Resident, City of Port Colborne

Harry Allan Wells, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns respecting the 30 meter setback area from the road and the parameters of the traffic study.

5.1.7 Anne Yagi, President, 8Trees Inc.

Anne Yagi, President, 8Trees Inc., appeared on behalf of local landowners in opposition to the Official Plan Amendment expressing concerns for potential quarry watershed impacts and the long-term effects on the surrounding wetlands.

5.1.8 Melissa Bigford, Resident, City of Port Colborne

Melissa Bigford, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns for the health of residents, public safety, and the potential impacts to the environment.

5.1.9 Barbara Butters, Resident, City of Port Colborne

Barbara Butters, Resident, City of Port Colborne appeared in opposition to the Official Plan Amendment to express concerns regarding the aquifer, enforceable timelines, quarry regulations, and outlined the need for continued blast mitigation.

5.1.10 Robert Henderson, Resident, City of Port Colborne

Robert Henderson, Resident, City of Port Colborne, appeared in opposition to the Official Plan Amendment expressing concerns for the future plans of the quarry and requested that if the amendment is approved, a clause be included requiring adequate sealing of the East wall of Pit #2.

6. ITEMS FOR CONSIDERATION

There being no objections, Minute Item 6.2 (PDS 2-2024) was considered at this time.

6.2 PDS 2-2024

Recommendation Report - Approval of Regional Official Plan Amendment and Approval of Local Official Plan Amendment, Port Colborne Quarries Pit 3 Extension

Sean Norman, Senior Planner, provided information respecting Approval of Regional Official Plan Amendment and Approval of Local Official Plan Amendment, Port Colborne Quarries Pit 3 Extension. Topics of the presentation included:

- Regional Official Plan Amendment Details
- Supporting Information
- Timeline of the Regional Official Plan Amendment (ROPA) Application
- Concurrent Applications
- Approval Process
- Joint Agency Review Team (JART) Report
- Policy Review
- Staff Recommendation

Moved by Councillor Witteveen

Seconded by Councillor Bateman

That Report PDS 2-2024, dated January 10, 2024, respecting Recommendation Report – Approval of Regional Official Plan Amendment and Approval of Local Official Plan Amendment, Port Colborne Quarries Pit 3 Extension, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Official Plan Amendment – Port Colborne Quarries Pit 3 Extension **BE APPROVED** (attached as Appendix 2 to Report PDS 2-2024);
2. That City of Port Colborne Official Plan Amendment 13 **BE APPROVED** as modified (attached as Appendix 3 to Report PDS 2-2024);
3. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with Planning Act requirements;

4. That Staff **BE DIRECTED** to inform the Ministry of Natural Resources and Forestry of the decision of Regional Council, 20 days after notice of Council's decision has been given, provided that no appeals have been filed against the decision, to inform the licensing process under the Aggregate Resources Act; and
5. That Report PDS 2-2024 **BE CIRCULATED** to the City of Port Colborne and Niagara Peninsula Conservation Authority.

Carried

6.1 PDS 1-2024

Recommendation Report - Approval of Regional Official Plan Amendment, Regional Road Allowance Widths

Alexandria Tikky, Senior Project Policy Manager, provided information respecting Approval of Regional Official Plan Amendment, Regional Road Allowance Widths. Topics of the presentation included:

- Public Meeting Details
- Analysis Criteria
- Proposed Amendment -Decreases and Increases
- New Road Allowance Widths
- Proposed Amendment (Policy)
- Next Steps

Moved by Councillor Ugulini
Seconded by Councillor Ganann

That Report PDS 1-2024, dated January 10, 2024, respecting Recommendation Report - Approval of Regional Official Plan Amendment, Regional Road Allowance Widths, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That Regional Official Plan Amendment (Regional Road Allowance Widths) **BE APPROVED** in accordance with Section 17 of the *Planning Act*; and
2. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act* requirements.

Carried

7. CONSENT ITEMS FOR INFORMATION

7.1 ED 1-2024

Niagara Economic Update

Blake Landry, Manager, Economic Research and Analysis, provided a Niagara Economic Update. Topics of the presentation included:

- Consumer Price Index
- Gross Domestic Product
- Salaries and Wages
- Household Disposable income Per Capita
- Housing Prices
- Retail Sales
- Investment in Construction
- International Trade
- Business Counts
- Labour Force
- Employment and Unemployment Rate
- Participation Rate

Moved by Councillor Ip
Seconded by Councillor Steele

That Report ED 1-2024, dated January 10, 2024, respecting Niagara Economic Update, **BE RECEIVED.**

Carried

7.2 PDS-C 1-2024

Combined Sewer Overflow Control Program Update

Moved by Councillor Foster
Seconded by Councillor Morocco

That Report PDS-C 1-2024, dated January 10, 2024, respecting Combined Sewer Overflow Control Program Update, **BE RECEIVED.**

Carried

8. OTHER BUSINESS

There were no items of other business.

9. NEXT MEETING

The next meeting will be held on Wednesday, February 7, 2024, at 1:00 p.m. in the Council Chamber, Regional Headquarters.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 3:31 p.m.

Councillor Huson
Committee Chair

Jenna Spratt
Legislative Coordinator

Ann-Marie Norio
Regional Clerk