MINUTES OF M786/03-2018
NIAGARA ESCARPMENT COMMISSION
GEORGETOWN, ONTARIO
March 22, 2018


Regrets: None.


Also Present: E. Kerr, Counsel, Natural Resources and Forestry, A. Boyd, Manager, MNRF, R. Pineo, Niagara Escarpment Program Team Leader, Natural Resources and Forestry, R. Patrick, President, C.O.N.E.

Meeting called to order: 10:00 a.m.

Chair Russ Powers presided.

Introductions:

The Chair welcomed the new Halton Region Commission Representative, Halton Region Chair Gary Carr, to the Commission.

The Chair noted that the Southern outreach session held in St. Catharines went very well and thanked staff for their efforts in making the Outreach sessions very worthwhile. He also thanked Commissioners Baty and VanderBeek for their attendance. The next Outreach session will be held in Caledon on March 26 and 27, 2018.
APPROVAL OF MINUTES – M785/02-2018

M786R1/03-2018
Moved By: Mausberg
Seconded By: Pim

“That the Commission accept the Commission Minutes of February 15, 2018 with the removal of Commissioner Mausberg and the addition of Commissioners Haswell and Pim in the “For” column of Motion M785R6/02-2018.”

Motion Carried

CONFLICTS OF INTEREST – Declaration of Conflicts of Interest

None declared.

MOTION FOR SPEAKERS

M786R2/03-2018
Moved By: Downey
Seconded By: Haswell

“That the persons representing the Applications listed on the Agenda be invited to address the Commission.”

Motion Carried

A2, B4

M786R3/03-2018
Moved By: Downey
Seconded By: McKinlay

“That the Commission move in-camera.”

Motion Carried

M786R4/03-2018
Moved By: VanderBeek
Seconded By: Mausberg

“That the Commission move out-of-camera.”

Motion Carried
“That Agenda Item A2 be deferred to the April 2018 two-day Commission meeting.”

Motion Carried

A1, B2

DEVELOPMENT PERMIT APPLICATION H/R/2015-2016/342
2362302 Ontario Inc.
Part Lot 19, Concession 2, NDS
City of Burlington, Region of Halton

PROPOSAL

To sever a new, 0.83 ha (± 2.05 ac) lot that would contain an existing 2 storey, ± 465 sq m (± 5002 sq ft) single dwelling and to retain the remnant parcel as an Agricultural Purposes Only (APO) lot. Note: The parent lot has an area of 41.72 ha (103.1 ac).

RECOMMENDATION

That the Proposal be **refused** for the following reasons:

REASONS FOR REFUSAL

1. The proposed development conflicts with the Escarpment Rural Area’s Lot Creation policies in Parts 1.5.4.6 and 1.5.4.7 of the Niagara Escarpment Plan.

2. The proposed development conflicts with the Niagara Escarpment Plan’s Development Criteria (Lot Creation) in Parts 2.4.1, 2.4.2, 2.4.3, 2.4.20 and 2.4.22 f) and g).

3. The proposed development conflicts with Sections 1.1.4.2 (Rural Areas in Municipalities) and 2.3.4.3 (Lot Creation and Lot Adjustments) of the Provincial Policy Statement.

4. Region of Halton staff do not support the application.

Note: John Stuart, Senior Planner, presented and answered questions. Herman Turkstra, Agent for the Applicant, presented and answered questions. Paul Paletta, Applicant, presented and answered questions.
M786R6/03-2018
Moved By: Mausberg
Seconded By: McQueen

“That the Proposal be approved subject to Conditions to be drafted.”

At the request of Commissioner Mausberg, the vote was recorded.

For the Motion:  Against the Motion:
Downey           Baty
Mausberg         Carr
McQueen          Gilhespy
VanderBeek       Greig

Motion defeated

M786R7/03-2018
Moved By: Haswell
Seconded By: Carr

“That the Commission accept the staff recommendation.”

Motion carried

DISCUSSION

The Commission requested clarification on the Agricultural Purpose Only clause.

Commissioner McQueen noted that the intent is to assist farmers to consolidate properties.

The Commission recognized that while there is no proposed change to the land, it is not in compliance with the NEP.

The Commission requested clarification regarding continuous use of the dwelling.

The Director noted that the appropriate vehicle for requesting changes to NEP policies is through the Plan Amendment process, and advised that any Commission decision to go against staff recommendations requires strong reasoning and rationale to support the decision.
A3, B1

City of Hamilton Proposed Zoning By-Law Amendment ZAC-14-003
195 Wellington Street South
Medallion Developments Inc.
Proposed 17 to 20 Storey Apartment Building

PROPOSAL

To amend the City of Hamilton Zoning By-law No. 6593 to construct a 17 storey (plus mechanical level) to 20-storey (plus mechanical level) apartment building, approximately 55 meters (180.5 feet) high to 64 m (210 feet) high, at 195 Wellington Street South in the City of Hamilton. The subject lands are designated Urban Area under the Niagara Escarpment Plan (NEP) and are outside of Development Control.

RECOMMENDATION

1. That the Commission endorse the recommendation that Niagara Escarpment Commission staff request party status in Ontario Municipal Board (OMB) case PL171389 with the position that the Niagara Escarpment Commission is opposed to the development of a 17-storey (plus mechanical suite) to 20-storey (plus mechanical suite) high-rise apartment building on lands known municipally as 195 Wellington Street South, City of Hamilton; and

2. That the Commission endorse Staff’s recommendation for the development to proceed on the basis of the as-of-right zoning standards for height as set out in the implementing Zoning By-law.

Note: John Stuart, Senior Planner, presented and answered questions.
Linda Laflamme, Landscape Architect, answered questions.
Stephanie Kwast, Applicant’s Agent, presented and answered questions.

“That the Commission accept the staff recommendations.”

Motion carried

DISCUSSION

Commission VanderBeek advised that she moved the staff recommendation to ensure that the Commission has a seat at the Ontario Municipal Board regarding this matter.
M78698/03-2018
Moved By: McQueen
Seconded By: VanderBeek

“That the Commission move in-camera.”

Motion carried

M786R8/03-2018
Moved By: McQueen
Seconded By: Horner

“That the Commission move out-of-camera.”

Motion carried

A4, B5

Restoration Order
Occurrence File 17-1055
Town of Halton Hills, Halton Region

BACKGROUND

The subject property was purchased by the current owner in July 2014. Shortly after the lands were acquired by the current landowner, an unauthorized commercial use was established known and operated as Can Industrial Incorporated. Due to limited ability for large transport trucks to access the site, and the limited staging areas for outdoor storage of related commercial items/supplies, site alterations in the form of tree removal, importation of gravel and site grading were undertaken incrementally over the course of 2014, 2015 and 2016, resulting in an enlarged parking lot and outdoor storage areas. Furthermore, multiple metal storage containers were placed on the site, and improvements to a loading dock were undertaken to facilitate the unauthorized commercial use.

INSPECTION AND INVESTIGATION

In September 2016 the NEC received a public complaint alleging that a commercial business was operating on the subject property. The complaint also included allegations of unauthorized tree removal, importation and placement of gravel, grading of the lands and significant outdoor storage of vehicles and metal storage bins. A joint inspection was completed in April 2017 by the NEC Compliance Specialist, Halton Conservation Authority and Town of Halton Hills which confirmed that a commercial business known as Can Industrial Inc. was operating from the lands including the main accessory structure and adjacent parking/storage area. And that a large number of trees were removed, and a large portion of the existing parking/storage area had been expanded. In addition to the unauthorized development noted above, multiple metal storage containers and vehicles were also placed to provide further weather proof storage of commercial related items (e.g., parts for the Quonset Huts) and for loading and
unloading of materials. These metal storage containers and vehicles both grew and shrank in numbers over the past years. The landowner was advised at the time of inspection in April 2017 that a Development Permit was required for the commercial business and site alterations. The business operation continued in absence of all required approvals. As such, the landowner was fined in June of 2017 for undertaking development without a Development Permit pursuant to section 24(1)(4) of the Niagara Escarpment Planning and Development Act (NEPDA). Due to delays through the court process the matter was not settled until Dec 12, 2017 whereby the landowner pleaded guilty and paid the fine. NEC staff also note that the unauthorized commercial use continues to operate from the property as of today, but in a reduced capacity. Efforts have been made by the current landowner to reduce the number of truck visits to the site and is working on securing a new location outside of NEC Development Control to move the commercial use to.

RECOMMENDATION

That the Order to Restore be approved subject to the following conditions:

CONDITIONS OF ORDER #2018.002

1. Immediately cease any/all commercial use of the subject property by the landowner and/or any agent or employee(s) of Can Industrial Inc. Commercial vehicles may enter the site, with prior approval from the Niagara Escarpment Commission (NEC), only to remove items associated with the commercial use for the purposes of compliance with this Order. NEC staff shall be advised in writing of the date, time and description of items being removed.

2. Within 30 days of the issuance of this order, submit to the NEC, a proposed Restoration and Site Plan, indicating the areas shown on the attached map (Appendix B), to be restored to their original condition of July 2014 prior to the unauthorized development which includes the following:

   • A report outlining the total amount of gravel imported to the site since the date of purchase by the current owner (July 2014), areas of land where gravel was placed and grades were changed, areas that were subjected to tree removal, and a list of all items stored outside (metal containers, vehicles etc.).
   • Any reports or plans submitted shall be drawn to bar scale and prepared by a qualified professional.
   • A grading plan identifying the changes to the pre-existing grades (July 2014) to current as-built grades (Mar 2018), and how these grades will be restored to their original condition.
   • A final Restoration and Site Plan indicating how/what steps will be utilized to restore the site, removal of gravel and commercial related items (Vehicles, metal containers etc), showing final grades to be achieved, including the amount of topsoil, if required, that will be used to ensure appropriate ground cover in the disturbed area. The final Restoration and Site Plan shall also include but not limited to appropriate sediment and erosion controls, tree
protection fencing, and the location, and species of all trees/vegetation to be replanted. Only native species to Ontario will be accepted.

4. Once the Restoration and Site Plan referred to in condition #2 has been approved by NEC staff, the Plan shall be stamped FINAL - and all work shall be completed in accordance with this Plan to the satisfaction of NEC staff no later than October 31st, 2018.

5. Any fill, gravel or material generated for removal/disposal as a result of this Order shall be legally disposed of, and in a manner that complies with all relevant approval agencies in the appropriate jurisdiction.

6. NEC staff shall be provided access to the site for the purposes of inspection to ensure compliance with this Order and the Final Restoration and Site Plan as approved.

7. 48 hours written notice shall be provided to the NEC of the specific date and time of when the restoration works will commence.

8. Upon completion of the works described above a ‘Letter of Confirmation’ shall be submitted to the NEC within 14 days, by a qualified professional, indicating all work required by this Order has been completed in accordance with the Order.

Note: OJ MacDonald, Compliance Specialist, presented and answered questions. Mohammed Butt, Property Owner, presented and answered questions. Mary Bresett, Neighbour, presented and answered questions. Town of Halton Hills Councillor Jon Hurst presented and answered questions.

Broke for lunch at 1:05 p.m.

Reconvened at 1:50 p.m.

A4, B5 continued

M786R9/03-2018 Moved By: McKinlay
Seconded By: Gilhespy

“That the Restoration Order be approved subject to the following revised conditions:

1. Immediately cease any/all commercial use of the subject property by the landowner and/or any agent or employee(s) of Can Industrial Inc. Commercial vehicles may enter the site, with prior approval from the Niagara Escarpment Commission (NEC), only to remove items associated with the commercial use for the purposes of compliance with this Order. NEC staff shall be advised in writing of the date, time and description of items being removed.

2. Within 15 days of the issuance of this Order the landowner shall submit a detailed inventory of all items stored on site (metal containers, commercial vehicles, storage items, etc.) associated with the unauthorized commercial use to
the satisfaction of NEC staff. Once approved by NEC staff this list shall be stamped final.

3. Within **60 days** of the issuance of this Order - all items identified in Condition # 2 (detailed inventory of storage items) shall be removed from the site to the satisfaction of NEC staff.

4. Within **30 days** of the issuance of this Order, submit to the NEC, a proposed Restoration and Site Plan, indicating the areas shown on the attached map (Appendix B), to be restored to their original condition of July 2014 prior to the unauthorized development which includes the following:

   - A report outlining the total amount of gravel imported to the site since the date of purchase by the current owner (July 2014), areas of land where gravel was placed and grades were changed, areas that were subjected to tree removal
   - Any reports or plans submitted shall be drawn to bar scale and prepared by a qualified professional.
   - A grading plan identifying the changes to the pre-existing grades (July 2014) to current as-built grades (Mar 2018), and how these grades will be restored to their original condition.
   - A final Restoration and Site Plan indicating how/what steps will be utilized to restore the site, removal of gravel and showing final grades to be achieved, including the amount of topsoil, if required, that will be used to ensure appropriate ground cover in the disturbed area. The final Restoration and Site Plan shall also include but not limited to appropriate sediment and erosion controls, tree protection fencing, and the location, and species of all trees/vegetation to be replanted. Only native species to Ontario will be accepted.

5. Once the Restoration and Site Plan referred to in condition #4 has been approved by NEC staff, the Plan shall be stamped FINAL - and all work shall be completed in accordance with this Plan to the satisfaction of NEC staff no later than **October 31st, 2018**.

6. Any fill, gravel or material generated for removal/disposal as a result of this Order shall be legally disposed of, and in a manner that complies with all relevant approval agencies in the appropriate jurisdiction.

7. NEC staff shall be provided access to the site for the purposes of inspection to ensure compliance with this Order and the Final Restoration and Site Plan as approved.

8. 48 hours written notice shall be provided to the NEC of the specific date and time of when the restoration works will commence.

9. Upon completion of the works described above a ‘Letter of Confirmation’ shall be submitted to the NEC within 14 days, by a qualified professional, indicating all work required by this Order has been completed in accordance with the Order.

*Motion carried*
DISCUSSION

The Commission confirmed that the Property Owner found the timeframe to clean up the property reasonable, and that the Neighbour was amenable to the timeframe.

Halton Regional Councillor Hurst commended the Compliance Specialist on the Staff Report.

C1

INFORMATION REPORT
GTA West Corridor Environmental Assessment Study, Phase 2

BACKGROUND

The GTA West Planning and Environmental Assessment Study was initiated by the Ministry of Transportation in 2009. The purpose of the Study was to support the policy direction of the Growth Plan to examine long-term transportation problems and opportunities and consider alternatives to provide better linkages to Urban Growth Centres within the GTA West Corridor given that parts of the existing transportation system was at or beyond capacity in meeting forecasted population and employment growth to 2031. The need for transportation improvements, alternatives, potential rights of way and designs for potential transportation or transitway routes were to be considered as part of the Study.

Staff of the Niagara Escarpment Commission (NEC) has been monitoring and providing comments on the GTA West Transportation Corridor Environmental Assessment Study for many years. Staff last reported to the Commission in November 2016 when the Study was suspended and an Advisory Panel was established to consider alternative approaches to meeting future transportation demands and infrastructure needs.

In the 2016 NEC staff report and comments to the Advisory Panel, it was noted that the GTA West Corridor was outside, but adjacent to the Niagara Escarpment Plan Area. The NEC took the position that the NEP Area should not be considered as the appropriate location for a future transportation corridor. That corridor had been proposed to run from Highway 400 in the east, through Caledon and Halton Hills to connect to Highways 401/407 in Milton in the west.

In February 2018, the Minister of Transportation (MTO) announced that the province will not proceed further with the environmental assessment for a proposed highway in the GTA West corridor. The Advisory Panel considered emerging technologies and how they might meet future travel demands and opportunities to enhance existing infrastructure, among other alternatives, in order to address goods movement and population and employment growth to the year 2031. The GTA West Advisory Panel Final Report concluded that the environmental assessment did not conform to the Greenbelt Plan policy requirements to avoid key
natural heritage and key hydrological features unless need was demonstrated and no reasonable alternative was available.

The Advisory Panel recommended the development of a single transportation plan for the Greater Golden Horseshoe, aligned with provincial policy and taking into consideration technological changes, transportation demand management and changing social and economic conditions, building upon the technical studies done as part of the environmental assessment.

As a result of the Advisory Panel’s recommendations, MTO and the Independent Electricity System Operator (IESO), with support from the Ministry of Energy, initiated a joint study which commenced in December 2017, to identify a smaller corridor to be protected for future infrastructure needs such as utilities, transit or other transportation options to be developed as part of the Greater Golden Horseshoe Transportation Plan (see Appendix 1, Study Area). The study area will be protected from development while it is being undertaken over the next 9-12 months. Any infrastructure identified from the study will require a future environmental assessment. MTO will release the remainder of the lands that were formerly under study for the future highway so that municipalities can undertake appropriate land use planning in that portion of the corridor.

The Niagara Escarpment Plan, 2017 (NEP), Part 2.12 has the objective to locate infrastructure so that the least possible impact occurs on the Escarpment environment and to encourage green infrastructure and low impact development, where appropriate. Infrastructure is to be planned in an integrated fashion and to ensure that the most sustainable infrastructure alternatives have been identified. The NEP works within the framework set out by the Growth Plan for the Greater Golden Horseshoe as to where population and employment growth should be accommodated. To that end, NEC staff will monitor the Northwest GTA Corridor Identification Study and report back to the NEC, as necessary.

**RECOMMENDATION**

That the Commission receive the report for information purposes.

Note: Nancy Mott, Senior Strategic Advisor, presented and answered questions.

M786R10/03-2018

Moved By: Gilhespy
Seconded By: Horner

“That the Commission receive the staff report.”

Motion carried
STAFF REPORT

Proposed Urban Amendments to the Niagara Escarpment Plan
Co-ordinated Provincial Plan Review

BACKGROUND

During the Co-ordinated Provincial Plan Review (CPR), there was an opportunity to seek amendments to the Niagara Escarpment Plan (NEP) to permit urban boundary changes, urban uses and urban services. Such requests can only be made during a review of the NEP, pursuant to Section 6.1 (2.2) of the Niagara Escarpment Planning and Development Act (NEPDA).

The NEC considered 62 amendments during the CPR and the Minister of Natural Resources and Forestry made the decision to approve certain amendments, refuse certain amendments and to defer other amendment applications. In the deferred category were three “applications” that were inadvertently not considered during the CPR due to an administrative error and the Minister made the decision to defer them so that they could be considered. NEC staff presented a report in January 2017 regarding these applications. At the February 2018 NEC meeting, staff of the Ministry made a brief presentation regarding this matter.

NEC staff must commence the Plan amendment process for the three applications as soon as possible in order to meet the legislated timeframes for the government to render a decision on them by the end of the year. Staff recommend that the NEC give direction to commence the Plan amendment process for UA 63, UA 64 and UA 65.

RECOMMENDATION

That the Commission endorse this staff report and direct staff to initiate the circulation and review of three Urban amendments that were missed during the Co-ordinated Provincial Plan Review for the following properties:

- UA 63 – Part of Lots 14 and 15, Concession 1, NS, Town of Milton
- UA 64 – 345 and 363 Jerseyville Road, City of Hamilton
- UA 65 – 294 York Road, City of Hamilton.

Note: Nancy Mott, Senior Strategic Advisor, presented and answered questions.

M786R11/03-2018

Moved By: Horner
Seconded By: VanderBeek

“That the Commission endorse the staff report to initiate circulation and review of Urban amendments UA 63, UA 64 and UA 65.”

Motion carried
DISCUSSION

The Commission asked if neighbours to the three properties have been advised of the proposed Plan Amendments. Staff will advise the landowners of the proposed land designation changes.

C3

INFORMATION REPORT
Watershed Planning in Ontario – Draft Guidance for Land Use Planning Authorities

BACKGROUND

Through the Co-ordinated Land Use Plan Review, the updated 2017 Provincial Plans (with the exception of the NEP), include enhanced provisions requiring that municipalities complete watershed planning to inform land use development including settlement area expansions, infrastructure or other major developments that could affect water resources and key hydrologic features, areas and functions. These provisions emphasize the importance of watershed planning in forming the basis for decisions on protection, improving or restoring water quality and quantity.

The Ministry of Environment and Climate Change (MOECC) and the Ministry of Natural Resources and Forestry (MNRF) have prepared a draft guidance document “Watershed Planning in Ontario – Guidance for land-use planning authorities”, which is intended to assist municipalities and planning authorities in implementing the provincial direction related to watershed and subwatershed planning. The draft guidance document is being posted on the Environmental Registry (ER) for a 60-day review and commenting period. The Province will review and consider the comments received through the ER posting in preparing the final guidance document, which is anticipated to be released sometime in 2018.

Staff will continue to follow the development of the Watershed Planning Guidance by the Province, and update the Commission as appropriate. Staff will engage with partner ministries and municipal and conservation authority partners, to determine how best the NEC may support the development of the Guidelines and the ongoing requirements for watershed planning and management, including ongoing implementation and monitoring, and to determine if further NEC input is necessary in this regard.

RECOMMENDATION

That the Commission receive the Report for informational purposes.

Note: Lisa Grbinicek, Senior Strategic Advisor, presented and answered questions.
Moved By: Pim
Seconded By: VanderBeek

“That the Commission receive the report for informational purposes.”

Motion carried

DISCUSSION

The Commission inquired whether watershed boundaries cross jurisdictions (including the NEP Area) and how planning is dealt with in those situations. Staff advised that yes, watershed boundaries may, and often do, cross over multiple political jurisdictions, such as provincial plan boundaries and municipal boundaries, since they are based on functional drainage areas in the natural environment. Watershed scale planning provides a foundation for municipalities to protect the quality and quantity of water based on logical ecological boundaries. Municipalities and conservation authorities are being encouraged to work together on comprehensive watershed plans.

C4

INFORMATION REPORT

Final Regional Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe

BACKGROUND

The policies of the Growth Plan (2017) identify that the Province will map a Natural Heritage System (NHS) for the Greater Golden Horseshoe (GGH), in order to support a comprehensive, integrated, and long-term approach to planning for the protection of the Region’s natural heritage and biodiversity. In 2017, the Ministry of Natural Resources and Forestry (MNRF) led the development of the criteria, methodology and mapping for the NHS. A public consultation on the draft NHS took place from July to October 2017, including a 92 day Environmental Registry posting, technical workshops and open houses. Staff presented an Information Report to the Commission on the draft proposed NHS in October 2017. The Report provided some high level comments on the draft NHS from a technical perspective, given that the NHS has not been identified in the Niagara Escarpment Plan (NEP) Area.

The Province has released the final NHS mapping, together with an Agricultural System plan. Together, the two plans will bring greater protections to natural areas and farmland in the GGH. The NHS for the Growth Plan is made up of natural heritage features (e.g. wetlands and woodlands), and areas connected by corridors (linkages), and includes natural areas and public lands and lands that have been restored or have the potential to be restored to a natural state, as well as agricultural lands that enable ecological functions to continue.
The total area covered by the NHS is approximately 1.18 million hectares or forty-five percent of the Growth Plan for the GGS (excluding settlement areas). Seventy-two percent of the NHS consists of natural cover (terrestrial or aquatic). New policies of the Growth Plan (2017) require municipalities to incorporate the provincially identified NHS outside of settlement areas, as an overlay into official plans and to apply the appropriate policies to maintain, restore and/or improve its diversity and connectivity. Municipalities will be able to refine the mapping of the NHS (to include more detail), through a municipal comprehensive review (MCR), which will be subject to approval by the Province.

The final NHS for the Growth Plan has not been applied or mapped in the Greenbelt Plan Area (including the NEP Area). Consultation on the draft proposed NHS resulted in the following actions and/or revisions to the mapping:

- Detailed review of the proposed NHS to correct identified mapping errors
- Review and consideration of additional fine-scale natural heritage data provided by five conservation authorities
- Review of requests for regional and site specific removals from the NHS, and revision of mapping where such requests were consistent with the principles and criteria of the NHS

The principles applied in mapping the system included the use of well documented criteria and rationale, and the application of a defensible and repeatable methodology. The scale of the system was focussed on the regional landscape context and the connectivity of the NHS to the existing NHS of adjacent areas (i.e. the Greenbelt NHS), was also considered, to the extent possible.

The land use designations and applicable policies of the NEP (2017) will continue to apply to the assessment of development proposals in the NEP Area, there are no changes as a result of the implementation of the Growth Plan NHS. As provided in the Places to Grow Act (2005), where there is a conflict between the Greenbelt, Oak Ridges Moraine Conservation Plan or Niagara Escarpment Plan and the Growth Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails. There may be some limited situations when the NEC as a commenting agency on development proposals adjacent to the NEP Area.

The GGH contains many of Ontario’s most significant ecological and hydrologic natural environments and scenic landscapes, including the Niagara Escarpment and the other natural areas in the Greenbelt Area and beyond. Overall, the identification of a regional scale NHS, together with the accompanying Growth Plan (2017) policies is positive, and will work to support a holistic landscape approach and greater connectivity with the existing NHS of the Greenbelt Plans, allowing opportunities for enhanced protection of species habitat, biodiversity, ecological health and ecosystem resiliency at the regional level.
RECOMMENDATION

That the Commission receive the Report for informational purposes.

Note: Lisa Grbinicek, Senior Strategic Advisor, presented and answered questions.

M786R12/03-2018

Moved By: Mausberg
Seconded By: Baty

“That the Commission receive the report for informational purposes.”

Motion carried

DISCUSSION

The Commission requested clarification between the NHS core areas and linkages and the NEP system of Land Use Designations. Regarding the statistic provided that the total area covered by the NHS is approximately 1.18 million hectares or forty-five percent of the Growth Plan for the GGS (excluding settlement areas), the Commission asked if any of the NHS includes the Niagara Escarpment Plan Area in the 45% of the Growth Plan. Staff will investigate and report back. Commissioner McKinlay inquired as to whether the NHS has the potential to result in promoting more development into scenic areas of the NEP as an unintended consequence. Staff was not of the opinion that this was likely, given the NHS policies of the Growth Plan and the policies of the NEP.

C5

PRESENTATION REQUEST

Queenston Quarry Reclamation Company
Development Permit Application N/C/2016-2017/207
5523 Townline Road, Niagara-on-the-Lake, Niagara Region

BACKGROUND

Queenston Quarry Reclamation Company (QQRC) submitted a Development Permit Application, N/C/2016-2017/207 to construct the following at 5523 Townline Road, Niagara-on-the-Lake.

- 35 to 55 townhouse units in 6 blocks;
- Manor House containing 30 to 35 residential units with below grade parking, swimming pool;
- Hotel;
- Residential Condominiums in 7 blocks with subterranean wine caves;
- Municipal Services, sewage pump station;
- Roads.
As the history and scope of the project are complicated, the QQRC submitted a letter to the Chair on March 6, 2018 requesting to address the Commission at the Thursday, April 19, 2018 Commission meeting to provide an overview of the proposed development and to invite the Commission to visit the development site during the two day meeting taking place in Hamilton.

RECOMMENDATION:

That the Commission receive a delegation from the Queenston Quarry Reclamation Company at the Thursday, April 19, 2018, Commission meeting to make a brief presentation.

Note: Nancy Mott, Senior Strategic Advisor, presented and answered questions.

M786R13/03-2018 Moved By: Haswell
Seconded By: Greig

“That the Commission receive the Queenston Quarry Reclamation Company’s delegation request at the April Commission meeting.”

At the request of Commissioner Haswell, the vote was recorded.

For the Motion: Against the Motion:
Baty Mausberg
Carr
Downey
Gilhespy
Greig
McKinlay
McQueen
Pim
VanderBeek

Motion carried

DISCUSSION

The Commission discussed if permitting the delegation would show preferential treatment or be used as leverage with other agencies. Commission Haswell noted that allowing the delegation is open and transparent and no decisions are being sought by the requestor. NEC staff committed to providing an Information report at the April meeting to provide additional context to the application.

INFORMATION REPORTS – G Package

M786R8/03-2018 Moved By: Mausberg
Seconded By: Downey

“That the Commission receive the G package.”

Motion Carried
NEW BUSINESS

Commissioner Gilhespy presented the new Bruce Trail Conservancy mission statement.

The Chair reminded the Commission of the April 19, 2018 recognition of the NEP in Hamilton.

The Chair reminded the Commission of the next Outreach session taking place on March 26-27 in Caledon, and invited the Commissioners to attend.

ADJOURNMENT

M786R9/03-2018

Moved By: McKinlay

“That this meeting be adjourned.”

Motion Carried

Time of Adjournment: 3:25 p.m.

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R.F. (Russ) Powers
Chair