MINUTES OF M755/01-2015
NIAGARA ESCARPMENT COMMISSION
GEORGETOWN, ONTARIO
January 15, 2015


Also Present: S. Aslam, Niagara Escarpment Policy Advisor, Natural Heritage and Land Use Planning Section, MNRF: R. Patrick, President, C.O.N.E.

Meeting called to order: 10:00 a.m.
Chair Don Scott presided.

Introductions:
Bohdan Wynnycky introduced the Commission to Bev Nicolson the new Thornbury Planner and Tara Spears the new Planner at the Georgetown office covering Dufferin and Peel area.

AGENDA ITEM I – P69/10-2013; P70/05-2014; and M754/11-2014

M755R1/01-2015 Moved By: Little Seconded By: McGhee

“That the Commission accept the Policy Minutes of October 16, 2013 as written.”

Motion Carried
M755R2/01-2015

Moved By: McGhee
Seconded By: Baty

“That the Commission accept the Policy Minutes of May 14, 2014 as written.”

Motion Carried

M755R3/01-2015

Moved By: Boyle
Seconded By: McQueen

“That the Commission accept the Minutes of November 20, 2014, with the following amendments:

That the discussion on the September 17, 2014 Policy Minutes be included in the November 20, 2014 Commission Minutes, on page 21 there is a minor typo to be corrected, on page 22 the Seconder was Commissioner Baty not Beattie for Motion M754R14/11-2014 and on page 26 in the first paragraph under ‘New Business’ the word “municipal” should be included before the word Commissioner.”

Motion Carried

Business Arising from the Previous Minutes

Commissioner Cambray asked about the report to the Commission on the Jet Boat matter. Manager Bohdan Wynnycky advised that the report has been written and will be presented at the February 19, 2015 Commission meeting. The report is currently with legal for review.

AGENDA ITEM II – Declaration of Conflicts of Interest

None declared.

AGENDA ITEM III – Applications & Planning Reports

M755R4/01-2015

Moved By: Little
Seconded By: McQueen

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

Motion Carried
A2

DEVELOPMENT PERMIT APPLICATION H/C/2013-2014/226

Victor Petrovski
Part Lot 17, Concession 1, N.D.S.
City of Burlington Halton Region

PROPOSAL:

1) Demolish a 1 storey, 187.4 sq m (2015 sq ft) 150-seat banquet hall (associated with a structure containing a dwelling, three bed and breakfast suites, conference facilities and a common kitchen facility);
2) Demolish a 1 storey, 33.9 sq m (365 sq ft) shed (used as a chapel for wedding ceremonies in conjunction with the banquet hall);
3) To construct a new 1 storey, 354.2 sq m (3809 sq ft) banquet hall (includes a foyer, washrooms, separate kitchen, and a 150-seat banquet room), having a maximum height of 8.97 m (29.4 ft) (note: part of the existing building to remain would be converted to a lounge/bar and linked to the new foyer);
4) Construct a 1 storey, 196.0 sq m (2108 sq ft) accessory building (new wedding chapel to replace the current chapel and to generally align with the remaining foundation of a former barn), having a maximum height of 11.4 m (37.4 ft); and
5) Expand the current gravel parking area from 1009 sq m (10,849 sq ft) to 1888 sq m (20,301 sq ft) with a new 54-space paved parking lot and widened driveway access, on an existing 1.85 ha (4.70 ac) lot.

RECOMMENDATION:

The proposal be **refused** for the following reasons:

1. The proposal is not a permitted use in the Escarpment Protection Area designation of the Niagara Escarpment Plan.
2. The commercial use(s) established on the subject property are not Existing Uses as defined by the Niagara Escarpment Plan.
3. The proposal is contrary to a Condition of Approval that governs, in part, the continued use of the commercial use(s) established on the subject property.

Note: Michael Baran, Planner, was available to answer questions.
Bert Arnold, Arnold Foster, Agent, presented and answered questions.
Moved By: Elgar
Seconded By: Miller

“That Commission defer this matter for further discussions to take place with NEC staff and whether or not the proponent intends that this matter be considered through the 2015 Plan Review. No specific date was made for the matter to return to the Commission.”

Motion Carried

A1 SUB # 9559

RE: STAFF REPORT
   Crawford Lake Conservation Area Master Plan (January 2015)

BACKGROUND:

Conservation Halton has prepared a Master Plan for Crawford Lake Conservation Area. The purpose of the Master Plan is to provide Conservation Halton with direction for the long-term protection, development and management of the Conservation Area. The Master Plan was developed in three phases and was required to meet the requirements of the Niagara Escarpment Plan (NEP) and the guidelines of the Niagara Escarpment Parks and Open Space System (NEPOSS) Planning Manual, as well as the requirements of the Conservation Authorities Act, including requirements for public consultation.

RECOMMENDATIONS:

The Master Plan has been satisfactorily revised to reflect the NEC’s concerns, as well as the concerns of the local residents. In light of the above, staff recommends the following:

1. That the Niagara Escarpment Commission endorse the Crawford Lake Conservation Area Master Plan (January 2015), as it is consistent with the purpose and objectives of the Niagara Escarpment Plan and the objectives, principles and policies of the Niagara Escarpment Parks and Open Space System.

2. That the Ministry of Natural Resources and Forestry (MNRF) be informed of the Niagara Escarpment Commission’s endorsement and the Master Plan be submitted for the Ministry’s approval.

Note: Conservation Halton representatives were present to answer questions. Kellie McCormack, Senior Strategic Advisor, reviewed the Staff Report.
Moved By: Elgar
Seconded By: Boyle

“That the Commission accept the staff recommendations.”

Motion Carried

C1 SUB #9558

RE: INFORMATION REPORT
Niagara Escarpment Commission Application and Processing Forms

BACKGROUND:

The Niagara Escarpment Commission (NEC) has a number of application and processing forms that it uses in the administration of the Niagara Escarpment Plan. Unlike the Development Permit Application form which is a prescribed form required under the Regulation provisions of the Niagara Escarpment Planning and Development Act (NEPDA) these other forms were developed in-house to assist in processing various types of land use applications.

These forms have not been modified in a number of years. The Forms NEC – 1 and NEC – 2 were developed shortly after the Niagara Escarpment Plan (NEP) was approved in 1985 and Form NEC – 3 in the 1990’s when telecommunications facilities started becoming an issue within the Plan Area.

CONCLUSION:

The changes to the three forms raise no policy issues for the NEC since the NEC is required by law to be FIPPA compliant where its processes involve personal information and privacy. The three forms, starting in November 2014, replaced older forms and are in use and available to the public both from the NEC’s offices and on the website of the NEC.

Note: Ken Whitbread, Manager, reviewed the Staff Report.

Moved By: Cambray
Seconded By: Borodczak

“That the Commission receive the information report.”

Motion Carried
C2

RE: INITIAL STAFF REPORT
Proposed Niagara Escarpment Plan Amendment PD 204 14
Niagara Escarpment Commission
Land Use Re-Designation of a former Gravel Pit Operated by Doug’s Haulage
Part Lot 10, Concession 7 EHS
Town of Mono Dufferin County

SOURCE: Niagara Escarpment Commission

PROPOSAL:

To undertake an Amendment to the Niagara Escarpment Plan (NEP) to allow for a site specific change to the Land Use Designations from Mineral Resource Extraction Area (MREA) to Escarpment Protection Area; as it relates to the surrender of the Aggregate Resource Act (ARA) licence on the former gravel pit operated by Doug’s Haulage.

RECOMMENDATION:

The Niagara Escarpment Commission instruct staff, in accordance with the Report, to prepare the proposed Amendment PD 204 14 for circulation and notification pursuant to Subsection 6.1 (2) of the Niagara Escarpment Planning and Development Act.

Note: Lisa Grbinicek, Senior Strategic Advisor, reviewed the Staff Report.

M755R8/01-2015 Moved By: Louis
Seconded By: Miller

“That the Commission accept the staff recommendation.”

Motion Carried

NOTE: The Commission asked that staff be cognizant of the depth of the wetland feature, as there is concern with the use of the feature for recreational purposes. Staff advised that the feature is not conducive to that use given the size and depth, and the landowner has not expressed any plans for such a use, staff is not concerned.
PROPOSALS:

G/T/2013-2014/9071

To construct a 20 m (66 ft) wide allowance for a municipal road, which will provide
to install / construct a municipal
water service to supply the proposed residential lots; and, to install / construct drainage
works associated with surface water management for the proposed plan of subdivision,
on a 7.12 ha (17.6 ac) property.

G/R/2013-2014/9076-9096

To construct a 1 or 2 storey, 223 sq m to 278 sq m (2,400 sq ft to 3,000 sq ft) single dwelling
unit, with a maximum height to peak of 10 m (32.8 ft), install a private sewage disposal
system and a driveway on each of 22 lots on a proposed plan of subdivision, on a 7.12 ha
(17.6 ac) property.

RECOMMENDATIONS:

1. That the Niagara Escarpment Commission approve Development Permit
Applications G/T/2013-2014/9071 and G/R/2013-2014/9076-9096 subject to
   Conditions of Approval.

2. That upon confirmation of the Niagara Escarpment Commission decision, the
   Niagara Escarpment Commission advise the County of Grey they have no
   objection to the Plan of Subdivision 42T-2013-04, subject to certain conditions
   and as approved under the Development Permit Applications.

Note: Bev Nicolson, Planner, reviewed the Staff Report.
Kathryn O’Hagan-Todd, Concerned Citizen, presented and answered questions.
Ron Davidson, Planning Consultant, presented and answered questions.
Darryl Robins, Engineer, and John Morton, Ecologist, answered questions.
Mac Boulter, Applicant, was present.
“That the Commission defer these Applications so that the proponent can review the draft plan and consider the Commission’s following suggestions:

- Improved tree preservation and replacement tree planting plan(s) particularly on those lots located further back from the lake and natural vegetation cover between lots;
- Explore options for public access to waterfront within the subdivision lands;
- Clarification of the proposed easement / covenant respecting the drainage channel / watercourse which crosses the lands;
- Ensure that a correction is made to the final site plan so that it shows the proper cross-section of both the Western Property Line ditch and the Galloway Roadside Ditch (bottom left corner of Map 3A).
- Clarification respecting surface water management within the subdivision plan;
- New condition(s) to require inspection and maintenance of the septic systems;
- New condition forbidding further site alteration on the private lands along the shoreline;
- Consider signage on the new subdivision road to limit access to local traffic as well as constructing the subdivision road and new driveways as gravel surfaces such as tar and chipped rather than paved surfaces.”

Motion Carried

Broke for Lunch: 12:50 p.m.

Reconvened: 1:30 p.m.

Mr. Paul Richardson, President of the Bible League Canada, updated the Commission on the status of development since the Fall of 2014 at 399 Main Street West in Grimsby which was approved by the Commission. Mr. Richardson expressed gratitude to the Commission and staff with a special thank you to Martin Kilian, NEC Planner. Mr. Kilian was helpful and provided timely and informed information when consulted.
PR1

NIAGARA ESCARPMENT PLAN REVIEW 2015
DISCUSSION PAPER
TOPIC 1: Land Use Designation Criteria Mapping:
Region of Peel (Town of Caledon)

BACKGROUND

The existing Land Use Designation mapping dates back to the original NEP approved in 1985. At the April 17, 2013 Niagara Escarpment Commission (NEC) Policy Meeting and the June 20, 2013 Commission meeting, staff presented a 2015 Plan Review Discussion Paper and Addendum Discussion Paper which outlined options for proposed amendments to the existing NEP Land Use Designation Criteria, including the introduction of new Designation Criteria for consideration by the Commission.

The proposals for amendments, including introduction of new Criteria were identified for the purposes of providing clarity and enhanced consistency in NEP interpretation, and would also serve to update or modernize terminology respecting natural heritage features and areas. Where appropriate, the updated terminology and definitions respecting provincially significant natural heritage features and areas proposed by staff and endorsed by the Commission are consistent with those used in the Provincial Policy Statement (PPS, 2014), Greenbelt Plan and the Oak Ridges Moraine Conservation Plan (ORMCP).

Consistent with the Commission endorsed recommendations, the proposed updated and amended Land Use Designation Criteria have been applied to create revised draft NEP Land Use Designation maps for Bruce County, Simcoe County, Dufferin County, Halton Region, and Niagara Region. The Land Use Designation maps for the Region of Peel (Town of Caledon) were presented at this meeting.

RECOMMENDATION

That the Commission receive the Land Use Designation Criteria mapping for Peel Region (Town of Caledon), as presented, and that staff continue the mapping of the 4 scenarios of NEP Land Use Designation Criteria for the remaining Escarpment municipalities of Grey County and the City of Hamilton, for presentation at future meetings.

Time permitting, staff will also prepare Scenario 3B mapping (significant woodlands as Escarpment Protection Area), for the municipalities previously completed. Also included on these maps, the brow and the toe will be shown for information.
DISCUSSION

The Commission asked staff how the public will be consulted. Staff advised that all the Discussion Papers have been posted on the website for the public to view. The NEC is the only organization to have released their Plan Review documents to date. Once the Minister has determined what amendments will become part of the Plan Review, there will be a period of time for the public to provide their comments. It will be up to the Minister to decide what will be in scope and what the period of consultation will be. Staff may be required to do more consultation in addition to any consultation undertaken to support for the Minister.

The Commission is aware that this is likely a contentious issue and there may be negative public feedback which is why the Commission prefers to have several options to present to the Minister. This process is different from previous reviews as there will be no appeals or hearings.

There was discussion that additional Escarpment Natural Area means that there is more tax rebates under the Conservation Land Tax Program for landowners and this may have an impact on municipalities. Perhaps the experts, at some point, could make a rough estimate of the impact to municipalities due to the potential for increased tax rebates.

The Commission agreed to continue mapping of the criteria for Significant Woodlands as Natural and again as Protection (Map 3B). Time permitting, this will also be done for the previous Maps considered by the NEC in addition to the maps for Grey County and City of Hamilton.

Note: Dan Ventresca, GIS Specialist, presented the maps along with Lisa Grbinicek, Senior Strategic Advisor.

M755R10/01-2015

Moved By: Cambray
Seconded By: Borodczak

“That the Commission endorse staff’s recommendation.”

Motion Carried
NIAGARA ESCARPMENT PLAN REVIEW 2015
DISCUSSION PAPER
TOPIC 4: Urban Uses and Urban Designations (Phase 2)
Criteria for Assessing Proposed Urban-related Amendments

OVERVIEW

In December 2013, staff presented an initial Discussion Paper on the topic of Niagara Escarpment Plan (NEP) urban designation and urban use policy changes that could be proposed as part of the 2015 Review of the NEP. That paper did not address two issues that are expected to arise during the Plan Review process: i) site-specific Plan Amendments for urban uses (outside of the urban designations of Urban Area, Minor Urban Centre, and Escarpment Recreation Area), and ii) expansions of existing urban designation boundaries. This paper proposes criteria for assessing proposals that could come forward as part of the Plan Review process.

Staff anticipates that the Plan Review, which will be coordinated with reviews of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Growth Plan—the “Coordinated Review”—will formally commence in early 2015, and that proposals for urban uses and urban boundary changes will be included in the terms of reference for the review. If this is the case, staff has prepared the criteria proposed to ensure that these proposals are evaluated in a fair and transparent manner, and with the ultimate objective of upholding the Purpose and Objectives of the NEP.

Staff’s advice on the proposals will be vetted by the Commission and it is the Commission’s recommendations that will be provided as advice to the Minister.

RECOMMENDATIONS

Staff recommends that the Commission:

1. Approve the proposed criteria for assessing urban use and urban boundary change proposals that could come forward as part of the Plan Review;

2. Conditionally approve the proposed process for assessing these proposals, based on staff’s current understanding of how the Coordinated Review process will likely take place.

DISCUSSION

The Commission would like all Amendment documents to be considered with the same fairness as those who have completed their studies.
The Commission would like the word “generally” removed to strengthen the planning test regarding avoiding development on the Escarpment slope and for the Escarpment Natural and Protection Areas.

There are cases where there are existing lots of record with no road access. The Commission discussed this issue and agreed that applications to permit road access in these situations should be considered in the Plan Review.

Kelso Conservation Area was discussed as an example of an existing use that may require urban servicing due to intensive use of the site, and may eventually experience health and environmental problems.

Also discussed was the need to apply the most restrictive policies, whether they be in municipal official plans, or in a provincial plan.

Staff clarified that an “existing use” is identified in the NEP.

Note: Kim Peters, Senior Strategic Advisor, reviewed the Discussion Paper.

Moved By: Boyle
Seconded By: Davidson

“That the Commission adopt staff’s recommendations with the amendments noted by the Commission.”

Motion Carried

NOTE: The Commission is endorsing this now with changes to enable urban and urban use proposals to be evaluated during the Plan Review Consultation period.

PR3

NIAGARA ESCARPMENT PLAN REVIEW 2015
DISCUSSION PAPER
TOPIC 7: Agriculture (Phase III)

INTRODUCTION

On May 14, 2014 and September 17, 2014, the Niagara Escarpment Commission (NEC) held policy meetings wherein staff presented the first two (2) discussion papers on the topic of agriculture. The first discussion paper, presented at the meeting in May,
served as an introduction to the topic of agriculture and provided an overview of the state of agriculture in Ontario and in the Niagara Escarpment Plan (NEP) Area. The paper outlined some of the concerns of the agricultural community, as well as trends in agriculture. The paper also highlighted some of the key changes to the agriculture-related policies of the new Provincial Policy Statement (PPS) and outlined some of the agriculture-related policies of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan (ORMCP) and NEP.

At the May 2014 meeting, staff sought direction from the Commission with regard to their vision, goals and objectives for agriculture in the NEP. There was considerable discussion on the challenges and opportunities related to agriculture in the NEP Area. The discussion was meant to guide staff in determining the extent of changes that may be needed to the existing agriculture-related policies of the NEP, as well as the NEC’s desire to change existing NEP agriculture policies.

At the September 2014 meeting, staff presented the second discussion paper on the topic of agriculture. The paper presented guiding principles that were developed and used for assessing agriculture-related policies of the NEP. The paper also provided staff’s assessment of the extent to which current NEP agriculture policies facilitate and/or hinder agriculture in the NEP Area, as well as an assessment of the extent to which NEP policies support the Province’s goals and objectives for rural and agricultural communities. The second discussion paper also presented options for potential changes to Part 1 of the NEP (descriptors, objectives and permitted uses) and Appendix 2 (Definitions) of the NEP. In summary, the Commission supported strengthening the agriculture-related policies of the NEP, as well as making updates to reflect the language and policies of the 2014 PPS.

Since that time, staff has continued with the review and assessment of the agriculture policies of the NEP, specifically Part 2.10 (Agriculture). As such, the purpose of this discussion paper (Phase III) was to:

1. Present options for potential changes to Part 2.10 (Agriculture) of the NEP;
2. Present options for potential changes to Part 2.4 (Lot Creation and Special Provisions for Farm Consolidation, Surplus Residences and APO Lots) of the NEP; and
3. Present options for potential changes to Appendix 2 (Definitions) of the NEP.

It should be noted that many of the potential changes can be considered housekeeping rather than major policy changes.

CONCLUSIONS AND RECOMMENDATIONS

As noted in the Phase II discussion paper, current NEP policies speak to agriculture and the importance of agriculture in the cultural landscape and the range of permitted uses for agricultural-related uses is greater than other types of uses in most of the land use designations of the NEP. However, the current language in the NEP does not fully
reflect the purpose and objectives of the *NEPDA*, nor does it necessarily convey the NEC’s vision and goals for agriculture in the NEP or current agriculture-related terminology. Opportunities exist to update the NEP so that the language is more consistent with the 2014 PPS, without compromising the overall purpose and objectives of the *NEPDA* and NEP. In addition, there is also an opportunity to clean-up and clarify NEP agriculture policies.

Staff recommended that the Commission consider the information and options presented. Based on the direction received from the Commission, staff will provide additional information in further Discussion Papers, as appropriate.

**DISCUSSION**

There was discussion on the use of the word “rural” to discuss land uses. The Commission suggested that it was too open and not specific to agriculture and that a definition of “rural” may be required if it was included.

The Commission discussed the definitions for prime agricultural area and prime agricultural lands.

The Commission asked why the word “accessory” was proposed to be removed from the objective.

It was noted that a definition for “farm cluster” may be necessary.

Commissioners requested staff avoid the use of vague terms in order to avoid the subjectivity for arguments at hearings.

NEP should allow the farmer to own several properties without restricting the farmer from having other occupations.

The Commission supported staff’s recommendation to delete current NEP policy No. 2.

The Commission noted that it is difficult to enforce the policies regarding homes for farm help.

There was a discussion surrounding the use of historic barns for special events such as weddings to keep the cultural heritage and whether a Development Permit for a special occasion could be obtained.

Winery often use the barn for retail purposes and tastings including minimal food service so perhaps this type of option could be made available to the farmer as well.

The Commission asked about the difference between a small-scale commercial use and an on-farm diversified use. The Commission suggested that staff explore whether some of the policies should be amalgamated.
The Commission acknowledged that farmers make good stewards of the land, as the land is how the farmer makes his/her livelihood. For the farmer to make his/her living he/she needs to be able to do more than just produce the product and often a retail component is needed as well.

The Commission requested that staff review Section 4 of option 3 on page 6 of the Discussion Paper and include it in the next Discussion Paper based on the discussions of the Commission.

NOTE: The recommendations should be reviewed based on the discussion and the balance of the Discussion Paper on agriculture be reviewed at a future Commission meeting.

AGENDA ITEM IV – Information Reports (Packages G & H)

M755R12/01-2015

Moved By: Borodczak
Seconded By: Little

“That the Commission accept the ‘G’ and ‘H’ package as well as the Deferred Items Chart.”

Motion Carried

a) Chair’s Remarks:

None at this time.

b) Director’s Report:

NEC Organizational Changes

On Monday, January 5, 2015, Anne Marie Laurence, Ecological Monitoring Specialist, returned from her temporary assignment with the Ministry of Natural Resources and Forestry (Guelph office).

Acton Quarry

On Tuesday, November 25, 2014, Linda Laflamme and Nancy Mott met with the applicant and their consultants to review the draft site plans and discuss visual impacts for the proposed quarry expansion.
Pre-Hearing for Appeal of H/R/2013-2014/117 (Dies), Halton

On Tuesday, November 25, 2014, Kellie McCormack participated in a prehearing teleconference for the appeal of a Niagara Escarpment Development Permit Application (H/R/2013-2014/117 - Dies). The purpose of the application was to allow for the construction of a residential dwelling and related works. Subsequent to the prehearing, the appellants withdrew their appeal and the Hearing Office confirmed the decision of the NEC.

Intersection Reconstruction at Dundas and Brant Street, City of Burlington

On Wednesday, November 26, 2014, Kellie McCormack attended a meeting at the Region of Halton’s office regarding road reconstruction at the intersection of Dundas Street and Brant Street in the City of Burlington. An Environmental Assessment was undertaken a couple of years ago for this area and the Region’s consultants are now in the process of carrying out the detailed design work. The purpose of the meeting was to review the design progress, key environmental constraints, the NEC’s application review process and proposed schedule.

NEC and MNRF Meeting

On November 27, 2014, Deb Pella Keen, Ken Whitbread and NEC Strategic Advisors met in Georgetown with MNRF Peterborough NE Team staff to discuss on-going policy items, Plan Amendments and matters related to the Coordinated Plan Review. Further meetings will be held to follow up on the outstanding work plan items.

Halton Planning Directors Meeting

On Friday, November 28, 2014, Ken Whitbread and Bohdan Wynnycky attended the Halton Planning Director’s meeting in the Town of Halton Hills with the Directors of Halton Region, Town of Milton, City of Burlington, Town of Oakville, Credit Valley Conservation and Halton Conservation to discuss planning matters of general interest and be updated on hearings and other planning initiatives of the various municipalities and agencies. The next meeting will be in February 2015.

Meeting with Thornbury Staff

On December 1, 2014, Ken Whitbread and Lynn Wells met in Thornbury Office to discuss administrative matters and policy issues related to a number on on-going Plan Amendments, Development Permits and official plan reviews (e.g., Sutherland, Covington House, Blue Mountains Official Plan).

NEC Staff Holiday Lunch

On December 5, 2014, NEC staff held its annual holiday lunch in the Village of Mono Centre in Dufferin County.
Reconstruction of King Road, City of Burlington

On Wednesday, December 10, 2014, Kellie McCormack attended a meeting at Conservation Halton’s office with MNRF and City of Burlington staff and their consultants regarding an Environmental Assessment for the reconstruction of King Road in the City of Burlington. The purpose of the meeting was to review the design progress, key environmental constraints, and the approval process for each agency, including the NEC’s NEP Amendment application process.

Region of Halton

On Thursday, December 11, 2014, Lisa Grbinicek attended a meeting at Conservation Halton (CH) for the purposes of reviewing the status of the Guelph Line Reconstruction project. NEC, MNRF and CH staff were in attendance. Region of Halton staff and their consultants provided background information to those agencies/staff new to the project (including the NEC). The requirements of each agency were outlined. Agency staff identified additional field work that would be required prior to any further evaluation of the project. No NEC Development Permit or Amendment Applications have been submitted to date.

OPPI Coordinated Plan Review Workshop

On Monday, December 15, 2014, Bev Nicolson attended the Ontario Professional Planners Provincial Plan Review workshop in Minesing. Discussion revolved around the 10-year review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, Oak Ridges Moraine and Conservation Plan and Niagara Escarpment Plan, how these plans were working in the “real world”, and how to measure their success. The comments from this workshop, and others around the Province, will be summarized and submitted to the province.

Cave Springs Conservation Area

On Monday, December 15, 2014, Kellie McCormack attended a meeting at Ball’s Falls Conservation Area regarding the Master Plan for the Cave Springs Conservation Area. This was the first meeting of the Steering Committee for this Master Plan. NEC staff reviewed through the process for developing a master plan in the NEPOSS and provided the Committee with an overview of some of the constraints and opportunities for developing the site.

East Credit Daylighting Project

On December 16, 2014, Lisa Grbinicek and Tara Spears attended a preliminary meeting at the Credit Valley Conservation offices in Mississauga to meet with the project team and design consultants to discuss goals and parameters needed for the 800m creek daylighting project at 15780 Kennedy Road in Caledon. Proponents are aiming to apply for a Development Permit Application for this project in mid-2015.
Meaford Ridge Runners Snowmobile Club

On December 17, 2014, Judy Rhodes-Munk and O.J. MacDonald met with representatives of the Meaford Ridge Runners Snowmobile Club to discuss alternatives to the use of a section of trail along an unopened road allowance in Grey Highlands, where the Minister’s decision was to refuse a Development Permit Application for a bridge construction to accommodate a snowmobile trail groomer.

Meeting with City of Hamilton

On December 17, 2014, Linda Laflamme, Martin Kilian, Daniel Ventresca and Alejandro Paredes-Borjas met with City of Hamilton. The purpose of the meeting was to provide an overview of the NEC’s Visual Assessment Guidelines so that the City of Hamilton’s staff gain a better understanding of NEC’s visual requirements for proposed developments within the NEP. NEC staff and the City of Hamilton staff also discussed the proposed lighting of two additional baseball fields at the Robert E. Wade Community Park located on Jerseyville Road in Ancaster. The focus of the discussion was to determine how best to proceed with the visual assessment of the additional lighting, and how to measure what impact visually the additional lighting would have on the surrounding area.

Eagle Heights Subdivision

On January 8, 2015, Linda Laflamme, Dan Ventresca and Nancy Mott met with the developer’s planning consultant to discuss visual impacts, study requirements and policy matters for this proposed development in the North Aldershot area of Burlington.

Hilton Falls Conservation Area

On Thursday, January 8, 2015, Kellie McCormack attended a meeting with Conservation Halton staff and their consultant regarding an Environmental Assessment for a proposed dam/dyke diversion at Hilton Falls Conservation Area. The purpose of the meeting was to discuss study requirements, key environmental constraints, and the NEC approval process, specifically the NEP Amendment application process.

Niagara College

On January 13, 2015, Martin Kilian met with Patrick Robson of Niagara College to discuss the College’s initiative to prepare a master plan for its Glendale Campus. The agricultural portion of the campus’s property to the south of the building complex is within the Niagara Escarpment Plan (NEP) area and currently supports agricultural operations and a winery integral to College education programs. The College wishes to explore the future development of a modern “demonstration” greenhouse facility and a micro-brewery within the NEP area. Mr. Robson was seeking feedback and advice on NEP policy provisions for these uses.
Cheltenham Badlands

On Wednesday, January 14, 2015, Kellie McCormack and Anne Marie Laurence attended a meeting regarding the Cheltenham Badlands Master Plan. The purpose of the meeting was to provide the management team with an update on current site conditions, to review proposals for the site, as well as confirm current committee membership.

NEW BUSINESS

The Director spoke to the Commission regarding the new requirement under the revised Travel, Meal and Hospitality Directive (November 2014) to post NEC Senior Managers and Commissioners’ travel expenses such as mileage, accommodation and meals on the NEC website beginning April 1, 2015, for all those expenses occurred since January 1, 2015. This is part of the government’s mandate to be transparent to the public.

M755R13/01-2015

Moved By: Borodczak
Seconded By: McQueen

“That the Commission accept the September 17, 2014 Policy Minutes as revised by the Chair.”

Motion Carried

AGENDA ITEM VI – Adjournment

M755R14/01-2015

Moved By: McQueen

“That this meeting be adjourned.”

Motion Carried

Time of Adjournment: 4:10 p.m.

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Don Scott
Chair