



**Meeting  
Environmental Advisory Committee  
Sept 11, 2019, 6:00 p.m.**

**The following were in attendance:**

Staff: Darlene Suddard  
Janice Peyton

Council: Councillor Mark Bagu  
Councillor Harry Wells

Public Members: Clayton Nadeau  
Ryan Waines  
Jack Hellinga  
George McKibbon  
Steven Rivers  
Trent Doan  
Tim Hoyle

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**1. Call to Order**

Vice Chair George McKibbon called the meeting to order at 6:05 p.m.

**2. Adoption of the Agenda**

Moved by Tim Hoyle  
Seconded by Harry Wells

That the agenda dated Sept 11, 2019 be accepted as circulated.  
CARRIED.

**3. Disclosures of Interest**

Nil.

**4. Approval / Review of Previous Meeting Minutes**

Moved by Jack Hellinga  
Seconded by Mark Bagu

That the minutes of July 10, 2019 be accepted as written.  
CARRIED.

## **5. Items Arising from Previous Minutes**

### **a) Recycle Bin**

Darlene advised that six recycling bins have been ordered and should be received during week of September 30<sup>th</sup>. Attached to the minutes is a list of Port Colborne public space recycling container locations. Concrete pads will be poured for the bins. The bins are partially funded by the Region. Steven advised that there are companies that will supply recycling containers at bus stops free and that will install the pads and empty the containers for free. Darlene will look into this.

### **b) Boulevard Trees**

George reported that he and Spencer Gittens, a summer student employed by the City, undertook a mapping of Port Colborne's urban areas using a cognitive classification employed by Kevin Lynch. That system comprises edges, paths, districts, landmarks and nodes. Edges are linear physical elements that define the urban area. Paths are channels along which walkers move. Districts are recognizable as having an underlying residential character, in this case street cross section. Nodes are points that walkers enter and represent a focus towards which observers can enter. Landmarks are points of reference that are clearly visible. Taken together one can make sense of the image the City presents to walkers and cyclists. This can be combined with information on street cross sections to research which boulevard trees are suitable on which streets.

Examples of each mapping unit were listed and committee members made their contributions by suggesting others to be added.

With respect to edges, Spencer and George listed the canal; Lake Erie shoreline; and the rail lines. Steven suggested Highways 3 and 58. Spencer and George suggested the following paths: West Street; the park situated on the west side of the Canal between Killaly and Main Streets; and the Friendship Trail. Steve suggested the path on the west side of Steele towards the quarry along the rail line. Others observed some private property blocks this pathway. With respect to residential districts with differing street cross-sections, the following were suggested: Tennessee Avenue; the residential district north of Main Street on the island; Thorncrest Road; Chippawa Road; and the residential neighbourhood bounded

by HH Knoll Park and the Hospital, and Steele, Clarence and West Streets and intersected by numerous alleys.

The following landmarks were suggested: the grain elevators at the canal entrance, Robin Hood Mill and the Clarence Street Bridge. Ryan suggested we add Sugarloaf Hill. The following nodes were also reviewed: West Street; City Hall/Market Square; the Vale Centre; Main Street on the island to the bridge and extending to the west; and Clarence Street from the Market Cafe to the bridge and north and south on the intersecting streets to Charlotte to the Railway and beyond to the Museum/Library. These area areas that people walk to and within for a variety of purposes. Harry suggested that we look at the area between Mud Lake and Robin Hood. Jack observed that we need to create walking connections between these. Mark indicated that he would speak to Parks officials about these trail links.

The typology when mapped will assist in our work on boulevard trees by characterizing the street cross-sections and making specific recommendations on which trees be planted as opportunities for planting become available.

George and Darlene were unable to meet prior to the meeting to review how we prepare the boulevard tree component of this report. We will endeavour to do so and integrate this mapping with our boulevard tree recommendations in advance of the next meeting.

**c) Update on PC Quarry Site Alteration Permit**

Information to residents regarding the PC Quarry Site Alteration Permit was provided for information. A copy is attached to the minutes.

**d) Update on CBRA Action Plan**

Planning and Development Department Planning Division report 2019-123 Re: Environmental Advisory Committee Memorandum on the Vale-Community-Based Action Plan was provided for information. A copy of the report is attached to the minutes.

**6. New/Other Business**

**a) Provincial Policy Statement Information Update**

George provided a review of the Provincial proposed changes to the existing 2014 Provincial Policy Statement (PPS). The PPS is provided for by Section 3 of the Planning Act. All municipal planning decisions must be consistent with the policies of the PPS: consequently, some changes to the PPS will be important to Port Colborne. The proposed changes are important because they reflect the priorities of the newly elected Provincial administration.

The changes were released for comment mid-August with a final date for comments on October 20: a very short review time.

George handed out two documents for the committee's information: the first is a chart in which he reproduced the results of his review of the changes; and a second set of selected pages with highlighted changes in colour from Osler Hoskin Harcourt, a Toronto law firm.

The second highlighted the changes and is easier to follow. From these, George presented those changes, which address some of the topics of concern the Committee has been addressing locally:

1. He observed that wherever the words "climate change" are found in the existing PPS, this wording is replaced with either "a changing climate" or climate warming".
2. Where settlement area policy is concerned, greater emphasis is placed on housing. In policy 1.1.3.9 adjustments can be made to settlement area boundaries without a comprehensive review provided there is no net increase in the settlement area, the adjustments help the municipality meet intensification and redevelopment targets; prime agricultural lands are addressed in accordance with other PPS policy; and servicing is available.
3. Much stronger language is applied where Indigenous communities are concerned. Municipalities "shall" engage and coordinate planning decisions with Indigenous communities
4. Significant changes are made where industrial, manufacturing and sensitive uses are concerned. Policy 1.2.6.1 is amended by replacing the word "should" with "shall" and adding the objective s to ensure the "long term operational and economic viability" of industrial uses. Much more attention has to be placed on buffering and separating industrial and manufacturing uses from sensitive uses like residences and schools. Where this cannot be accomplished, the planning of sensitive uses shall meet stringent tests: there are no reasonable alternative locations for the use: and potential adverse effects have been mitigated and minimized. Furthermore, additional policy strengthens the planning and design of industrial and manufacturing uses. Policy 1.3.2.2 requires municipal official plan reviews assess the adequacy of their employment designations; these areas shall be separated from sensitive land uses. Notwithstanding policy, 1.3.2.5 provides an escape clause from the prior requirements in advance of the 5-year official plan review; conversions of industrially designated lands can occur if that land isn't needed for industrial use over the long term; the proposed use wouldn't affect the overall viability of the employment area; and there are existing services for the proposed use.

5. The structure of the sewer, water and storm water policies has changed significantly. Previously there was a stronger emphasis on having public water and sanitary sewer availability together plant capacity. The revised policies weaken that emphasis and make communal systems much more available for use. That may have the effect of creating more communal systems in communities over the sensitive aquifers, which parallel the Lake Erie shore from the Township of Wainfleet through to Fort Erie. Upper tier municipalities are also instructed to work more closely with area municipalities where onsite services are used to assess their viability and the community character that each area municipality seeks to enhance.
6. Market based residential housing supplies are stressed throughout without any provision for a definition or technical guidance as to what that means.
7. There isn't that much change to the natural heritage policies except municipalities may manage wetlands that do not meet the technical standards required to achieve provincially significant wetland. With the changes that have been announced to the Endangered Species Act, there may be significant change in how these policies apply where species and their habitats that meet the requirements of that Act are concerned.
8. Water policies remain the same but there is no cross-correlation with the revisions to the policies on communal and onsite water and sewage services. This may be problematic where integration of the two sets of policies are concerned.
9. Agricultural systems are emphasized which appears to be an improvement over existing policy.
10. Outside the Greenbelt Plan, aggregate approvals within areas covered by natural features addressed in policies 2.1.5, 2.1.6, and 2.1.7 can be considered. Furthermore, the approval of the depth of extraction, where the ground water table is concerned, is assigned to the Minister of Natural Resources and Forestry. Some municipalities have advanced zoning regulations that attempt to zone the ground water table and regulate extraction below the water table.
11. Where natural hazards are concerned, the concerns of the insurance industry trump whatever other policies the current administration has about climate change: municipalities are directed to address increased climate risks where flooding is concerned. In addition, a Provincial review on floodplain

policies will be incorporated into the PPS when that review is completed.

12. Where local excess soil is generated, it is to be re-used locally.

**b) New Fee Structure**

Harry advised that a special Council meeting was held on August 26<sup>th</sup>, 2019 regarding the City's proposed development charges by-law. Harry asked if committee members would review the site alteration permit fees to see if they feel they are reasonable. The site alteration by-law was briefly discussed. Jack and George agreed to review the proposed by-law and to provide comments at the next meeting.

**7. Next Meeting/Adjourn**

The next EAC meeting will be on November 13, 2019 at 6:00 pm.

Moved by Harry Wells  
Seconded by Tim Hoyle

That with no further business to discuss, the meeting be adjourned at 7:30 p.m.  
CARRIED.