



site specific policies

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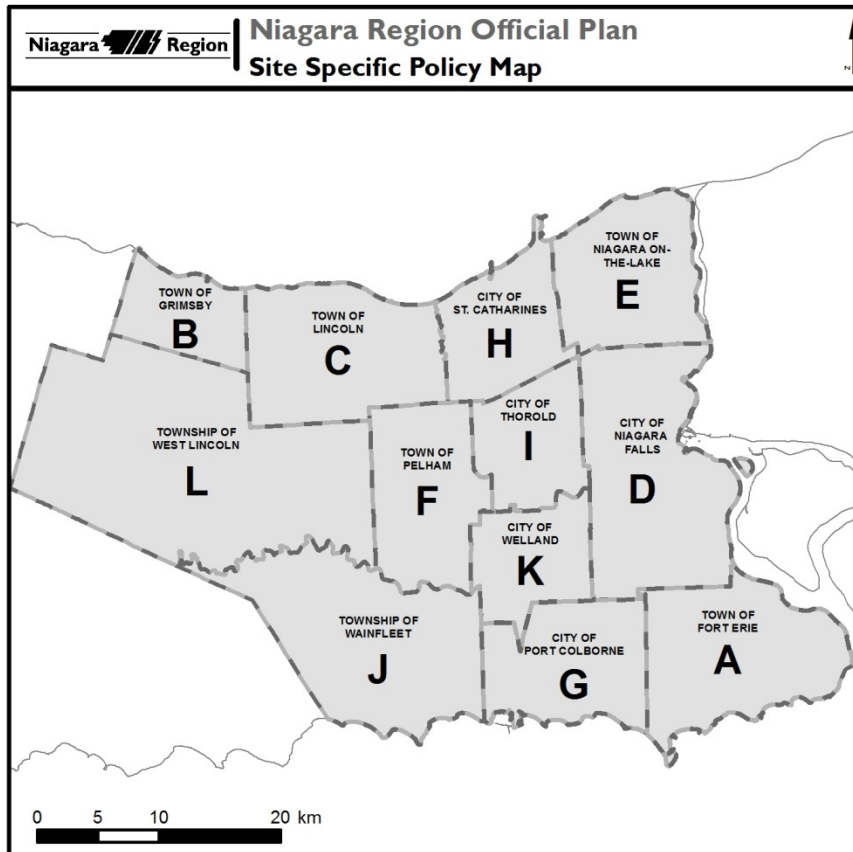
13. Site Specific Policies

This Section contains policies for site specific permitted land uses and *infrastructure* across the Niagara Region. These policies provide additional permissions for specific properties in Niagara for things such as land use designations, permitted uses and *infrastructure*.

Maps showing the location of the properties that are subject to these policies are provided for illustrative purposes only. Local municipal property addresses and previous amendment file numbers are also provided in the side bar and do not make up part of this plan.

The Site Specific Policies are arranged by municipality as follows:

13.A	Fort Erie	13.G	Port Colborne
13.B	Grimsby	13.H	St. Catharines
13.C	Lincoln	13.I	Thorold
13.D	Niagara Falls	13.J	Wainfleet
13.E	Niagara-on-the-Lake	13.K	Welland
13.F	Pelham	13.L	West Lincoln



13.1 Objectives

Objective 13.1.1 To organize the site specific policies of the Plan by Municipality.

Objective 13.1.2 To provide additional information about the geographic context of the site specific policies in this Plan.

13.2 Policies

Policy 13.2.1 All future site specific policies added to this Plan, shall be organized under the appropriate municipal subsection.



13.A Site Specific Policies for Fort Erie

13.A.1 Land Use

Policy 13.A.1.1 A motor speedway complex with ancillary recreational, commercial and automotive research, technology and innovation uses is permitted on approximately 332 hectares (821 acres) of land located to the west of the QEW between Bowen Road and Gilmore Road, east of Ridgemount Road, in the Town of Fort Erie. The following special policies shall apply to the *development* of these lands:

- a) All ancillary uses shall be associated with the primary motor speedway use and shall not be established until the motor speedway is substantially completed.
- b) Ancillary commercial uses shall occupy up to 7,000 square metres (75,000 square feet) of gross floor area and ancillary automotive research, technology and innovation uses shall occupy up to 12.6 hectares (31 acres) in total land area.
- c) A *municipal comprehensive review* shall be required to be approved by the Region and the Town of Fort Erie for any proposed expansion to the limits set for ancillary uses in Policy 13.A.1.1 (b).
- d) Lot creation for ancillary uses may be permitted subsequent to the construction of the racetrack and grandstand, and subject to other policies of this Plan.
- e) *Development* may be connected to municipal sewer and water systems subject to the submission of a detailed servicing study on the need for municipal services; impacts on existing systems and reserve capacity for the *Urban Area*; operational considerations associated with any on-site sewage storage including downstream odour impacts; costs and funding options to the satisfaction of the Region and the Town of Fort Erie.
- f) Boundaries for natural heritage features shown on the Core Natural Heritage Map shall be confirmed to the satisfaction of the Ministry of Natural Resources and the Niagara Peninsula *Conservation Authority* without any further amendment to this Plan.
- g) The Town of Fort Erie shall confirm priorities for staging *development* and servicing in the *Urban Area* as part of its Official Plan update in 2010 to conform to Provincial and Regional growth plans.
- h) An amendment to the Town of Fort Erie Zoning By-law shall be approved when zoning limits for an Environmental Protection Area have been confirmed and appropriate setbacks or *buffers* have been determined related to natural heritage features, noise impacts and agricultural livestock



separation to the satisfaction of the Region, Town and Niagara Peninsula *Conservation Authority*.

- i) “Holding” provisions will be placed in the zoning by-law amendment for the completion of studies and submission of information on servicing requirements, road improvements, air quality (noise and odours), natural heritage, stormwater management, agricultural activities, traffic and operations management, environmental site conditions, and archaeological resources to be approved and implemented in a site plan agreement to be entered into with the Town to the satisfaction of the Region, Town and appropriate Provincial Ministry or the Niagara Peninsula *Conservation Authority*.

Policy 13.A.1.2 Notwithstanding the provisions contained in Policy 5.B.8.1 in the Regional Official Plan, a consent to sever about a 1.35 acre residential infilling lot located at 3756 Bertie Street in the Town of Fort Erie is permitted.

Policy 13.A.1.3 Notwithstanding the provisions of Section 5, Rural and Agriculture Policies in the Regional Official Plan, the Zooz theme park is permitted on approximately 116 hectares (288 acres) of land located on the west side of Regional Road 116 (Stevensville Road), north of the former CP rail line east of House Road and south of College Road in the Town of Fort Erie. The subject lands are generally illustrated on the Protected Area Map (below). *Development* on these lands may connect into existing municipal sewer and water systems subject to the approval of the Region and the Town of Fort Erie. No *development* shall be permitted within the environmental areas to be protected as shown on the Protected Area Map accompanying Amendment 5-2009.

Policy 13.A.1.4 A marina with ancillary rural land uses is permitted on approximately 19 hectares, including water lots, east of Cairns Crescent in the Town of Fort Erie. The marina use, the marina *redevelopment*, and the ancillary uses are considered to be a resource-based rural recreational use which meets the policy objectives of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement 2014. The rejuvenation and *redevelopment* of the marina is encouraged to support the tourism and boating economy on the Niagara River. The following special policies shall apply to the *development* and *redevelopment* of the marina:

- a) The marina is the principal land use.
- b) Ancillary uses including, the management or use of resources, *resource-based recreational* uses (including recreational dwellings), home occupations and home industries, limited residential *development*, cemeteries, and other rural land uses are permitted.



- c) With regard to recreational dwellings and residential *development*, the following shall apply:
 - i. All forms of tenure will be permitted for new, expanded or *redevelopment* of the marina property
 - ii. Accommodation units within the marina property will be made available to the travelling public and will provide ongoing services and recreational facilities normally provided in a commercial setting.
- d) *Development* and *redevelopment* shall be subject to the following being satisfactorily addressed:
 - i. The scale, size and density of *development*
 - ii. Compatibility of use
 - iii. Site characteristics
 - iv. Water quality
 - v. Protection of shoreline
 - vi. Environmental features and policies
 - vii. Navigability of the Niagara River
 - viii. Servicing
 - ix. Transportation
- e) Details of the *development* and *redevelopment* shall be addressed through the Town of Fort Erie Official Plan and Zoning By-law and in accordance with the provisions of this Plan.
- f) Policy 11.C.1 b) iii) shall not apply.

Policy 13.A.1.5 Notwithstanding other policies in this Plan, a public school and ancillary uses is permitted on a 6 hectare parcel of land at the northeast corner of Garrison Road and Sunset Drive in the Town of Fort Erie and will be serviced by existing municipal waterline, and storm and sanitary sewers.

13.A.2 Servicing

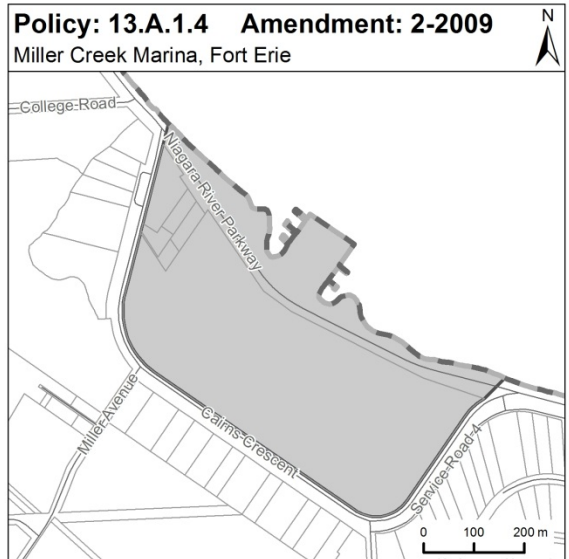
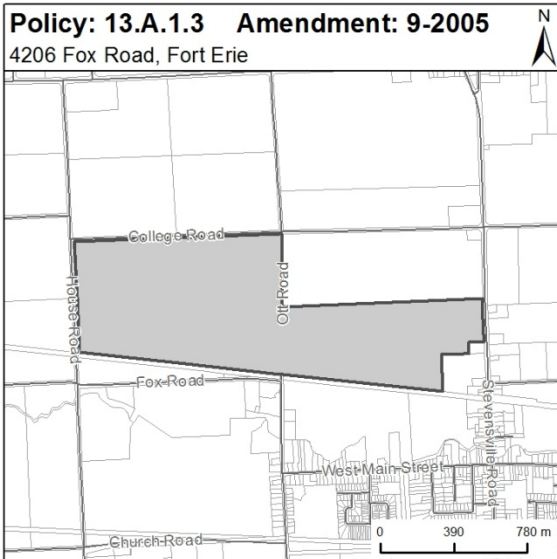
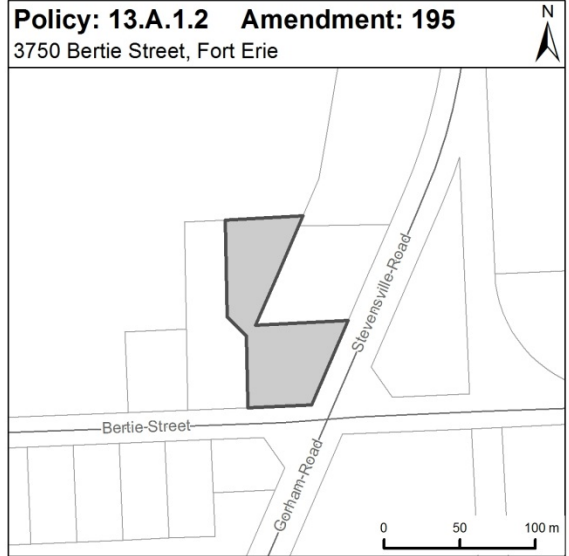
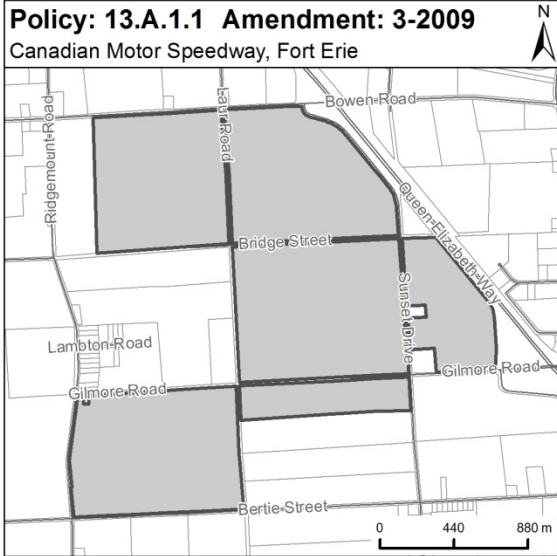
Policy 13.A.2.1 The following waterlines have been reviewed in accordance with Policies 5.C.5 and 8.B.20 and are deemed to comply with these policies:

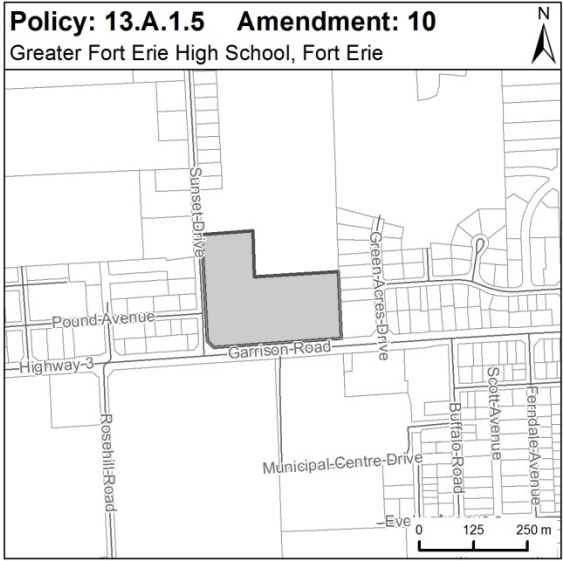
- a) A waterline extension extending from the Niagara Parkway along Thompson Road in the Town of Fort Erie to service an estate residential use referred to as the McKenzie Crossing subdivision.
- b) A waterline to provide services to the Ridge View Estates Subdivision located in the community of Ridgeway in the Town of Fort Erie.
- c) A 150 millimetre (6 inch) waterline extension of about 100 metres (300 feet) along Stonemill Road from the existing municipal waterline on MacDonald Drive to the Windmill Point Park and Campground in the Town of Fort Erie.



- d) A waterline extension of approximately 1280 metres (4200 feet) to a local watermain outside the *Urban Area* boundary of the Town of Fort Erie.
- e) Up to a 6 inch waterline extension of about 69 metres (225 feet) long extending north along Sodom Road in the Town of Fort Erie to serve the existing St. John's Stevensville United Church.







13.B Site Specific Policies for Grimsby

13.B.1 Land Use

Policy 13.B.1.1 Notwithstanding other policies in this Plan, a high school and church on full municipal services are permitted on a site of above 8 hectares (20 acres) excluding the portion of the property fronting on Kerman Avenue located on part of Lot 13, Concession 1 and 2, southwest of the intersection of Livingston Avenue and Kerman Avenue in the Town of Grimsby.

Policy 13.B.1.2 Notwithstanding other policies in this Plan, a municipal cemetery is permitted on a site consisting of approximately 4 hectares (10 acres), located east of Mountain Road and north of Elm Tree Road East in the Town of Grimsby.

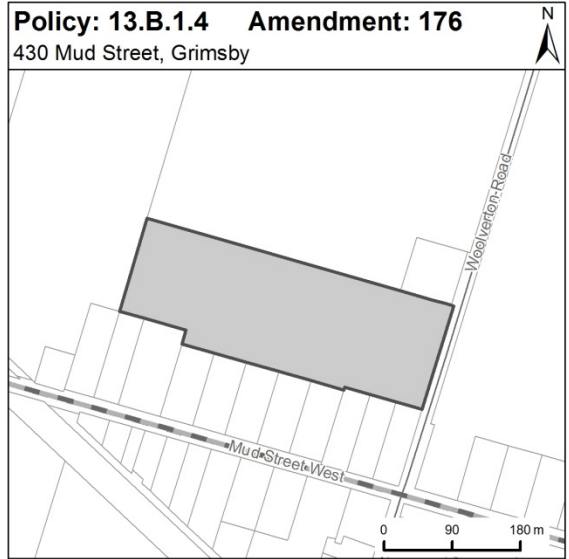
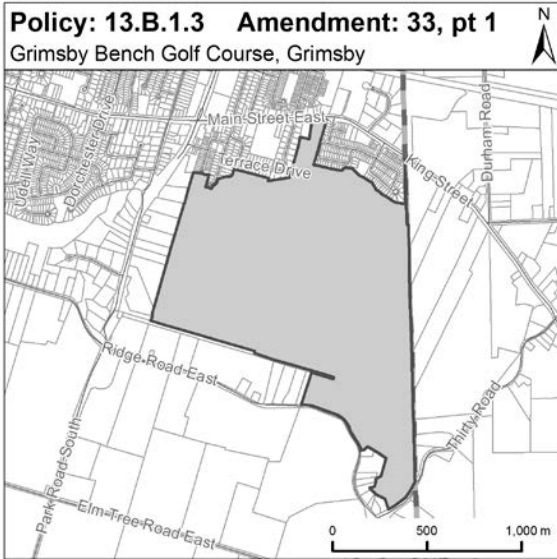
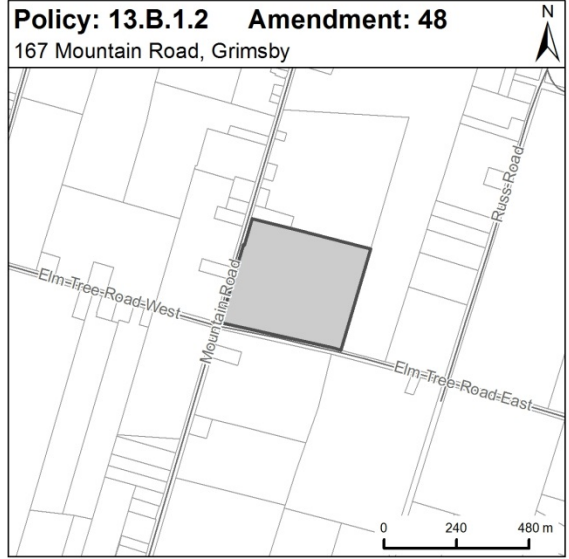
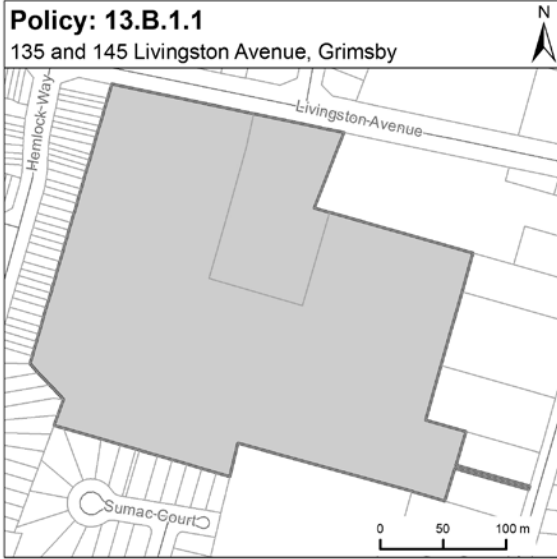
Policy 13.B.1.3 Notwithstanding other policies in this Plan, a golf course is permitted on a site consisting of about 55 hectares (135 acres) and located on Part of Lot B and C on the Eastern Gore and Part of Lots 1 and 2, Concession 2 and Part of Lot C, Concession 3 situated between the "bench face" and the Niagara Escarpment in the Town of Grimsby.

Policy 13.B.1.4 Notwithstanding the provisions of Section 5 Rural and Agriculture Policies in the Regional Official Plan, a church is permitted on a site located on the west side of Woolverton Road, north of the community of Grassie in the Town of Grimsby. The Town of Grimsby through its Official Plan should restrict the designation of the site to only those lands required for the church and a modest playing field in order to encourage as much of the remaining property as possible to be used for agricultural purposes.

13.B.2 Servicing

Policy 13.B.2.1 Notwithstanding the land use provisions of Section 6.B.5 of the Rural and Agriculture Policies in the Regional Official Plan, a 200 mm diameter PVC sanitary sewer line extension of approximately 90 metres in an area outside the *Urban Area* Boundary in the Town of Grimsby to service an existing residential lot intended for residential *development* in a "Good General *Agricultural Area*" is permitted. The site is located on the north side of Main Street West (Regional Road 81) about 50 metres east of Hunter Road, Part of Lot 18, Concession 2, Part 1, Plan 30R-10938.





13.C Site Specific Policies for Lincoln

13.C.1 Land Use

Policy 13.C.1.1 Notwithstanding other policies in this Plan, a golf course with clubhouse is permitted on a 58.87-hectare (145.36-acre) site located on the following lands. Firstly: Part of Lots 9 and 10, Concession 7, designated as Part 1, Plan 30R-6376 formerly in the Township of Louth, County of Lincoln now in the Town of Lincoln, Regional Municipality of Niagara; SAVE and EXCEPT that Part of Lot 9, Concession 7, designated as Part 1, 30R-6578. Secondly: Part of lot 8, Concessions 6 and 7, and Part of the Road Allowance between Concessions 6 and 7 through Lot 8, designated as Parts 1, 4, 5, and 6, Plan 30R-6375, in the Town of Lincoln, in the Regional Municipality of Niagara.

Policy 13.C.1.2 The lands described in Amendment 61 (Meadowood Estates area) to the Regional Official Plan involving a 9.40 acre expansion to the *Urban Area* for Beamsville in the Town of Lincoln include a 2 metre strip of open space owned by the Town of Lincoln and inside the *Urban Area* along the northern boundary of the expansion area, in order to establish a clear and identifiable *Urban Area* Boundary.

Policy 13.C.1.3 Notwithstanding other policies in this Plan, a municipal sports park is permitted on a site consisting of about 17 hectares (43 acres) and located south of Fly Road and east of Mountain Road on part of Lot 18, Concession 7, in the former Township of Clinton, now in the Town of Lincoln.

Policy 13.C.1.4 Notwithstanding other policies in this Plan, a church is permitted with municipal water and sanitary sewer services on a site of about 2.48 hectares (6 acres) located south of Fourth Avenue, east of Nineteenth Street in part of Lot 18, Concession 4, in the former Township of Louth now in the Town of Lincoln.

13.C.2 Servicing

Policy 13.C.2.1 Notwithstanding the provisions of Policy 5.C.5, the extension of a 38 mm diameter sanitary sewer forcemain is permitted to serve the proposed Vincor International Inc. estate winery to be located to the east of the Jordan community and south of Regional Road 81 in the Town of Lincoln.

Policy 13.C.2.2 Notwithstanding other policies in this Plan, the extension of a sanitary sewer approximately 200 feet south along Station Street from Second Avenue in the Town of Lincoln to service one single detached dwelling on a 2.8 acre property is permitted.

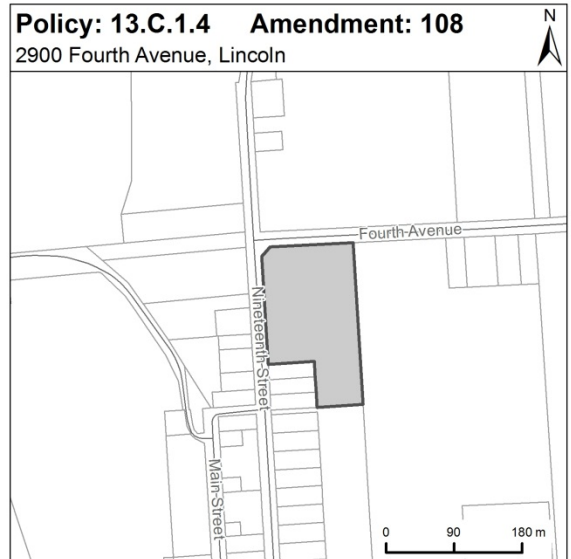
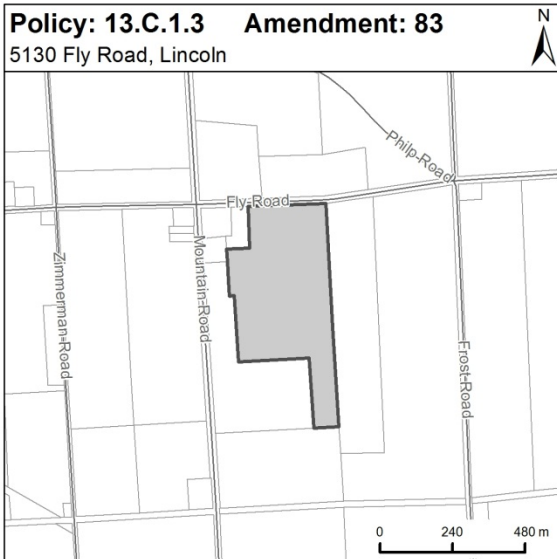
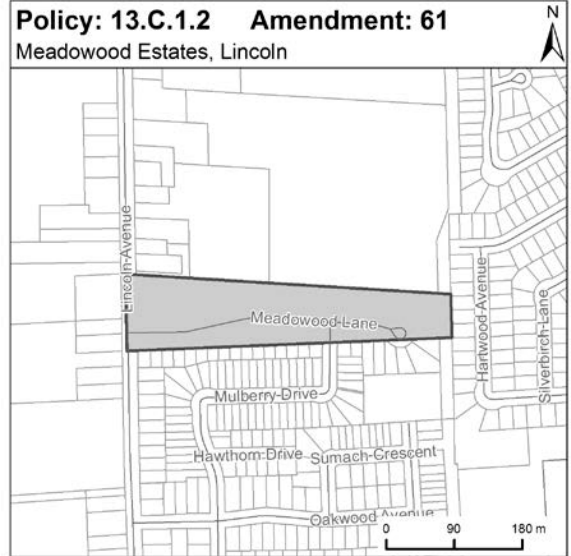
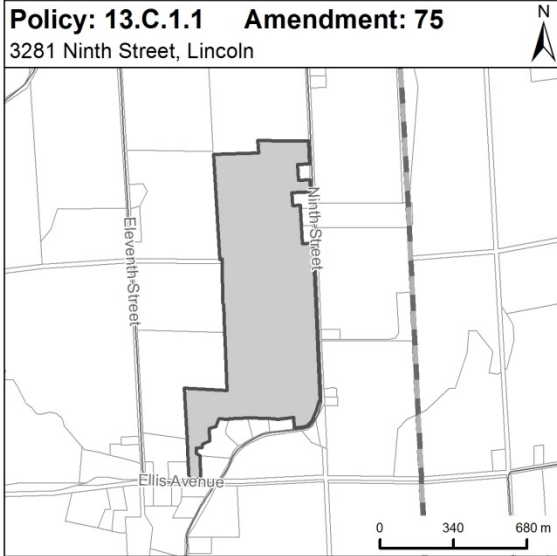


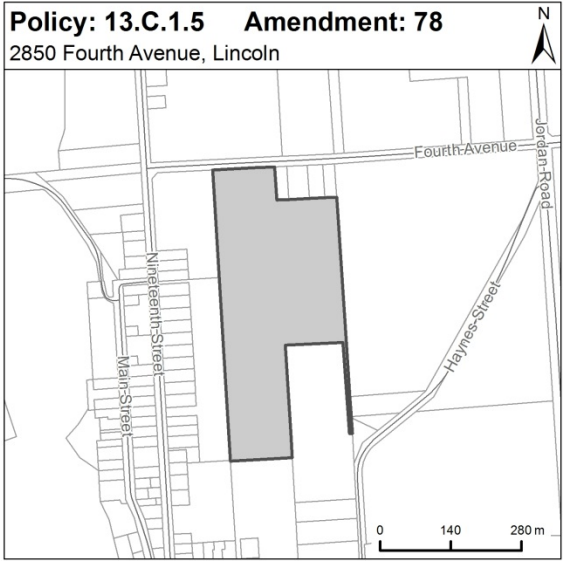
Policy 13.C.2.3

The following waterlines have been reviewed in accordance with Policies 5.C.5 and 8.B.20 and are deemed to comply with these policies:

- a) A waterline extension approximately 200 feet south along Station Street from Second Avenue in the Town of Lincoln to service one single detached dwelling on a 2.8 acre property.
- b) A waterline extending from the Vineland Reservoir to service the Vineland Quarries and Crushed Stone Limited quarry located on Regional Road 24 at Fly Road in the Town of Lincoln.







13.D Site Specific Policies for Niagara Falls

13.D.1 Land Use

Policy 13.D.1.1 Notwithstanding the provisions of Section 5.C Rural Areas Policies, an Open Space Area as shown on the Land Use Schedule of the Niagara Falls Official Plan, is recognized on the Niagara Parks Commission lands generally east of an existing hydro right of way, west of the Niagara River Parkway and northerly from a line part way between Willick Road and Weaver Road. Uses that promote the open space character of this area are permitted in accordance with the Niagara Falls Official Plan such as golf courses, compatible recreational uses, conservation uses and environmental areas. The Niagara Parks Commission operates under the authority and subject to the provisions of the **Niagara Parks Act**.

Policy 13.D.1.2 In addition to the policies in this Plan, the site consisting of approximately 30.5 ha (75 acres) and located on the north side of Miller Road, approximately 2900 feet east of Willoughby Drive in the City of Niagara Falls is subject to the following policies:

- a) non-farm *development* proposals such as recreational, institutional, or estate residential *developments* will require an amendment to the City of Niagara Falls Official Plan. Such proposals shall be supported by qualified evidence demonstrating matters of need, suitability of the site for the proposed *development*, effect on adjacent properties, the adequacy of private water and sewer services, adequacy of road access, impact on Usher's Creek, impact on *woodlands* on the site, and financial impact on the municipality.
- b) estate residential *development* shall proceed by plan of subdivision.

Policy 13.D.1.3 Within the Environmental Protection Area located south of Brown Road between Kalar Road and Garner Road in the City of Niagara Falls, notwithstanding other Policies in this Section of the Plan, trail *development* may be permitted within the provincially *significant wetland* and limited golf course *development* within the upland forest area provided that it is demonstrated through an Environmental Impact Study (EIS) prepared in accordance with Policies 7.B.2.1 to 7.B.2.5 that there will be no *significant* negative impact on *significant* natural heritage features or their *ecological functions*.

Policy 13.D.1.4 All the lands shown on Schedule D4 as Possible Aggregate Area, located south of Mountain Road and west of the Trans Canada Pipeline in the City of Niagara Falls, shall be rehabilitated in a progressive and sequential manner for *agricultural use* following



licensing and extraction. Any rehabilitation for uses other than agriculture shall require an Amendment to the Regional Official Plan. (The reference to Mountain Road refers to the road alignment as it existed prior to the fall of 2001.)



- Policy 13.D.1.5** Notwithstanding the provisions of Section 5 - Rural and Agriculture and above Policy 13.D.1.4 Environmental: Mineral Resources in the Regional Official Plan, a landfill and ancillary facilities for the disposal of non-hazardous solid waste is permitted in accordance with approvals under the **Environmental Assessment Act** and **Environmental Protection Act**, on an 85.68 hectare property (53.9 hectare landfill footprint limit) generally located north of Thorold Stone Road, west of Taylor Road, south of former Mountain Road and east of Thorold Townline Road in the City of Niagara Falls (Township lots 31, 49, 50 and 66 in former Township of Stamford). The after use of the property following land filling, if other than agriculture, will require an amendment to this Plan.
- Policy 13.D.1.6** Nothing in this Plan shall prohibit some continued residential *development* at low density to a depth of 140 metres (450 feet) along the west side of the Niagara Parkway in the City of Niagara Falls from the former village of Chippawa southerly to the northerly boundary of the Town of Fort Erie, but recognizing that the precise form and location of such additional *development* shall be determined jointly by the City and the Region.
- Policy 13.D.1.7** Notwithstanding other policies of this Plan, the lands being comprised of approximately 2.83 hectares (6 acres) at the southwest corner of Lundy's Lane and Garner Road in the City of Niagara Falls may be used for tourist commercial and open space uses.
- Policy 13.D.1.8** Notwithstanding other policies in this Plan, an Islamic Cemetery is permitted on a 2 hectare (5 acre) site on the north side of Yokom Road, east of Conrail line in the City of Niagara Falls (part of Lot 7, Concession IV, former Township of Crowland).
- Policy 13.D.1.9** Lands in the City of Niagara Falls consisting of some 15 hectares (38 acres) located north of Mountain Road, south of the CNR line, west of St. Paul Avenue, and east of the Calaguiri Estates property must be developed together in a manner satisfactory to the Region and the City of Niagara Falls so as to improve the appearance of the former sand pit.
- Policy 13.D.1.10** Notwithstanding other policies in this Plan, a recreational club containing up to 2,500 square feet of buildings is permitted on a site of about 10 hectares (25 acres) at the northeast corner of Lundy's Lane and Townline Road in the City of Niagara Falls, with the buildings to be located to the west of the Ministry of Transportation of Ontario's designated right-of-way, and the remainder of the site east of the right-of-way to be used only for picnics.
- Policy 13.D.1.11** Notwithstanding other policies this Plan, a golf course with related golf club facilities is permitted on a site of about 140 acres consisting of parts of Lots 9, 10, 11 and 12, Concession 7, former



Township of Willoughby, City of Niagara Falls provided there is no *development* within the *Wetland*, all tees and greens are outside the floodline for Lyon's Creek as registered by the Niagara Peninsula *Conservation Authority*, all stormwater is collected and contained within the golf course lands above the floodline, and water is not taken from Lyon's Creek for the operation of the golf course. A 15 metre naturally vegetated *buffer* shall be established between the *development* and Lyon's Creek and the *Wetland* to be implemented through a restrictive zoning designation.

Furthermore, stormwater management for the golf course shall be designed in accordance with the Stormwater Management Practices Planning and Design Manual, June 1994. All watertakings, including the creation of ponds, in excess of 50,000 litres/day will require a Permit to Take Water pursuant to the **Ontario Water Resources Act**. The approval of any associated facilities such as a club house shall be subject to the satisfaction of all requirements of the Niagara Region Public Health Department to ensure that all matters related to potable water and sanitary sewage treatment are addressed.

Policy 13.D.1.12

Notwithstanding other policies and provisions in the Regional Official Plan to the contrary, a recreation/meeting hall and kitchen facility with a maximum total size of 3100 square feet is permitted on a site of about 10 hectares (25 acres) located on the northeast corner of Lundy's Lane and Townline Road in the City of Niagara Falls. Any buildings must be located to the west of the Ministry of Transportation of Ontario designated right-of-way for the Highway 20 By-pass and the remainder of the site east of the right-of-way used only for picnics. Furthermore, no *development* shall take place within the registered *floodplain* area of Beaverdams Creek. The entrance to the *development* must be relocated to the south in a location satisfactory to the Niagara Region Public Works Department and to the Ministry of Transportation when the highway is constructed. Use of the recreation hall will be limited to 100 seated persons. The number 100 is based on the capacity of the existing private septic system. If an expanded system is approved by the Niagara Region Public Health Department, then the number of persons can be increased to the capacity of the expanded system.

Policy 13.D.1.13

Notwithstanding other policies in this Plan, a golf course and a golf practice area are permitted on a 79 hectare (195 acre) site located on the south side of Grassy Brook Road, on parts of Lots 5 and 6, BF Concession in the former Township of Crowland, now in the City of Niagara Falls.

Policy 13.D.1.14

Notwithstanding the provisions of Section 5, Rural and Agriculture Policies in the Regional Official Plan, a golf course is permitted on a site located on a 22 hectare (54.4 acre) parcel located west of Morris Road, south of Grassy Brook Road and north of Biggar Road



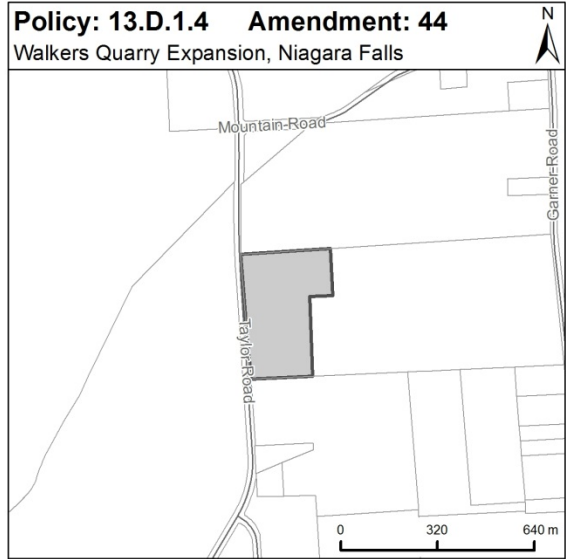
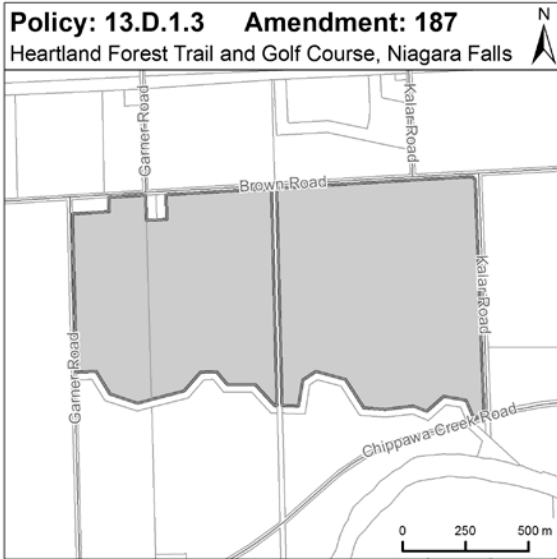
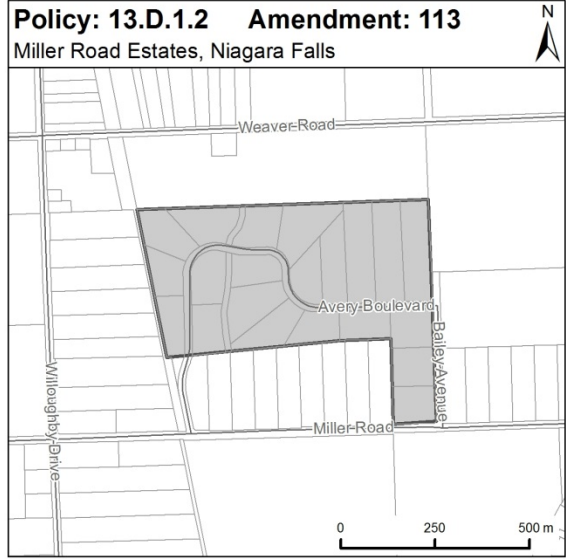
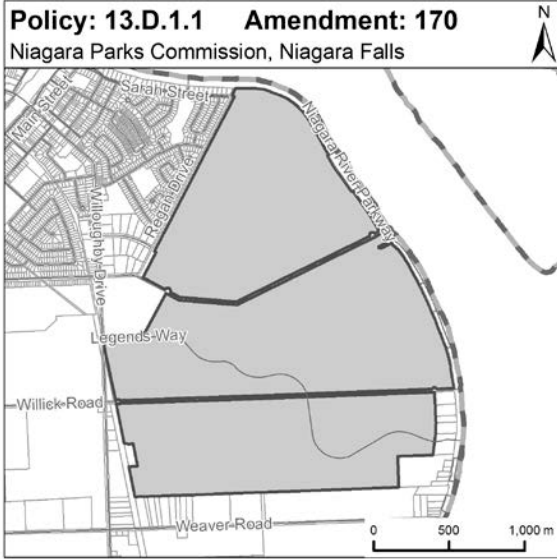
in the City of Niagara Falls. No portion of the golf course is permitted within the *woodland* on the site or within a natural *buffer* area at least 15 metres on either side of the top of the bank of Grassy Brook Creek and Lyon's Creek.

Policy 13.D.1.15 Notwithstanding the land use provisions of Section 5, Rural and Agriculture Policies in the Regional Official Plan, a contractor's shop and yard with ancillary offices in a "Good General *Agricultural Area*" is permitted. The 1.1 hectare (2.72 acre) site is located at the northeast corner of McKenney Road and Biggar Road, in the City of Niagara Falls, Part of Lot 8, and Concession Broken Front.

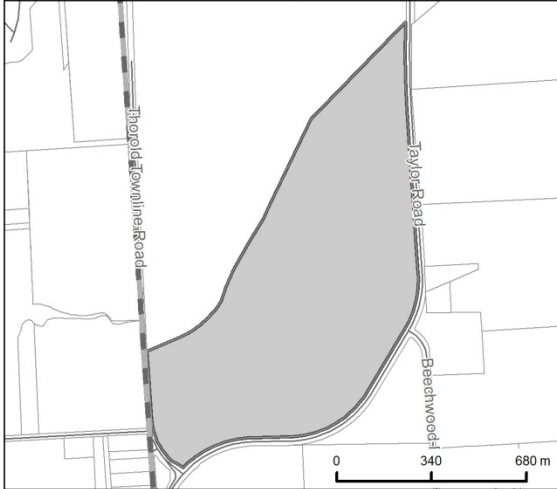
Policy 13.D.1.16 Notwithstanding the provisions of Section 56, Rural and Agriculture Policies in the Regional Official Plan, a soccer and slo-pitch sport and recreation facility with connections to municipal water and sanitary sewage services is permitted on a 37 hectare (92-acre) site located west of the former Mountain Road Landfill, east of Mewburn Road and south of the CNR line in the City of Niagara Falls.

13.D.2 Servicing





Policy: 13.D.1.5 Amendment: 1-2007
Walkers Quarry - Landfill, Niagara Falls



Policy: 13.D.1.6
Niagara Parkway Residential, Niagara Falls

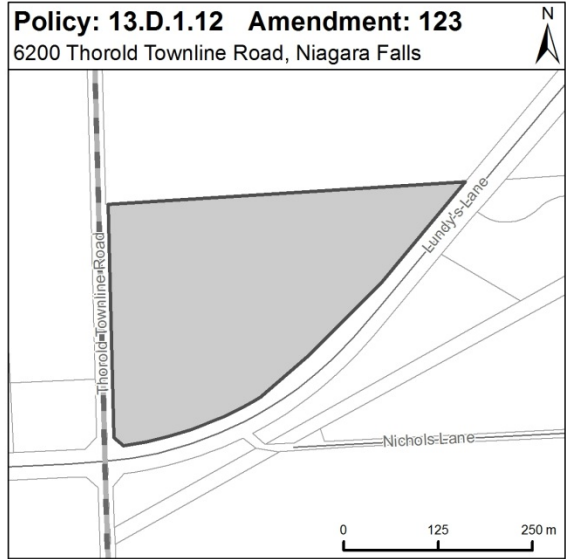
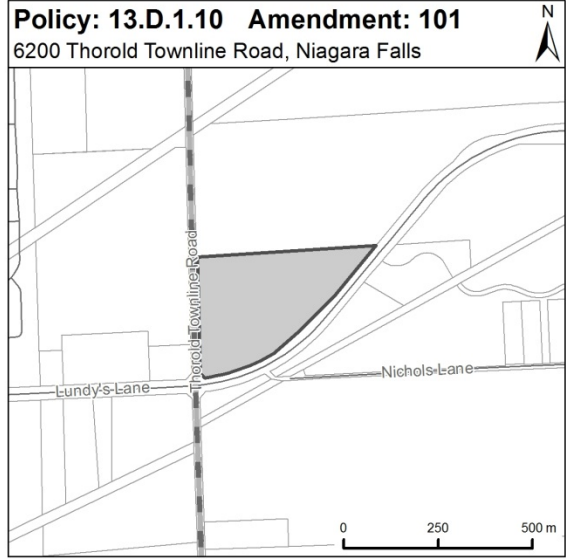
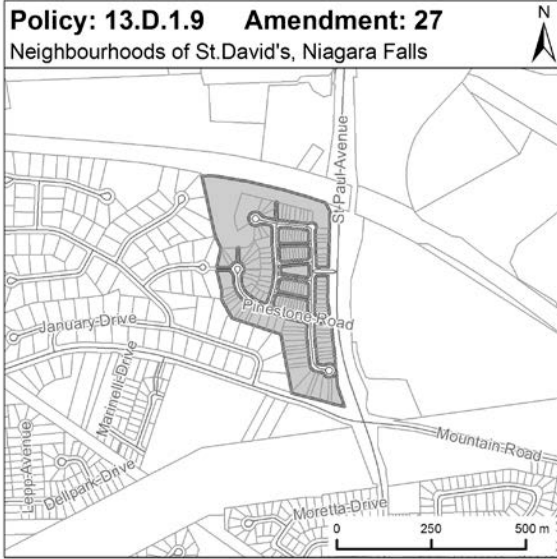


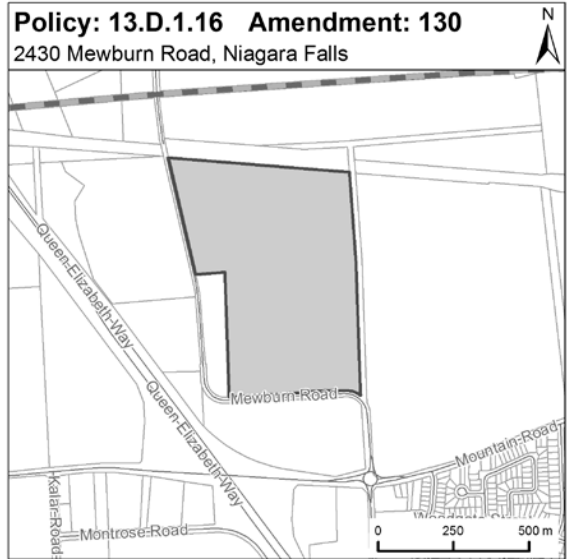
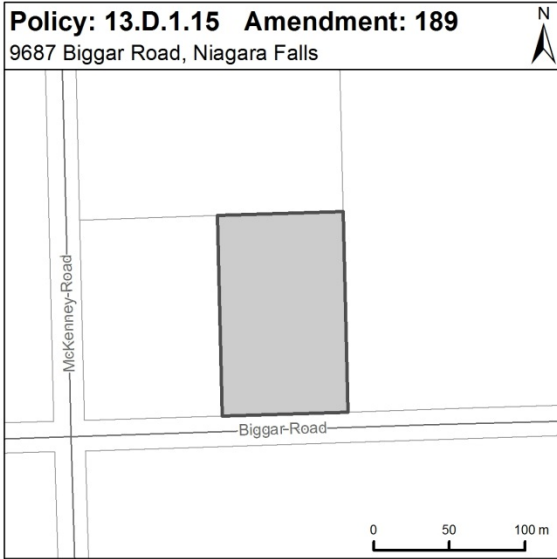
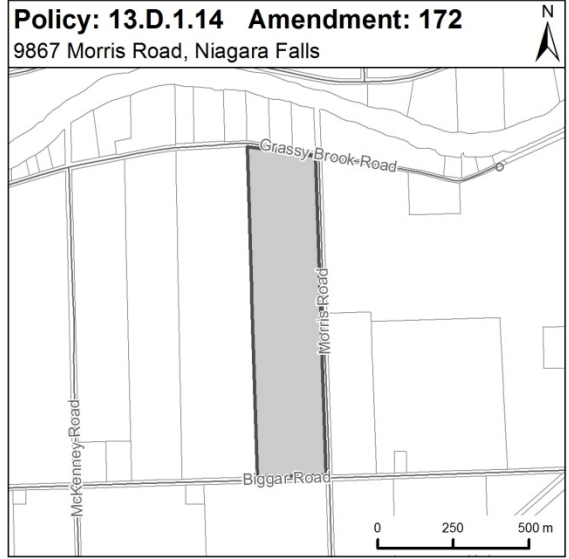
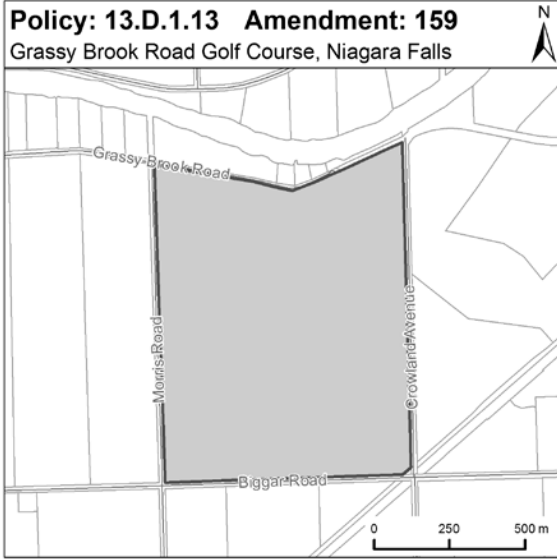
Policy: 13.D.1.7
Garner Road and Lundy's Lane, Niagara Falls



Policy: 13.D.1.8 Amendment: 25
9497 Yokom Road, Niagara Falls







13.E Site Specific Policies for Niagara-on-the-Lake

13.E.1 Land Use

Policy 13.E.1.1 Notwithstanding other policies in this Plan, a residential dwelling is permitted on a site consisting of about .4 hectare (1 acre) being part of Lot 168, Registered Plan M-1 in the former Township of Niagara and located on the west side of Creek Road near Wall Road in the Town of Niagara-on-the-Lake.

Policy 13.E.1.2 Notwithstanding other policies in this Plan, a golf course, with related golf club facilities is permitted on a 111 hectares (275 acres) parcel located on the following lands. Firstly: Part of Lots 2, 3, and 4, Concession 10, in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. Secondly: Part Lot 1, in the City of Thorold, in the Regional Municipality of Niagara. Thirdly: Part Gore Lots 10 and 11 in the City of Niagara Falls, in the Regional Municipality of Niagara. Lastly: Part Lot 5, Concession 10, in the City of St. Catharines, in the Regional Municipality of Niagara.

Policy 13.E.1.3 Notwithstanding other policies in this Plan, the following Non-Farm *Rural Areas* and Service Commercial Areas are permitted on private services subject to the more detailed descriptions and policies contained in the Town of Niagara-on-the-Lake Official Plan.

- a) Non-farm *Rural Areas* on lands located on either side of Firelane 14 (McNab Road) north of Lakeshore Road and east of Eight Mile Creek.
- b) Lands on either side of Four Mile Creek Road, south of Lakeshore Road and extending north and south of Wall Road.
- c) Lands located west of Four Mile Creek Road, south of Virgil and north of Line 3.
- d) Lands located north of Queenston on either side of the Niagara Parkway to a point just north of Line 8, (Crysler Road).
- e) Lands generally north and south of Queenston Road between the Glendale *Urban Area* east to St. David's and including lands located west of Concession 7 Road, south of Queenston Road.
- f) Lands located in the Homer area north of Niagara Stone Road (Regional Road 55) and south of Eastchester Road, and
- g) Service Commercial Areas on lands located west of the Glendale *Urban Area* between Queenston Road and the QEW, and
- h) Lands located west of St. David's on the north side of Regional Road 81.

Policy 13.E.1.4 Notwithstanding other policies in this Plan, airport uses and commercial uses as set out in the Niagara-on-the-Lake Official Plan



are permitted on the Niagara District Airport property as designated in the Niagara-on-the-Lake Official Plan.

Policy 13.E.1.5 Notwithstanding other policies in this Plan, a municipal fire station is permitted on a site consisting of approximately 0.6 hectares (1.4 acres) and located on the south side of R.R. 55 (Niagara Stone Road), west of Concession 6 Road and north of Line 3 Road in the Town of Niagara-on-the-Lake. Furthermore, the fire station is to be connected to piped municipal water and sanitary sewer facilities.

Policy 13.E.1.6 Notwithstanding the provisions of Section 5, Rural and Agriculture Policies in the Regional Official Plan, a 21-bedroom inn and a 40-seat restaurant in an existing building in combination with a minimum of 12 acres of vinifera grapes, are permitted on a 6.8-hectare (16.76-acre) site located at 16104 Niagara River Parkway, south of John Street in the Town of Niagara-on-the-Lake. Vehicular access to the site is to be provided from John Street only.

Policy 13.E.1.7 Notwithstanding the policies and provisions of Section 4 Managing Growth, Section 5.C Policies for *Rural Areas* in the Regional Official Plan, the policies of Section 6.C Mineral Resources shall be maintained on the former Queenston Quarry property, known as 5523 Townline Road, Niagara-on-the-Lake, and located on the north side of Townline Road and Portage Road, north of Highway 405 and east of Melrose Drive, until such time as the Ministry of Natural Resources is satisfied that the quarry rehabilitation and decommissioning (Record of Site Condition) are completed and the quarry license and Ministry of Environment Certificates of Approval are surrendered. Following which, the *redevelopment* of the former Queenston Quarry for a mix of uses including:

- a) residential, a hotel with associated *secondary uses*, and wine storage caves, within an *urban area* on the Queenston Quarry site not exceeding 12.14 hectares; and
- b) vineyard, winery, golf course, clubhouse and other recreational uses

is permitted, subject to the policies and provisions of the Regional Official Plan and the preparation and approval of a Master Servicing Plan, a revised Traffic Impact Study, a Phasing Plan, a revised Environmental Impact Study, a Noise Impact Study and a Water Quality Monitoring Study. The *Urban Area* Boundary in this area will be monitored and reviewed with respect to the land need and servicing allocation as part of the Region's next 5 year *Municipal Comprehensive Review*. Prior to any further planning approval for lands situated on the quarry floor, the applicant be required to enter into a servicing agreement with Niagara Region to be registered on title to ensure servicing and transportation costs associated with this *development* are carried out at the developer's expense and



that this *development* does not qualify for the waiver of *development* charges.

13.E.2 Servicing

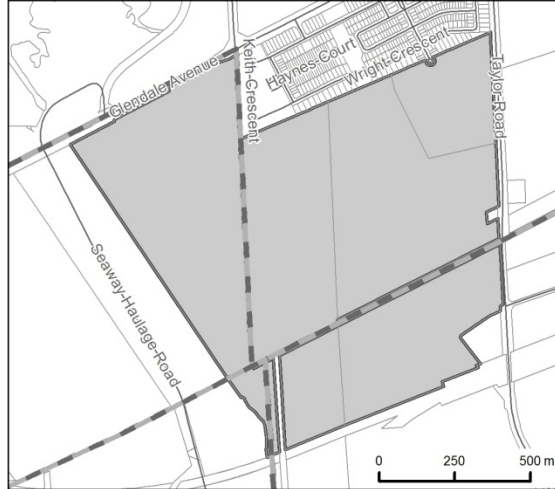
Policy 13.E.2.1 Notwithstanding the provisions of Policy 5.C.5 of the Regional Official Plan, a new private sanitary sewer forcemain approximately 75mm in diameter is permitted to serve the proposed Two Sisters Estate Winery located at 240 John Street in the Town of Niagara-on-the-Lake which includes the estate winery, the hospitality area and the wine tasting and sales components of the winery. The estate winery and *secondary uses* shall not exceed 30,000 ft².



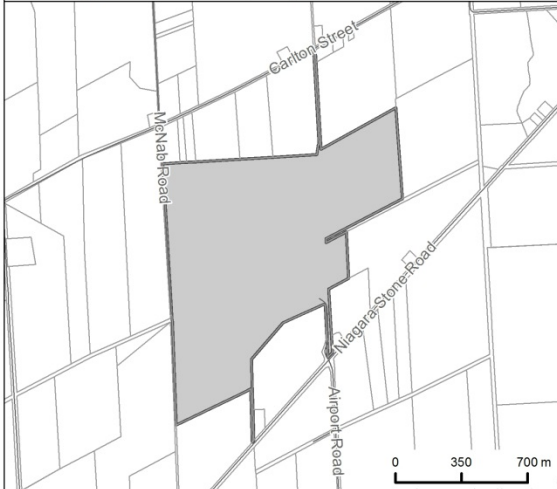
Policy: 13.E.1.1 Amendment: 62
2230 Four Mile Creek Road, Niagara-on-the-Lake



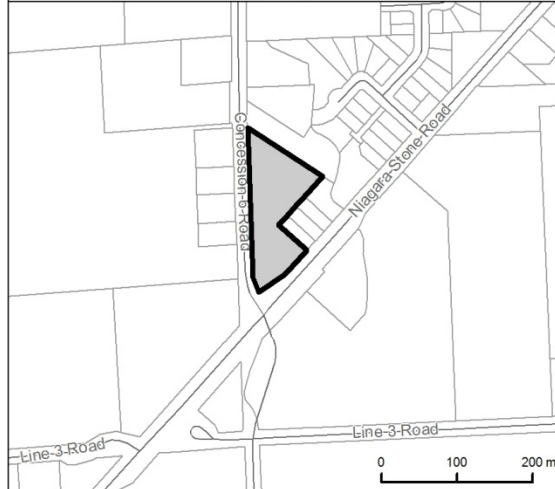
Policy: 13.E.1.2 Amendment: 76, pt 2
Royal Niagara Golf Course, Niagara-on-the-Lake



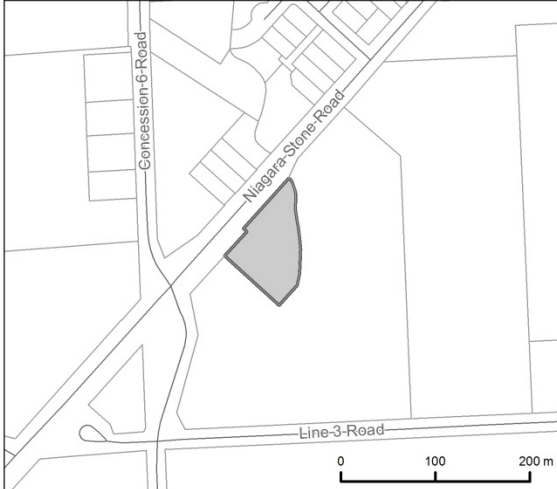
Policy: 13.E.1.4 Amendment: 158
468 Niagara Stone Road, Niagara-on-the-Lake



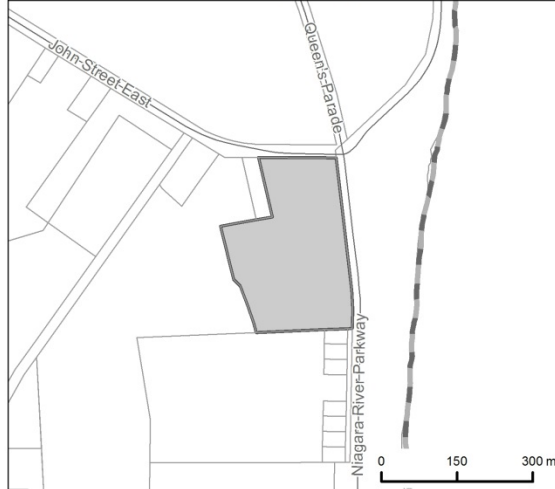
Policy: 13.E.1.5 Amendment: 146
1391 Concession 6 Road, Niagara-on-the-Lake



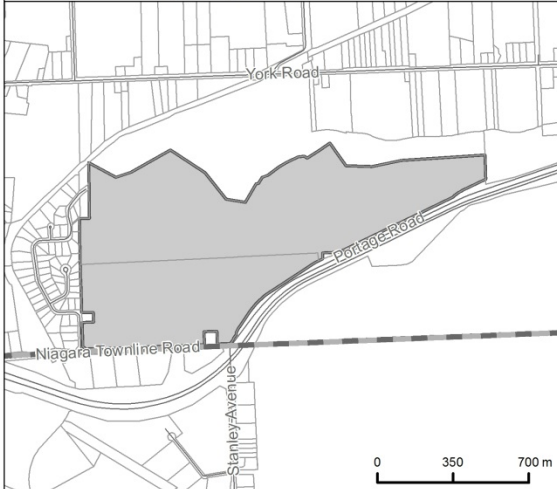
Policy: 13.E.1.5 Amendment: 146
 1391 Concession 6 Road, Niagara-on-the-Lake



Policy: 13.E.1.6 Amendment: 173
 16104 Niagara River Parkway, Niagara-on-the-Lake



Policy: 13.E.1.7 Amendment: 1-2009
 Queenston Quarry, Niagara-on-the-Lake



13.F Site Specific Policies for Pelham

13.F.1 Land Use

Policy 13.F.1.1 Notwithstanding other policies of this Plan, the industrial area along both sides of Webber Road between Cream and Effingham Streets so designated in the approved Official Plan of the Town of Pelham may be developed and used in accordance with the policies of that Official Plan.

Policy 13.A.1.2 Notwithstanding other policies in this Plan, a church is permitted on a .5 hectare (1.3 acre) site located on the east side of Rice Road and north of Port Robinson Road in the Town of Pelham (Part Lot 165, former Township of Thorold).

Policy 13.F.1.3 Other policies in this Plan notwithstanding, a day camp use including a picnic pavilion, washroom facility, and playing fields involving approximately 2 hectares (5 acres) on the northern upland portion is permitted on the parcel of land consisting of approximately 57 hectares (140 acres) and located on Kilman Road on Part of Lots 7 and 8, Concession 5 in the Town of Pelham provided:

- a) day campers are limited to no more than 50 people a day,
- b) non-agricultural buildings and structures are limited to a picnic pavilion and a 4500 litre/day washroom facility,
- c) uses on the site, excluding the approximately 2 hectare (5 acre) parcel on the upland portion, are to be limited to agriculture, conservation, nature viewing, and walking trails,
- d) overnight camping is not permitted, and
- e) recreation uses and *development* on the site shall be in accordance with the policies of the Niagara Escarpment Plan.

Policy 13.F.1.4 Notwithstanding other policies and provisions in the Regional Official Plan to the contrary, a golf course expansion is permitted to the existing Peninsula Lakes Golf Course on a 13.96 hectares (34.5 acres) site located on Part Lot 12, Concession 7, in the Town of Pelham, west of Cream Street and south of Tice Road. No built structures requiring private sewage treatment facilities are permitted on the expansion site.

Policy 13.F.1.5 Notwithstanding other policies in this Plan, a seniors' long-term care facility is permitted on municipal services outside the Provincially *Significant Draper's Creek Wetland* on lands of about 1 hectare (2.5 acres), being part of Lot 1, Concession 10 in the former Township of Pelham and located on the west side of South Pelham Road in the Town of Pelham immediately north of the Pelham-Welland municipal boundary.



- Policy 13.F.1.6** Notwithstanding other policies in this Plan, a tent rental service is permitted on a site consisting of about 0.9 hectares (2.3 acres) and located on part of Lot 15, Concession 8 in the former Township of Pelham, now in the Town of Pelham, on the east side of Maple Street south of Regional Road 20.
- Policy 13.F.1.7** Notwithstanding other policies in this Plan, a golf practice facility is permitted on a site consisting of about 9.3 hectares (23 acres) and located on part of Lot 4, Concession 7 in the former Township of Pelham, now in the Town of Pelham, south of Tice Road and west of Lookout Street. The severance of two existing dwellings from the property is also permitted.
- Policy 13.F.1.8** Notwithstanding other policies in this Plan, a golf course, driving range and accessory facilities are permitted on a site consisting of about 64.9 hectares (160 acres) located on part of Lots 19 and 20, and part of the road allowance between Lots 19 and 20, Concession 3, in the former Township of Pelham, now in the Town of Pelham, on the east side of Regional Road 24.
- Policy 13.F.1.9** Notwithstanding the provisions of Chapter 5, of the Regional Official Plan, an expansion to an existing community sports park, (Fenwick Centennial Park) consisting of about 10.2 hectares (25.3 acres) is permitted on a site located east of the existing park at 999 Church Street in the community of Fenwick in the Town of Pelham.
- Policy 13.F.1.10** Notwithstanding the land use policies contained in Chapter 5 of the Regional Official Plan, a 9 hole expansion to the existing Sparrow Lakes Golf Course is permitted on about a 24 hectare (60 acre) site located to the west of the existing course on two parcels to the north and south of River Road on part Lot 2 Concession 14 and part of the road allowance between Lots 1 and 2, Concession 14 in the Town of Pelham. The golf course *development* is not permitted in the wooded area found on that portion of the northern parcel north of River Road.
- Policy 13.F.1.11** Notwithstanding other policies in the Plan, an expansion to the existing Sawmill Golf Course for the purpose of a golf practice facility is permitted on an approximately 6.5 hectare (16.1 acre) site located on the west side of Maple Street, south of Sawmill Road, Part Lot 16, Concession 2 in the Town of Pelham.

13.F.2 Servicing

- Policy 13.F.2.1** Notwithstanding the provisions of Policy 5.C.5, the extension of a sanitary sewer forcemain is permitted on Haist Street outside the Fonthill *Urban Area* to serve the Pelham Evangelical Friends Church located at 940 Haist Street and two intervening existing



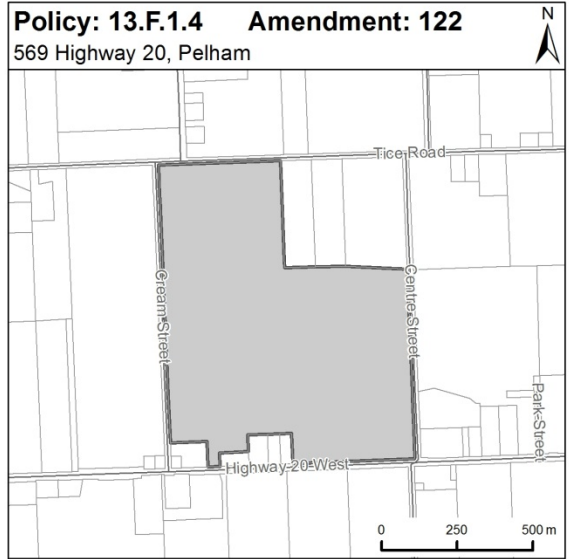
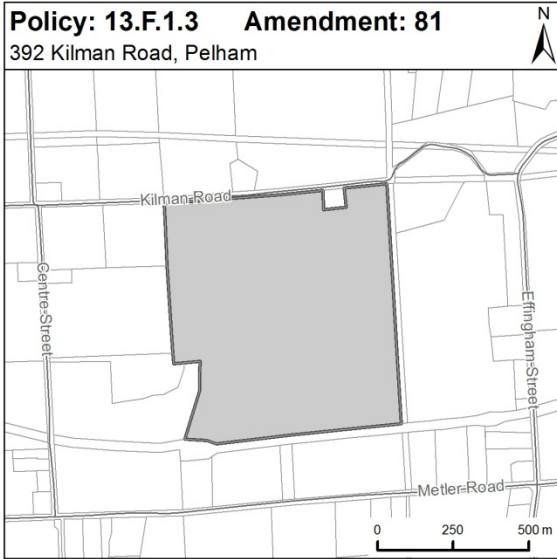
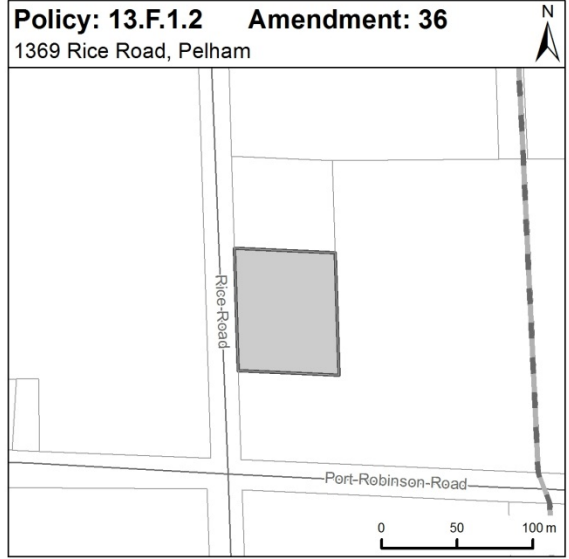
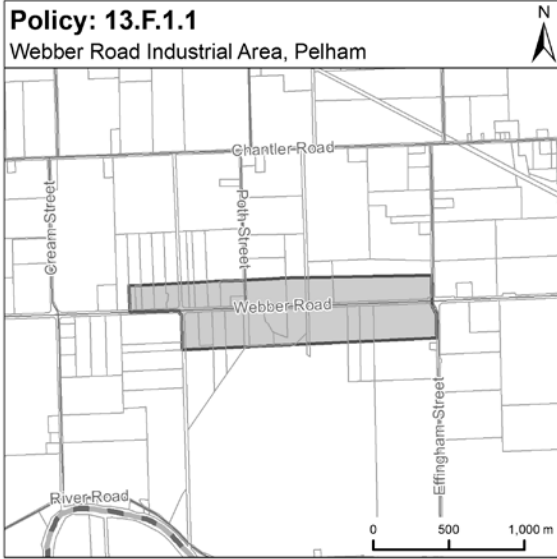
residential dwellings located on Haist Street between the *Urban Area* and the church building.

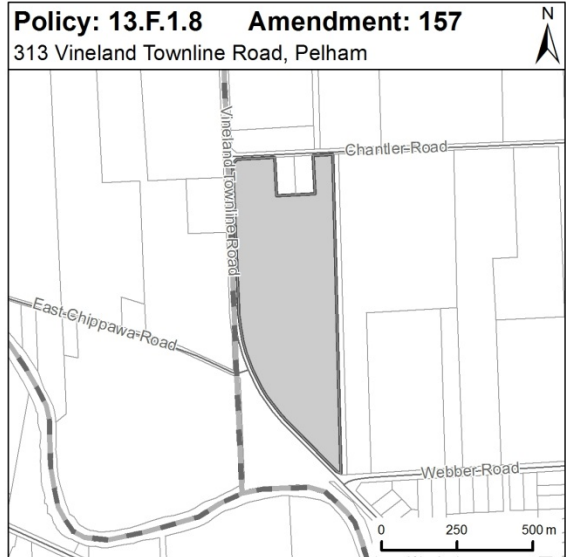
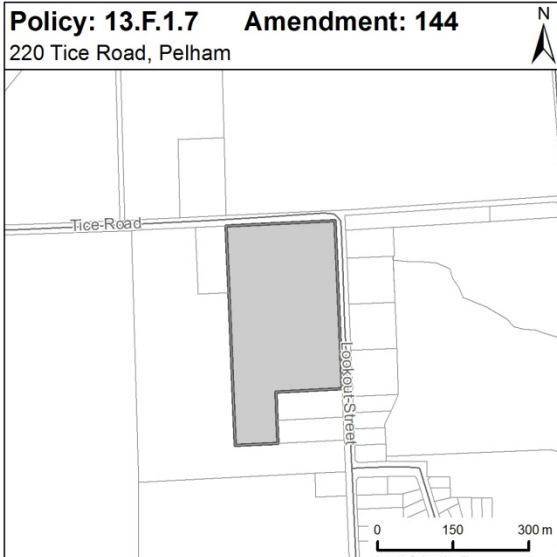
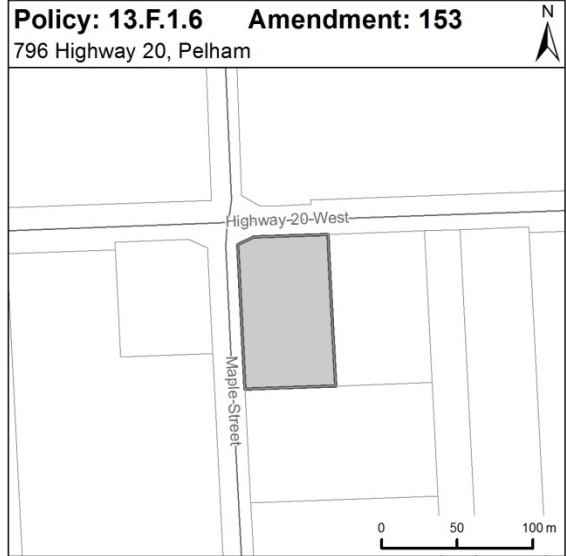
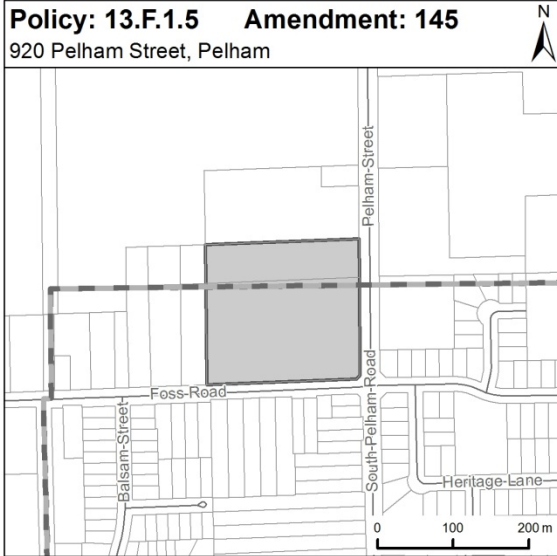
Policy 13.F.2.1

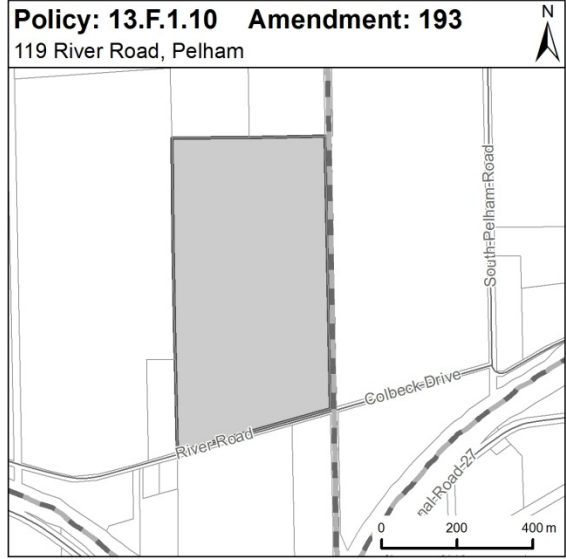
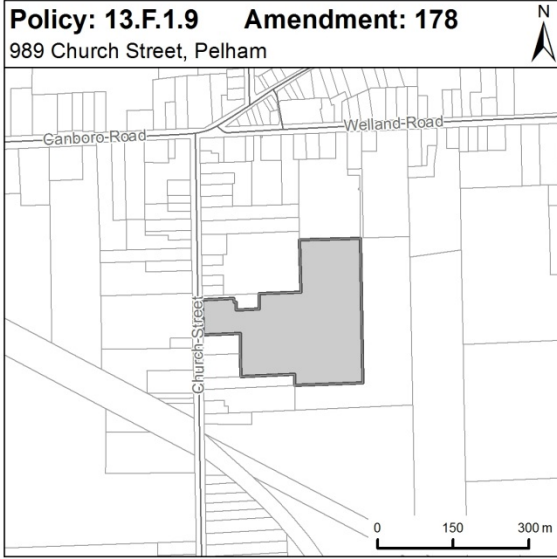
The following waterlines have been reviewed in accordance with Policies 5.C.5 and 8.B.20 and are deemed to comply with these policies:

- a) A 150 millimetre (6 inch) waterline extending 225 metres (740 feet) north along Lookout Street from Highway 20 in the Town of Pelham.
- b) A 150 millimetre (6 inch) waterline extending 1.3 kilometres along Regional Road 20 westerly from Lookout Street to the eastern boundary of the property occupied by E.L. Crossley Secondary School in the Town of Pelham.
- c) Two centimeter (3/4 inch) lateral connections to a local municipal waterline for land uses along the east side of Rice Rd. in the Town of Pelham, between Hurricane Rd. and the Welland municipal boundary.









13.G Site Specific Policies for Port Colborne

13.G.1 Land Use

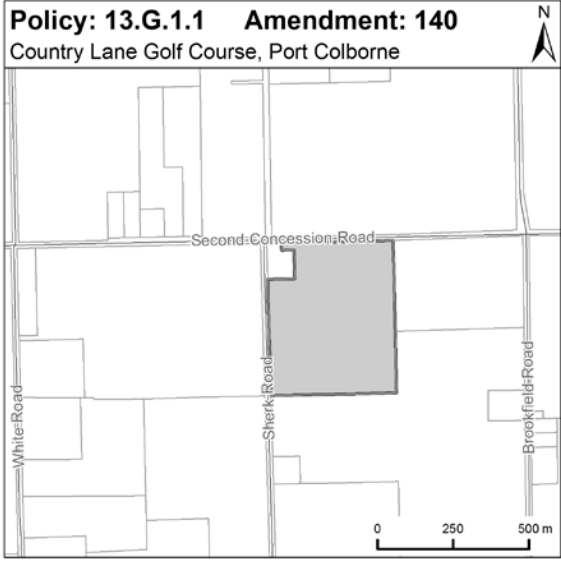
Policy 13.G.1.1 Notwithstanding other policies in this Plan, an expansion to the existing Country Lane Golf Course is permitted on an approximately 19.5 hectare (48 acre) site located on the east side of Sherk Road, south of Second Concession Road, on Part Lot 12, Concession 2 in the City of Port Colborne.

13.G.2 Servicing

Policy 13.G.2.1 The following waterlines have been reviewed in accordance with Policies 5.C.5 and 8.B.20 and are deemed to comply with these policies:

- a) A 200 millimetre (8 inch) waterline extending 3.7 kilometres from Highway 140 easterly along Second Concession Road to a point east of Miller Road to serve Port Colborne Poultry.





13.H Site Specific Policies for St. Catharines

13.H.1 Land Use

Policy 13.H.1.1 Notwithstanding other policies in this Plan, three residential dwellings are permitted with municipal water and sewer services on a 2.6 acre parcel located at 370 Martindale Road in the City of St. Catharines.

Policy 13.H.1.2 Notwithstanding other policies in this Plan, a church with a connection to a municipal waterline is permitted on a site consisting of about 0.8 hectares (2 acres) and located between Old Martindale Road and Martindale Road in the City of St. Catharines.

Policy 13.H.1.3 Notwithstanding the provisions of Chapter 5 – Rural and Agriculture in the Regional Official Plan, a church is permitted on private water and private sewage treatment services on a 4.03 ha (10-acre) site located east of First Street Louth, north of Rykert Street, and west of a Hydro right-of-way in the City of St. Catharines.

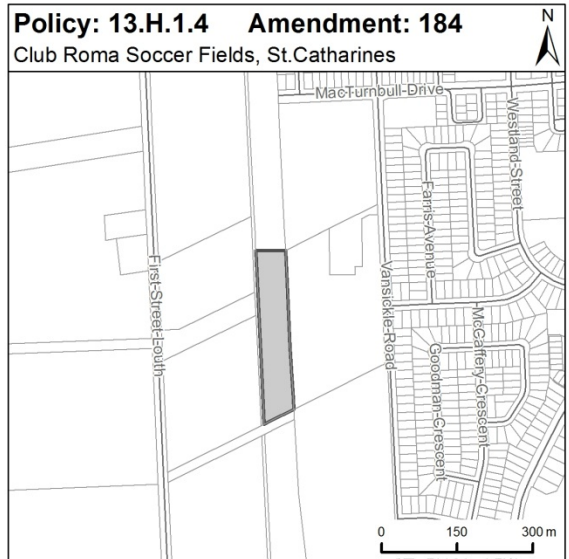
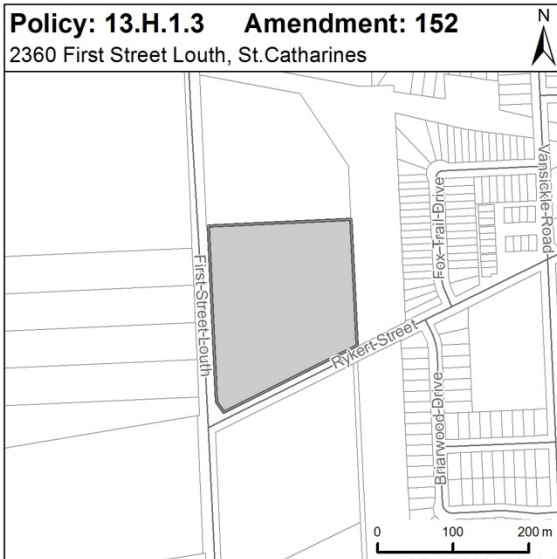
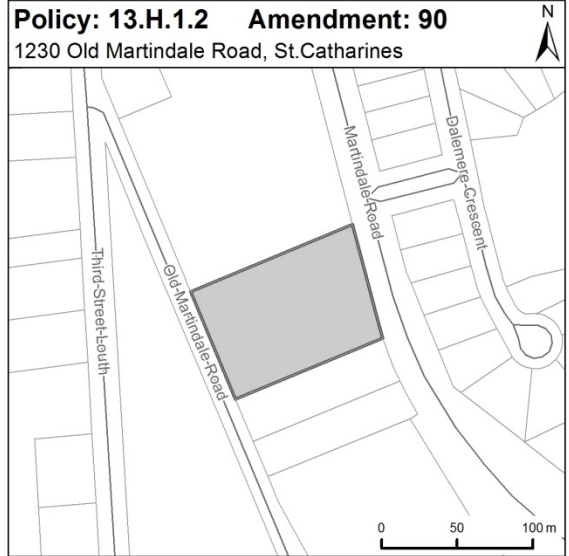
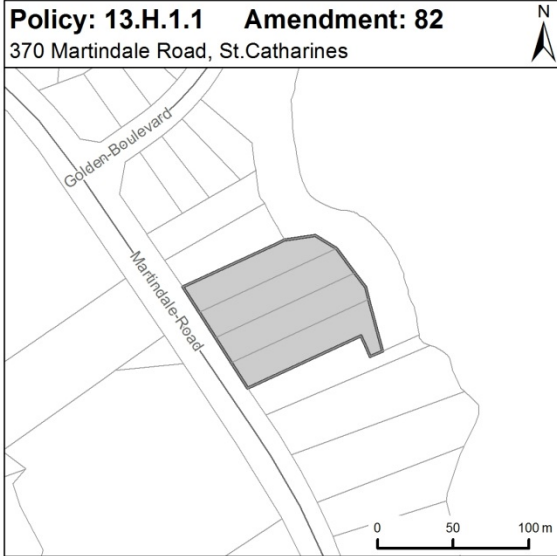
Policy 13.H.1.4 Notwithstanding the provisions of Chapter 5 - Rural and Agriculture,, several mini soccer fields extending no more than 45 metres west of the *Urban Area* Boundary into the 60 metre hydro corridor are permitted on a site located immediately west of the Club Roma property on Vansickle Road in the City of St. Catharines.

13.H.2 Servicing

Policy 13.H.2.1 The following waterlines have been reviewed in accordance with Policies 5.C.5 and 8.B.20 and are deemed to comply with these policies:

- a) A 2" waterline extending from Fox Trail Drive along Rykert Street approximately 1250 feet to serve only the Hy-Grade Precast Concrete property located at 2411 First Street Louth in the City of St. Catharines.





13.I Site Specific Policies for Thorold

13.I.1 Land Use

Policy 13.I.1.1 *Development in the Rural area* located east of Highway 58, south of Old Thorold Stone Road, west of Townline Road and north of Beaverdams Road in the City of Thorold will proceed by way of a secondary plan addressing such issues as the residential compatibility, servicing, historical features, tourism, and the natural environment. This secondary plan will form part of either the Thorold Official Plan or the Regional Official Plan.

A 61 metre (200 foot) possible future highway widening corridor along the east/west portion of Highway 58 (Thorold Stone Road) between Davis Road and Thorold Townline Road as shown in the City of Thorold Official Plan will be protected until future Highway 420 extension needs are identified by the Ministry of Transportation. Also, no direct new access will be permitted to the above portion of Highway 58 between Davis Road and Thorold Townline Road.

Policy 13.I.1.2 Notwithstanding other policies of this Plan, the head office and manufacturing facility of E.S. Fox Ltd. and its affiliated companies or successors are permitted on their lands consisting of approximately 33 hectares (84 acres) located on part of Lots 214 and 215 in the City of Thorold.

Policy 13.I.1.3 Notwithstanding other policies in this Plan, an asphalt manufacturing facility is permitted on parts of Lots 28 and 15, on the east side of the Third Welland Canal, in the City of Thorold.

Policy 13.I.1.4 Notwithstanding other policies of this Plan, a concrete batching plant is permitted on a site consisting of about 1.8 hectares (4.5 acres) and located west of Davis Road and south of Old Thorold Stone Road in the City of Thorold.

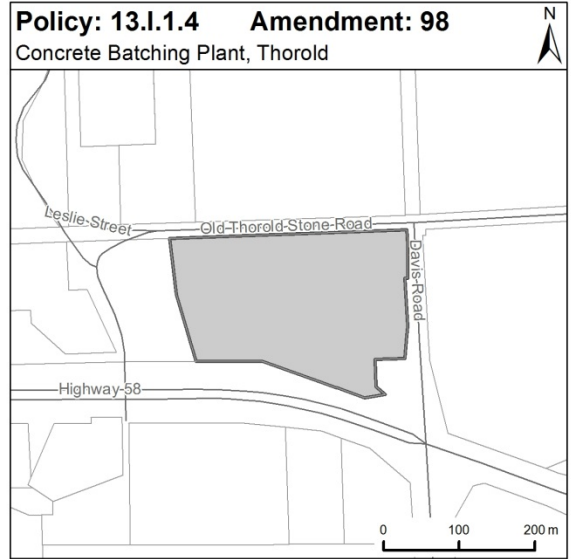
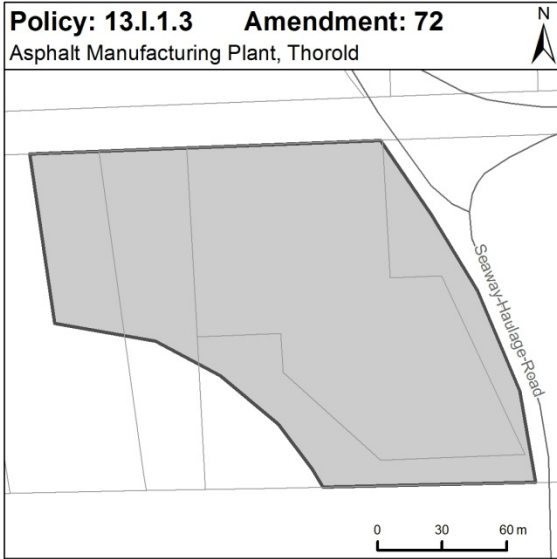
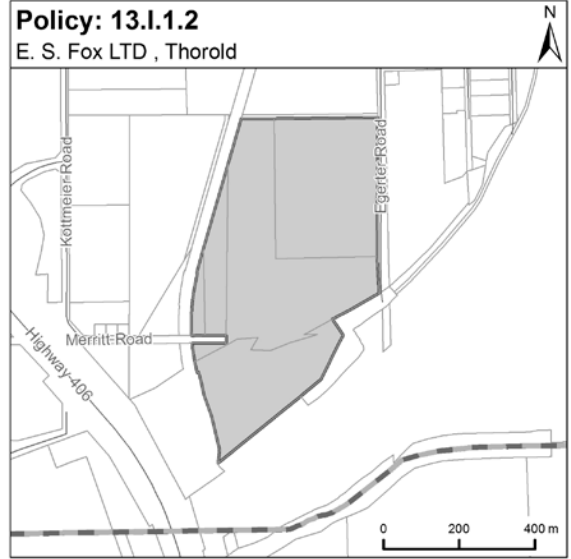
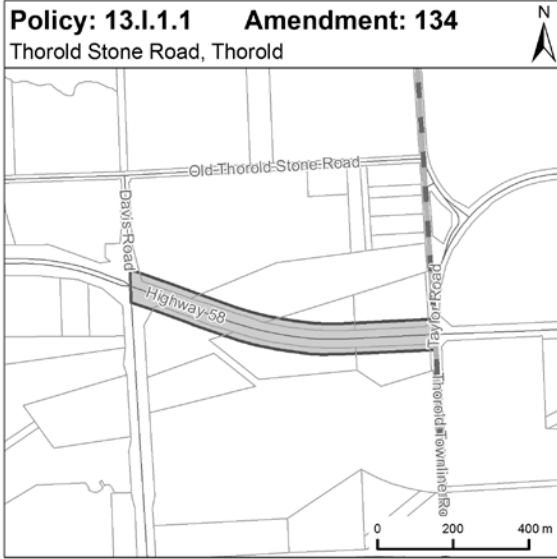
Policy 13.I.1.5 Notwithstanding other policies in this Plan, a golf course and driving range is permitted on a site consisting of about 16.2 hectares (40 acres) located on part of Lot 121 in the former Thorold Township now in the City of Thorold, north of Regional Road 20.

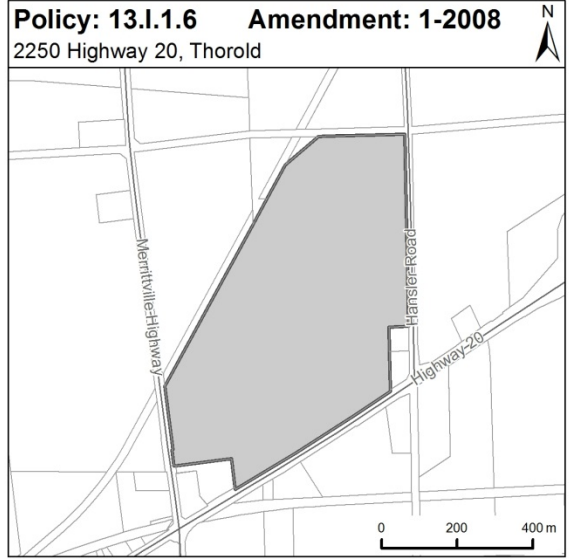
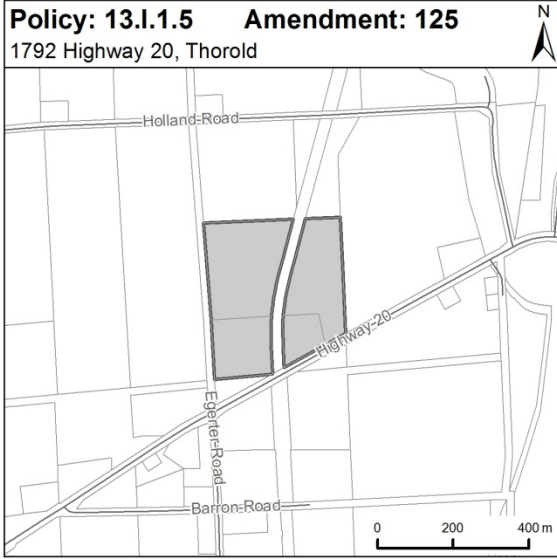
Policy 13.I.1.6 Notwithstanding the provisions of Chapter 5 – Rural and Agriculture, of the Regional Official Plan, cemetery and accessory uses, including a reception centre facility, are permitted in addition to the uses allowed under Policy 6.A.6 on the westerly undeveloped portion of the lands of Pleasantview Memorial Gardens Cemetery, Part of Township Lots 149 and 150, Old Township of Thorold, now in the City of Thorold, consisting of approximately 10.5 hectares (26.0 hectares) of land located on the east side of Merrittville

Highway (Regional Road 50), north of Highway 20 (Regional Road 20) and south of the former CN Rail line (Fonthill Spur).

13.1.2 Servicing







13.J Site Specific Policies for Wainfleet

13.J.1 Land Use

Policy 13.J.1.1 In accordance with the provisions of Policy 5.D.1, a church is permitted on about a 5 acre parcel located west of Wellandport Road in the Township of Wainfleet as an extension to the boundary of the hamlet of Wellandport and as further illustrated in the Township of Wainfleet Official Plan.

Policy 13.J.1.2 In accordance with the provisions of Policy 5.D.1, a parcel of land approximately 7 hectares (18 acres) in area, located south of Ostryhon Corners in the Township of Wainfleet is included within the boundary of the Hamlet of Ostryhon Corners as further illustrated in the Township of Wainfleet Official Plan.

Policy 13.J.1.3 Notwithstanding the provisions contained in Chapter 6 – Mineral Resources, any expansion of the extraction area for the Reeb Quarry (M.A.Q. Aggregates Quarry) into the portion of the licensed area located approximately 425 metres east of Bessey Road on the northwestern part of Concession 1, Lot 2 in the Township of Wainfleet is not permitted and will not be considered without an amendment to the Regional Official Plan and the Township of Wainfleet Official Plan.

No extraction will be permitted in any portion of Phase 2 of the licensed area located east of Bessey Road including any removal of wooded areas or change in grade until such time as it is determined by the Ministry of Natural Resources and to the satisfaction of the Region, based on an independent peer review prepared at the licensee's expense, that the objectives and targets set out in the *Woodland Restoration Plan* have been achieved.

Notwithstanding the above, not earlier than 15 years from the date the license is granted, MAQ or the holder of the license at such time may request that the Region consider permitting extraction to proceed into Phase 2A as referenced on the site plans, if the objectives and targets of the *Woodland Restoration Plan* have been achieved to the date of the request. If in the opinion of the Region, the said targets have been achieved to the date of the request and MAQ or the holder of the license at that time submits a report to the Region from a qualified expert that the proposed extraction in Phase 2A will not impact upon the restored woodlot or impair the *Woodland Restoration Plan* (said report subject to peer review by the Region at the expense of the license holder), the Region will advise the Ministry of Natural Resources that the license should be amended to allow for extraction in Phase 2A.



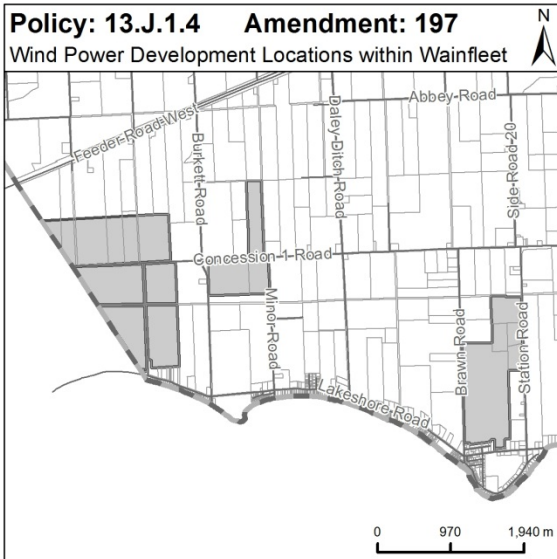
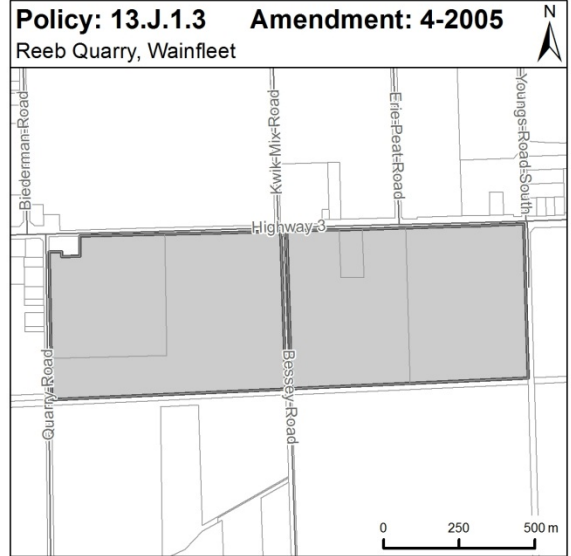
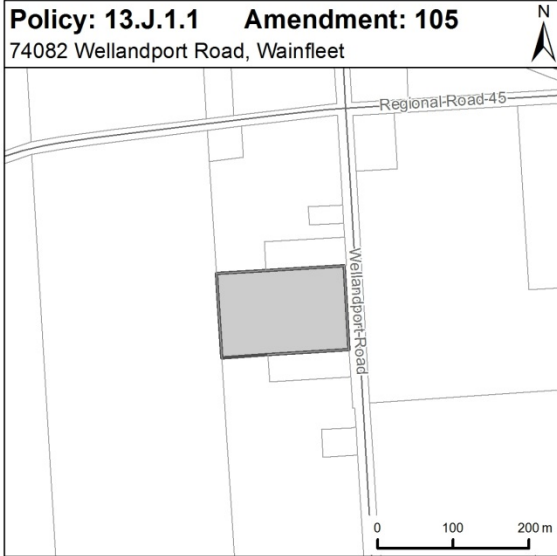
Notwithstanding that the existing woodlot on the subject lands is not designated as Environmental Conservation Area, there shall be no extraction of materials, regarding or removal of any of the vegetation, other than that which may be required as part of the Woodland Restoration Plan, until such time as the objectives in the Woodland Restoration Plan have been satisfactorily completed in full or extraction of Phase 2A is complete, whichever is later.

Policy 13.J.1.4

Notwithstanding the land use provisions of Chapter 5 – Rural and Agriculture, of the Regional Official Plan, wind turbines are permitted on three (3) sites, with no more than 3 wind turbines per site, to a total of no more than eight (8), with each wind turbine taking approximately an acre of land in the Township of Wainfleet. The first site of approximately 140 hectares (346 acres) is between Braun Road and Station Road (Regional Road 3), north of Lakeshore Road and south of the abandoned CN Rail line. The second site of approximately 126 hectares (311 acres) is between the Regional boundary and Burkett Road, south of the Welland Feeder Canal and north of Lakeshore Road. Site C of approximately 60 hectares (148 acres), divided by Concession 1 Road, is between Minor Road and Burkett Road, north of the abandoned CNR railway with a northern portion one concession north within the western half of Lot 28.

13.J.2 Servicing





13.K Site Specific Policies for Welland

13.K.1 Land Use

Policy 13.K.1.1 Notwithstanding other policies in this Plan, a golf course is permitted on a site consisting of about 31 hectares (76 acres) and located on Part of Lots 259, 260, and 260 Broken Front Concession, former Township of Thorold, now in the City of Welland.

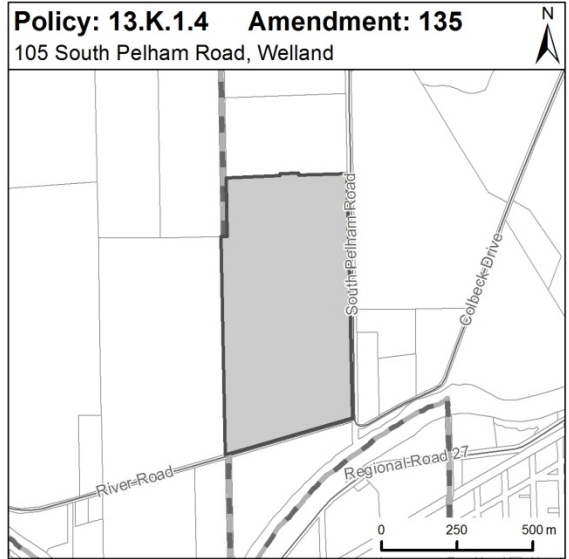
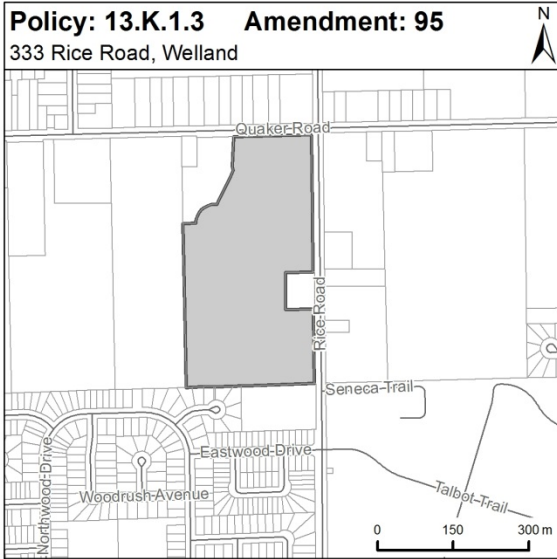
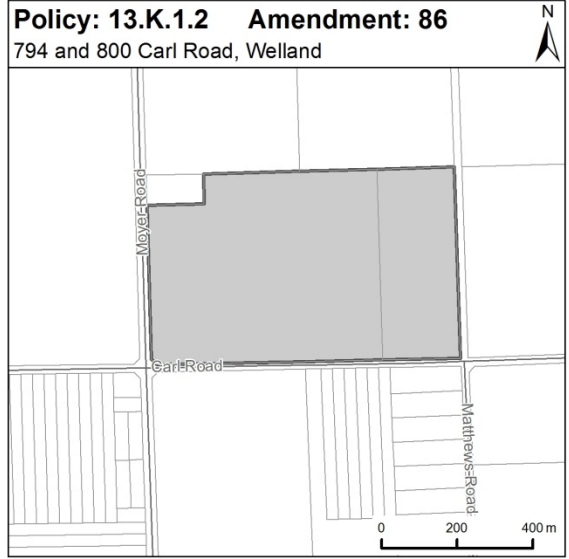
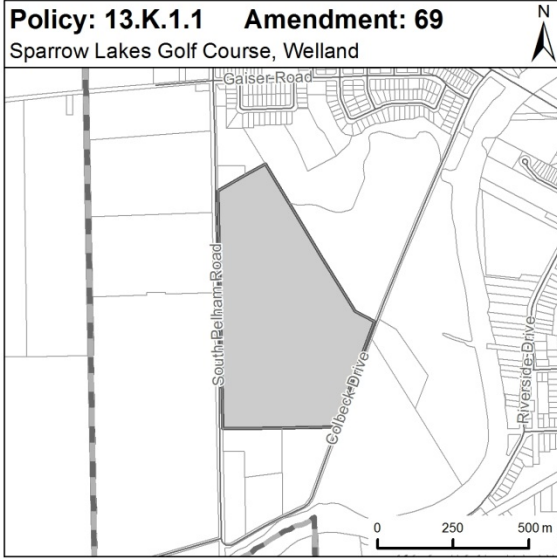
Policy 13.K.1.2 Notwithstanding other policies in this Plan, a golf course is permitted on a site consisting of about 40 hectares (96 acres) and located north of Carl Road east of Moyer Road (Regional Road 84) and west of an unopened road allowance in the City of Welland.

To minimize the impact of the golf course upon surface water resources, the *development* of the golf course, and all facilities associated with the golf course, shall be in accordance with the Ministry of the Environment and Energy's Stormwater Management Practices Planning and Design Manual, June 1994.

Policy 13.K.1.3 Notwithstanding other policies in this Plan, a church is permitted on a site consisting of about 3 acres and located on Quaker Road to the west of Rice Road in the City of Welland.

Policy 13.K.1.4 Notwithstanding other policies in this Plan, a golf course is permitted on a site consisting of approximately 35 hectares (87 acres) located on the north side of River Road, west of South Pelham Road in the City of Welland.

13.K.2 Servicing



13.L Site Specific Policies for West Lincoln

13.L.1 Land Use

Policy 13.L.1.1 Notwithstanding other policies and provisions in the Regional Official Plan to the contrary, a Township of West Lincoln Leisureplex consisting of approximately 44.5 hectares (110 acres) and located on the northeast corner of Regional Road 14 and South Grimsby Road 6, west of Smithville in the Township of West Lincoln is permitted. The Leisureplex consists of a variety of active and passive recreational uses which shall not require the extension of municipal services outside of the *Urban Area* Boundary. These uses are further defined in the Township of West Lincoln Official Plan and Zoning By-law for the site.

Policy 13.L.1.2 Notwithstanding the provisions of Chapter 5- Rural and Agriculture, a church with a rectory is permitted on a site located east of Boyle Road and north of Canboro Road, in the Township of West Lincoln. Only those portions of the overall property required for the church, parking, stormwater management and a rectory should be designated in the Township of West Lincoln Official Plan in order to encourage as much of the remaining property as possible to be used for agricultural purposes.

Policy 13.L.1.3 Notwithstanding the land use provisions of Chapter 5 – Rural and Agriculture in the Regional Official Plan, an agriculturally-related manufacturing operation, with an expansion of approximately 1,800 square metres to an existing 4,645 square metre industrial operation in a “Good General *Agricultural Area*” is permitted on a 3 hectare (7.6 acre) site with a frontage of 253 metres and a depth of 122 metres, located at 7793 Young Street on the north side of the road in the Township of West Lincoln, Part of Lot 13 & 14 in Gore A.

13.L.2 Servicing



Policy: 13.L.1.1 Amendment: 110
 2543 South Grimsby Road 6, West Lincoln



Policy: 13.L.1.2 Amendment: 171
 1075 Boyle Road, West Lincoln



Policy: 13.L.1.3 Amendment: 3-2005
 7793 Young Street, West Lincoln

