



# SITE SPECIFIC POLICIES

Chapter 8 contains policies for site specific permitted land uses and *infrastructure* across the Region. These policies provide additional permissions for specific properties in Niagara Region for things such as land use designations, permitted uses and *infrastructure*.

Maps showing the location of the properties that are subject to the site specific land use policies are shown below the site specific policy for Sections 8.2 to 8.13 and provided to assist with policy interpretation.

The site specific policies are arranged by municipality as follows:

- 8.2 Fort Erie
- 8.3 Grimsby
- 8.4 Lincoln
- 8.5 Niagara Falls
- 8.6 Niagara-on-the-Lake
- 8.7 Pelham
- 8.8 Port Colborne
- 8.9 St. Catharines
- 8.10 Thorold
- 8.11 Wainfleet
- 8.12 Welland
- 8.13 West Lincoln



## 8.1 Site Specific Policies Applicable Region-wide

### 8.1.1

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

### 8.1.2

Within the Protected Countryside of the Greenbelt Plan area, notwithstanding other policies in this Plan and in accordance with the policies of the Greenbelt Plan Section 4.5, *existing uses* established prior to the Greenbelt Plan and established by site specific amendment prior to the approval of this Plan, are permitted to continue.

Accessory uses are permitted in accordance with the zoning of the Local Area Municipality and Policy 4.5.4 of the Greenbelt Plan. Locations of those site specific amendments approved prior to the approval of this Plan are:

- a. a church, on a 0.5 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);
- b. a church, 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;
- c. a church, 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;
- d. soccer fields, extending no more than 45 metres west of the *urban area* boundary into the 60 metre hydro corridor, immediately west of the Club Roma property on Vansickle Road in the City of St. Catharines;
- e. a golf course expansion 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;
- f. 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 Town of Pelham, south of Tice Road and west of Lookout Street; and
- g. an expansion to the 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.

### 8.1.3

Notwithstanding Policy 8.1.2, the severance of two existing dwellings from the golf course property is permitted at Lot 4, Concession 7, in the Town of Pelham.

### 8.1.4

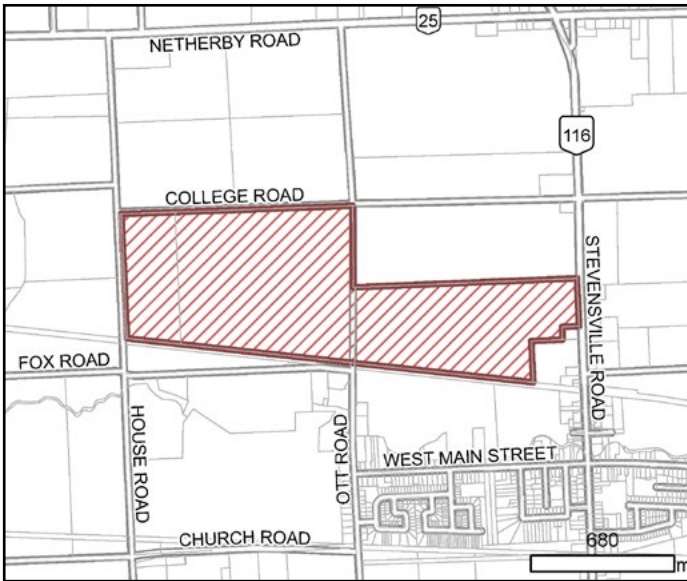
Notwithstanding other policies in this Plan, existing legally established golf courses and associated practice facilities established by site specific amendments prior to the approval of this Plan, are permitted to continue in *rural areas* or *prime agricultural areas*. Locations of those site specific amendments approved prior to the approval of this Plan are:

- a. 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 Town of Pelham, on the east side of Regional Road 24;
- b. a nine hole expansion to the existing Sparrow Lakes Golf Course 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;
- c. 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;
- d. 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;
- e. 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;
- f. 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;
- g. 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; and
- h. on a site of about 140 acres consisting of parts of Lots 9, 10, 11 and 12, Concession 7, City of Niagara Falls.

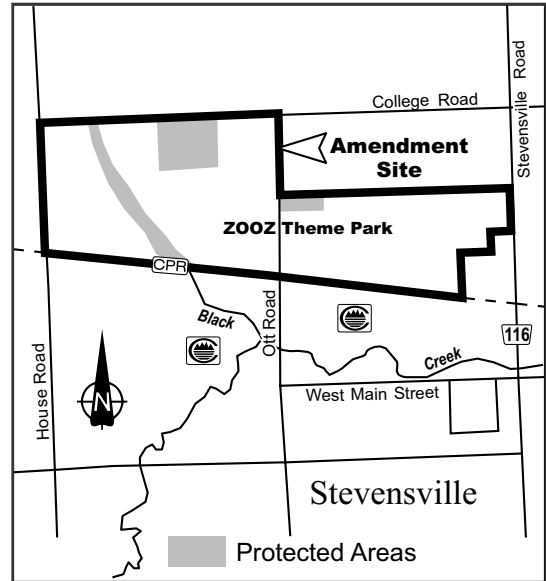
## 8.2 Site Specific Policies for Fort Erie

### 8.2.1

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in the Niagara Official Plan, a 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 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, Schedule A, accompanying Regional Official Plan Amendment 9-2005 provided below.



Policy 8.2.1



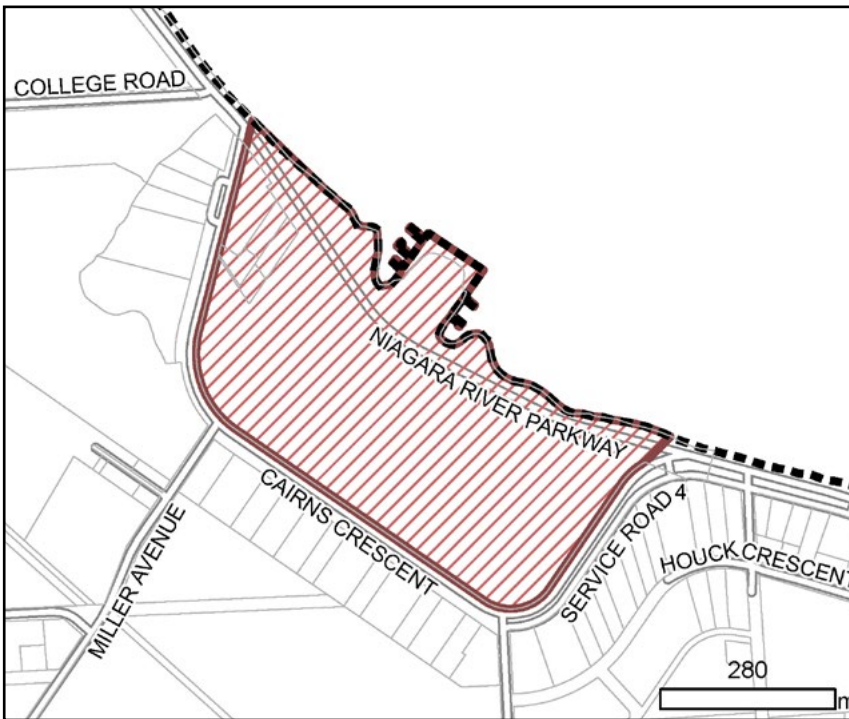
Schedule A

## 8.2.2

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. 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; and
  - 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. approved *Environmental Impact Study*;
  - vii. navigability of the Niagara River;
  - viii. servicing;
  - ix. transportation; and

- 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.



**Policy 8.2.2**

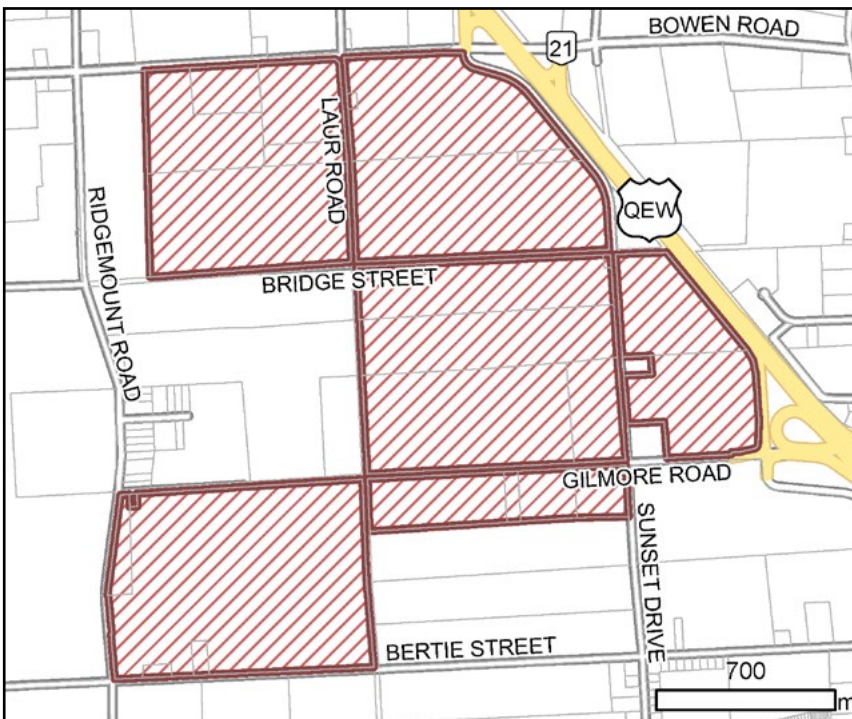
### 8.2.3

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 8.3.3 (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 within the *Natural Environment System* shown on schedules “C1”, “C2” and “C3” shall be confirmed to the satisfaction of the Province 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; and



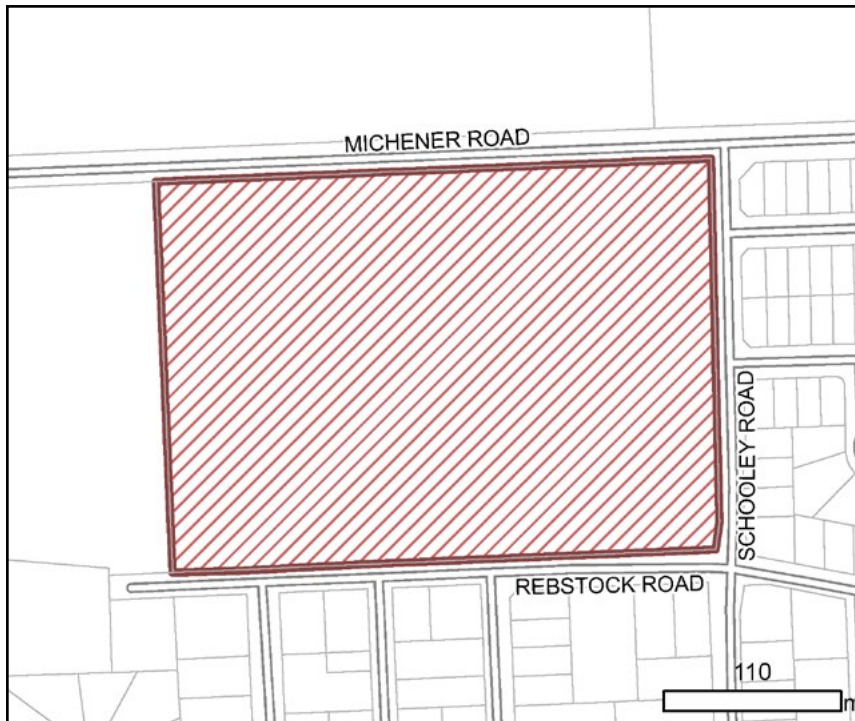
- i. “holding” provisions will be placed in the zoning by-law amendment for the completion of studies and submission of information on servicing requirements, road improvements, air quality (noise and odours), natural heritage, stormwater management, agricultural activities, traffic and operations management, 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 Province or the Niagara Peninsula Conservation Authority.



**Policy 8.2.3**

### 8.2.4

The *urban area* identified on the map below in the community of Crystal Beach, Town of Fort Erie is located outside of the current Crystal Beach Secondary Plan. *Development* pursuant to the Planning Act will not be able to proceed until such time as the Region's Transportation Master Plan is updated to 2051 and any land use related transportation recommendations are considered by amendment to the local Official Plan.



**Policy 8.2.4**

### 8.2.5

The following waterlines have been reviewed in accordance with Section 5.2.3 and are deemed to comply with these policies:

- a. a waterline to provide services to the Ridge View Estates Subdivision located in the community of Ridgeway in the Town of Fort Erie;
- b. 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; and
- c. a waterline extension of approximately 1280 metres (4200 feet) to a local watermain outside the *urban area* boundary of the Town of Fort Erie.

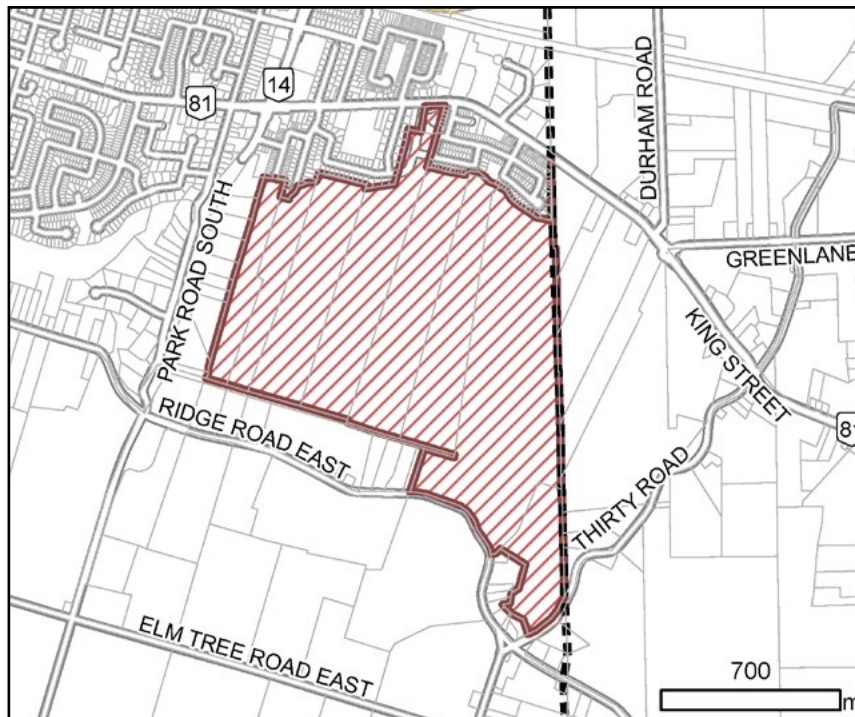
## 8.3 Site Specific Policies for Grimsby

### 8.3.1

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

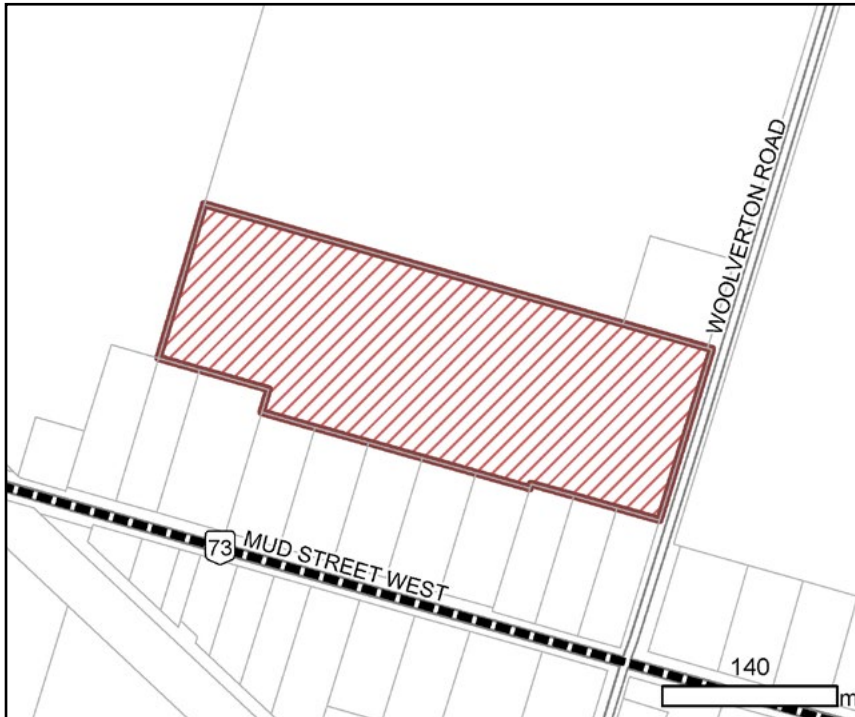
### 8.3.2

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.



### 8.3.3

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this 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.



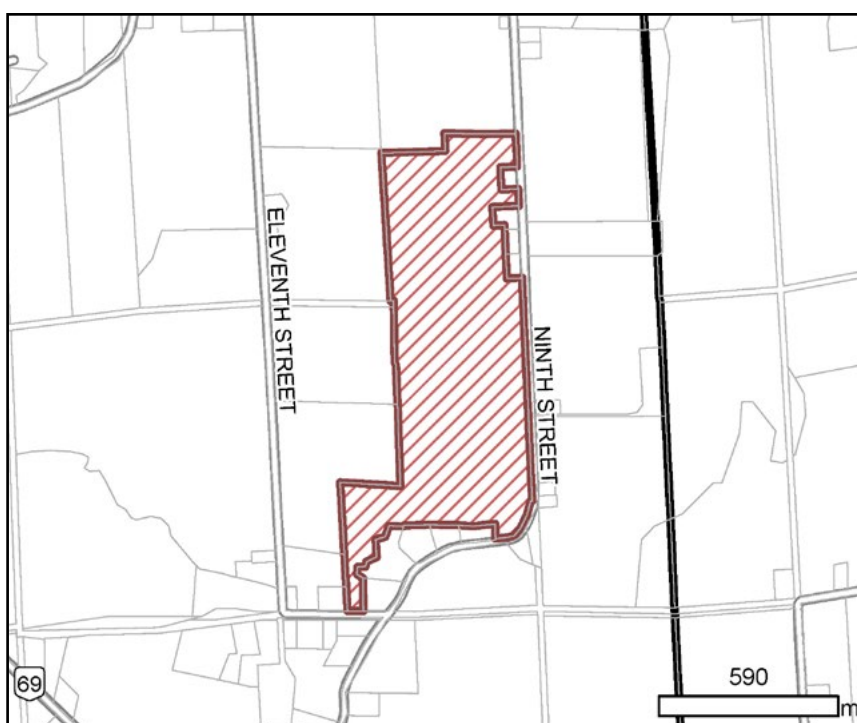


## 8.4 Site Specific Policies for Lincoln

### 8.4.1

Notwithstanding other policies in this Plan, a golf course with clubhouse is permitted on a 58.87 hectare (145.36acre) 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 8.4.1

### 8.4.2

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.



**Policy 8.4.2**

### 8.4.3

Notwithstanding the provisions of Section 5.2.3., 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.

#### **8.4.4**

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.

#### **8.4.5**

The following waterlines have been reviewed in accordance with Section 5.2.3 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; and
- 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.

## 8.5 Site Specific Policies for Niagara Falls

### 8.5.1

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 2,900 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; and
- b. estate residential *development* shall proceed by plan of subdivision.



Policy 8.5.1



## 8.5.2

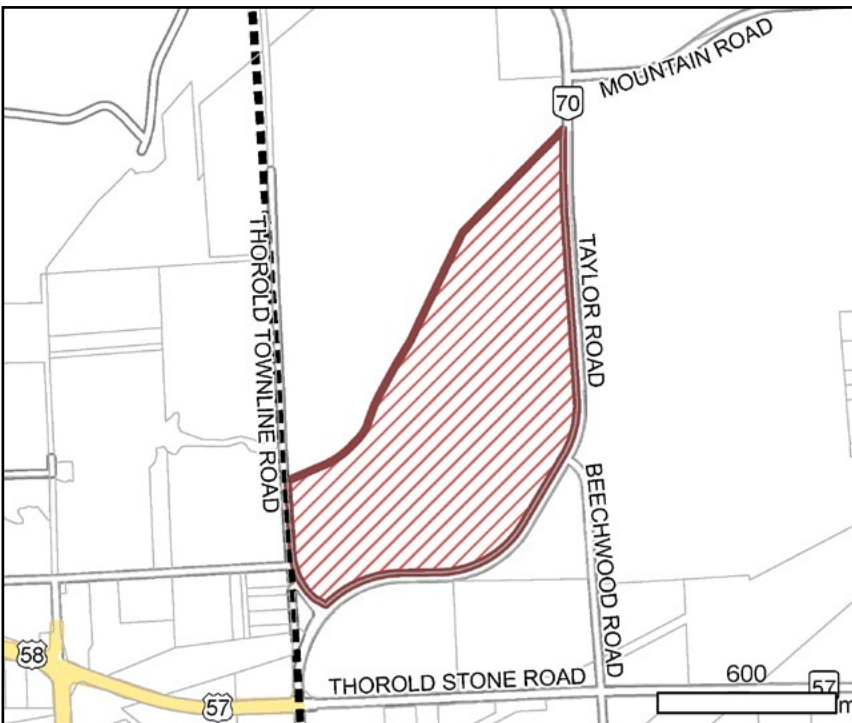
Lands located south of Mountain Road and west of the Trans Canada Pipeline in the City of Niagara Falls, shall be rehabilitated in a progressive and sequential manner for agricultural use following licensing and extraction. Any rehabilitation for uses other than agriculture shall require an Amendment to this Plan. (The reference to Mountain Road refers to the road alignment as it existed prior to the fall of 2001).



**Policy 8.5.2**

### 8.5.3

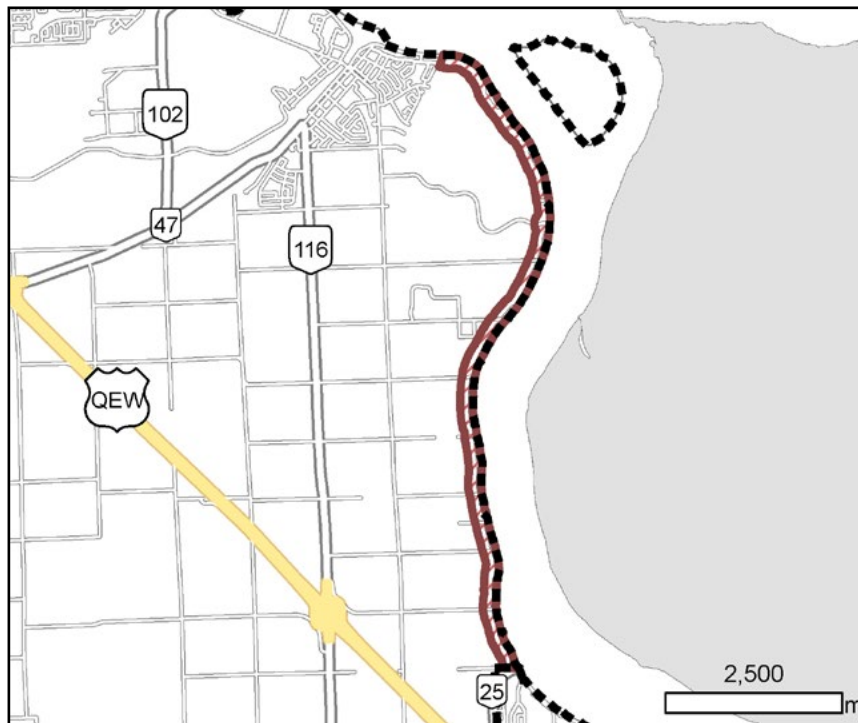
Notwithstanding the provisions of Section 4.1 “The Agricultural System” and above Policy 8.5.2, a landfill and ancillary facilities for the disposal of non-hazardous solid waste is permitted in accordance with approvals under the Environmental Assessment Act, 1990 and Environmental Protection Act, 1990, 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 8.5.3**

## 8.5.4

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 8.5.4

### 8.5.5

Notwithstanding other policies in this Plan, a Cemetery is permitted on a two 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).

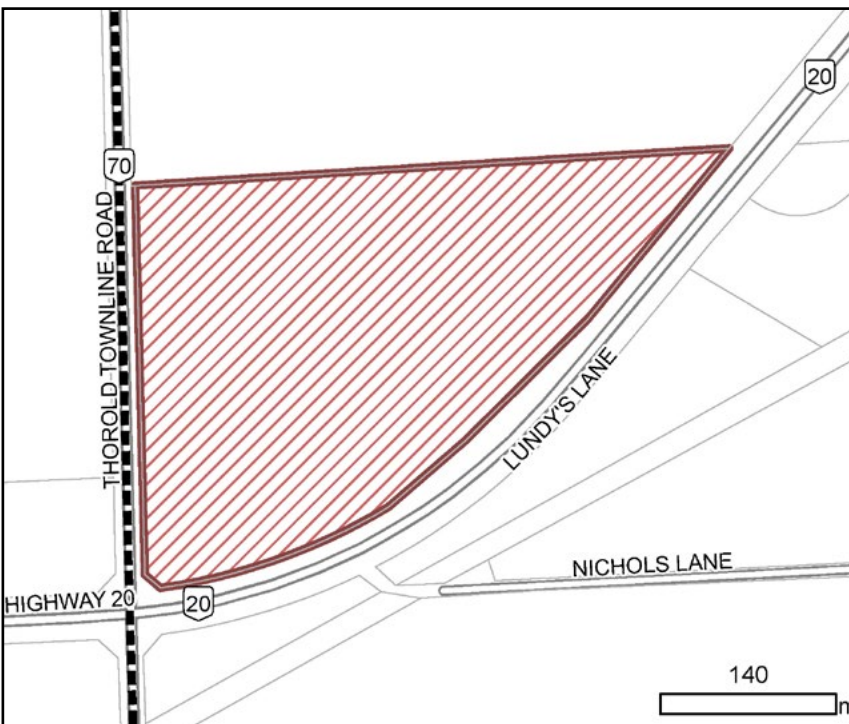


**Policy 8.5.5**



### 8.5.6

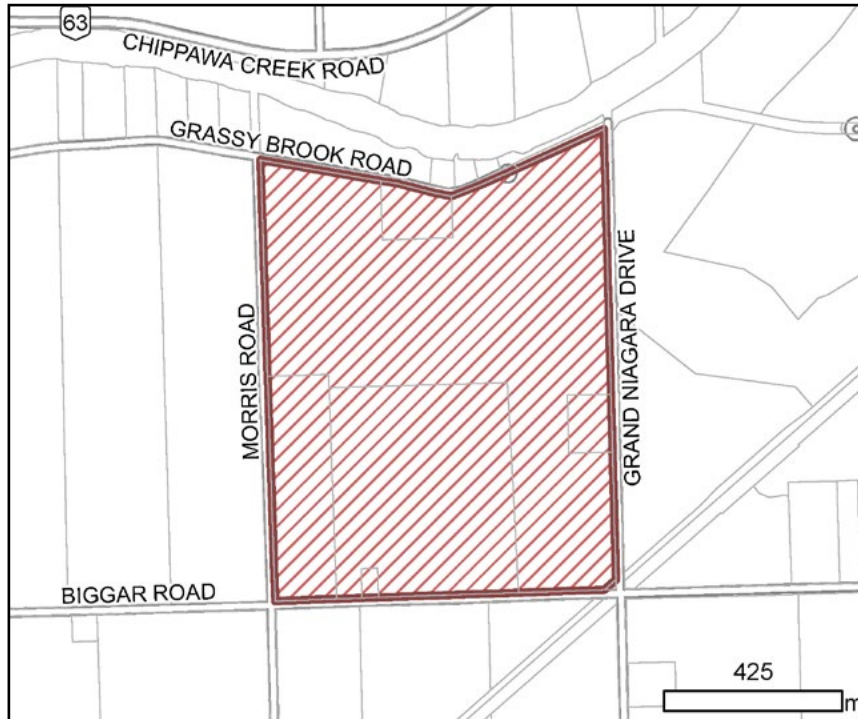
Notwithstanding other policies and provisions in this Plan to the contrary, a recreation/meeting hall and kitchen facility with a maximum total size of 3,100 square feet is permitted on a site of about 10 hectares (25 acres) located on the northeast corner of Lundy's Lane and Townline Road in the City of Niagara Falls. Any buildings must be located to the west of the Province's designated right-of-way for the Highway 20 Bypass 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 Region's Public Works Department and to the Province 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 Region's Public Health Department, then the number of persons can be increased to the capacity of the expanded system.



**Policy 8.5.6**

### 8.5.7

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.



## 8.5.8

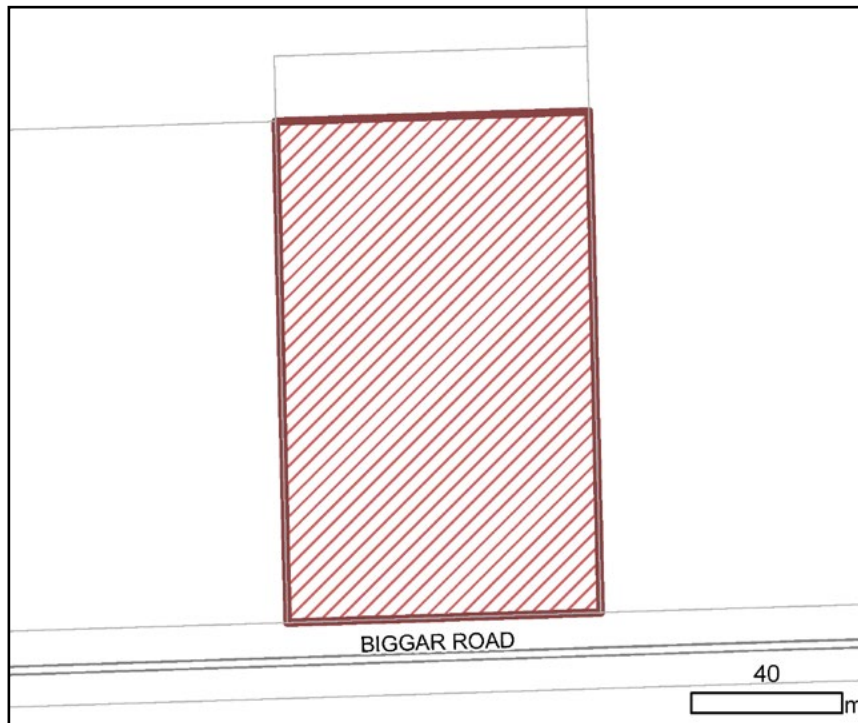
Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this Plan, a golf course is permitted on a site located on a 22 hectare (54.4 acre) parcel located west of Morris Road, south of Grassy Brook Road and north of Biggar Road in the City of Niagara Falls. No portion of the 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 8.5.8**

### 8.5.9

Notwithstanding the land use provisions of Section 4.1 “The Agricultural System” policies in this Plan, a contractor’s shop and yard with ancillary offices in a “Prime 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.

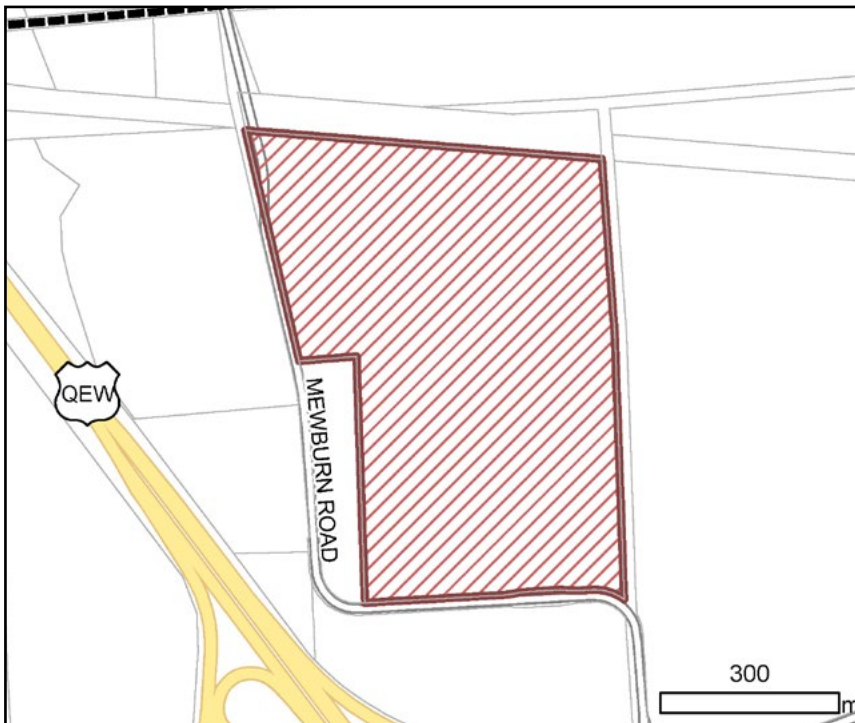


**Policy 8.5.9**



### 8.5.10

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this 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.

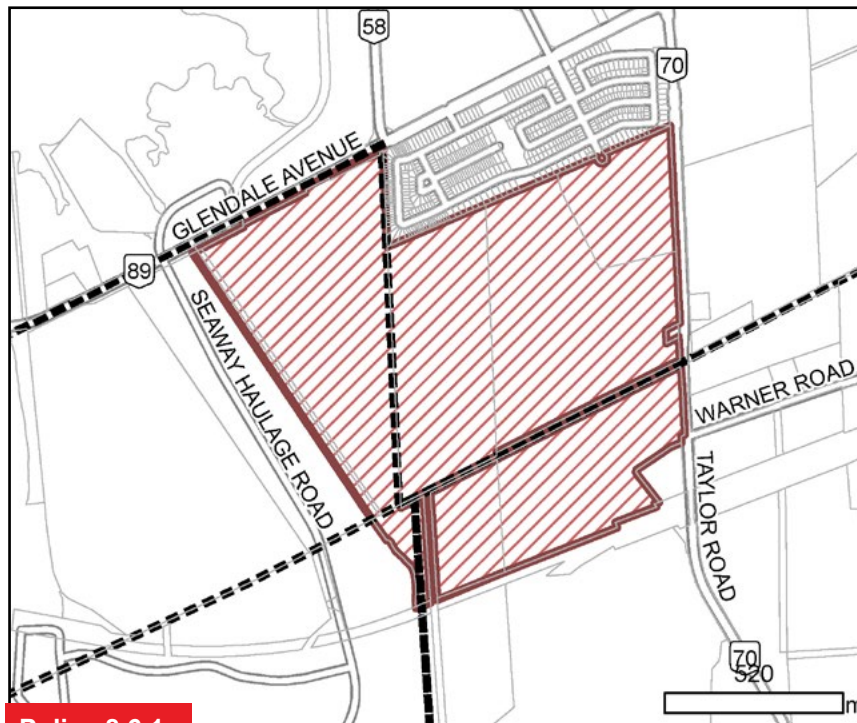


**Policy 8.5.10**

## 8.6 Site Specific Policies for Niagara-on-the-Lake

### 8.6.1

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 8.6.1

## 8.6.2

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 8.6.2

### 8.6.3

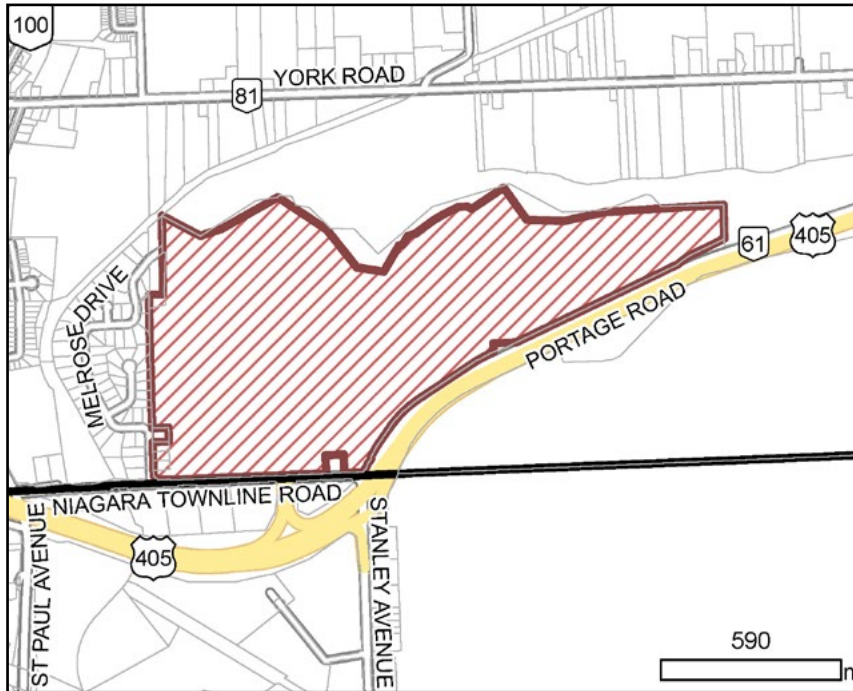
Notwithstanding other policies in this Plan, a municipal fire station is permitted on a site consisting of approximately 0.6 hectares (1.4 acres) and located on the north side of R.R. 55 (Niagara Stone Road), west of Concession 6 Road and north of Line 3 Road in the Town of Niagara-on-the-Lake. Furthermore,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



**Policy 8.6.3**

#### 8.6.4

Notwithstanding the policies and provisions of Chapter 2 “Growing Region” and Section 4.1 “The Agricultural System” in the Niagara Official Plan, the policies of Section 4.3 “Mineral Aggregate 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 Province is satisfied that the quarry rehabilitation and decommissioning (Record of Site Condition) are completed and the quarry license and Province’s Certificates of Approval are surrendered.



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 *municipal comprehensive review*. Prior to any further planning approval for lands situated on the quarry floor in the *urban area*, the applicant is required to enter into a servicing agreement with the 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. Development within or outside the urban *settlement area* boundary will be subject to the policies and provisions of this Plan and the preparation and approval of a Master Servicing Plan, a revised Traffic Impact Study, a Phasing Plan, a revised *Environmental Impact Study*. After the above servicing requirements are completed to the satisfaction of the Region, the *redevelopment* of the former Queenston Quarry property will be permitted within and outside the urban *settlement area* boundary for the following uses:

- a. residential, a hotel with associated secondary uses, and wine storage caves, within the urban *settlement area* boundary on the Queenston Quarry site not exceeding 12.14 hectares; and



- b. outside the urban *settlement area* boundary, the permitted uses by this policy, being a vineyard, winery, golf course, clubhouse, and agriculture will be consistent with NEP Escarpment Recreation Area objectives.

In accordance with Section 22(2.2) of the Planning Act, an application to amend this Plan related to servicing and escarpment recreation uses outside the urban boundary is allowed to be submitted before the second anniversary of the first day that this Plan came into effect.

### 8.6.5

The area identified on the associated map is designated as *Employment Area* within Glendale Momentum District Employment Area. Through the Glendale Secondary Plan update, technical studies may support adjusting the types of uses permitted or adjusting the boundary of Glendale Momentum District Employment Area for the identified area provided there is sufficient justification to support modification to the Region's satisfaction.

Notwithstanding the other policies of this Plan, the Region may reflect any adjustment without amendment to this Plan following the approval of the Secondary Plan.



Policy 8.6.5

### 8.6.6

Notwithstanding the provisions of Section 5.2 of this 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 square feet.

### 8.6.7

Notwithstanding Niagara Official Plan Policy 5.2.3.3, a new private sanitary connection is permitted to serve the proposed winery located at property known as Lots 43 and 44 and Part of Lots 46 and 47, Plan M-11 in the Town of Niagara- on-the-Lake.

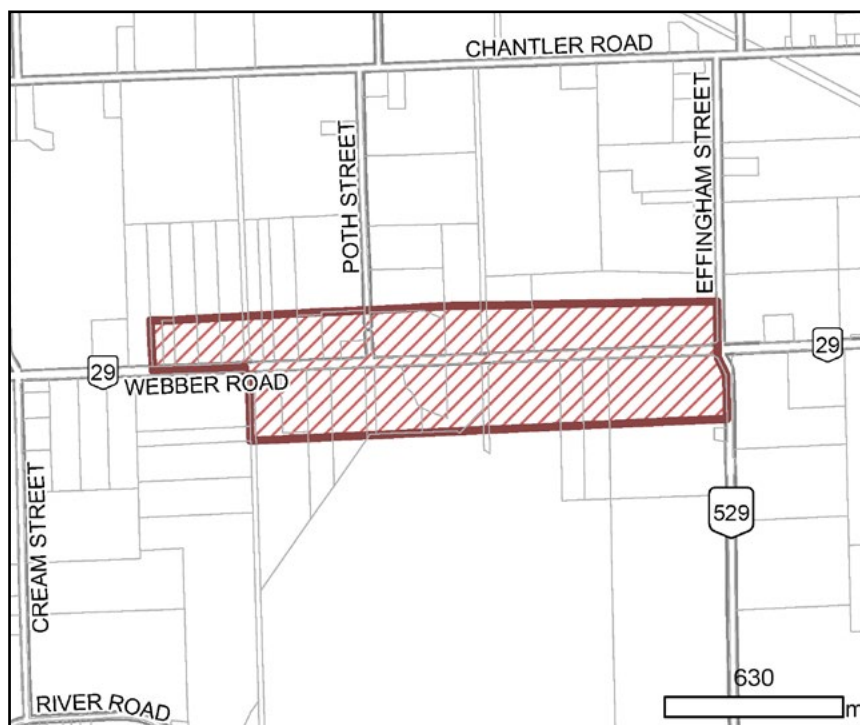


Policy 8.6.7

## 8.7 Site Specific Policies for Pelham

### 8.7.1

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.

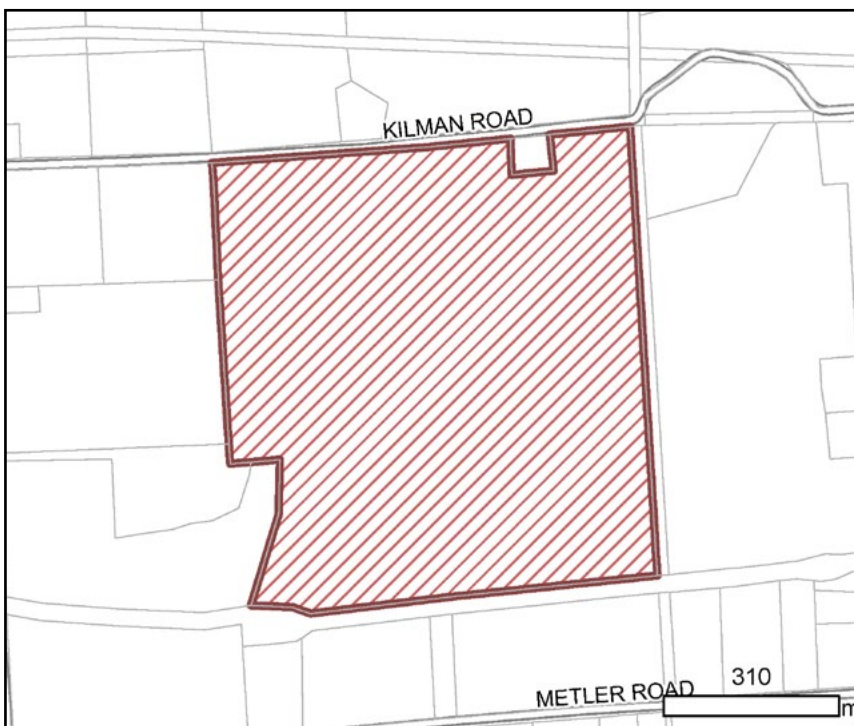


**Policy 8.7.1**

## 8.7.2

Other policies in this Plan notwithstanding, a day camp use including a picnic pavilion, washroom facility, and playing fields involving approximately two 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 building and structure are limited to picnic pavilion and a 4500 litre/day washroom facility;
- c. uses on the site, excluding the approximately two 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 8.7.2

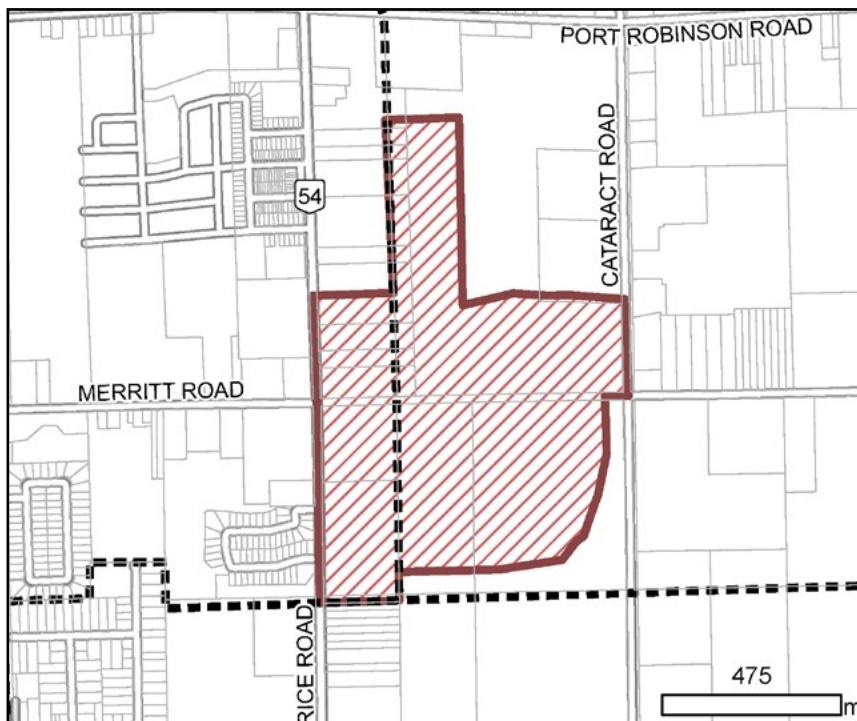
### 8.7.3

The area identified on the associated map, shall require a coordinated planning approach between the Region, City of Thorold and Town of Pelham. This approach will consider and complement the existing East Fonthill Secondary Plan and the Port Robinson West Secondary Plan to ensure the area is planned comprehensively from an urban development, servicing, and *subwatershed planning* perspective.

The Region will coordinate with the Local Area Municipalities to identify and scope all required studies which consider the study area and adjacent lands as a whole regardless of municipal boundaries. At a minimum, environmental features, *infrastructure* and transportation requirements will be reviewed. Other studies will be determined as required through future coordination. During the identification and scoping of studies cost sharing arrangements may be determined. The City of Welland should participate in the coordination of planning for the area by contributing information for necessary studies.

Lands within the study area shall be zoned with a holding symbol to limit *development* until such time as the above studies are completed and the Secondary Plan approved.

The City of Thorold and Town of Pelham shall reflect the intent of this policy in their Official Plans.



Policy 8.7.3



#### 8.7.4

Notwithstanding the provisions of Section 5.2.3, 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.

#### 8.7.5

The following waterlines have been reviewed in accordance with Section 5.2.3 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; and
- 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.

## 8.8 Site Specific Policies for Port Colborne

### 8.8.1

The following waterline has been reviewed in accordance with Section 5.2.3 and is deemed to comply with these policies:

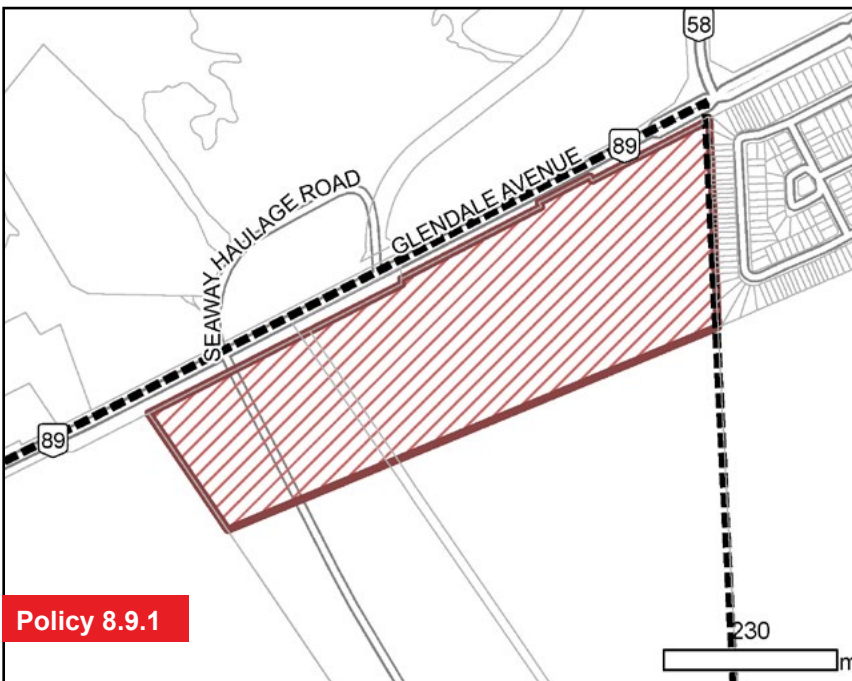
- a. a 200 millimetre (8 inch) waterline extending 3.7 kilometres from highway 140 easterly along Second Concession Road to a point east of Miller Road to Serve Port Colborne Poultry.

## 8.9 Site Specific Policies for St. Catharines

### 8.9.1

Notwithstanding the other policies of this Plan, the lands shown on the associated map are regulated under the Niagara Escarpment Planning and Development Act and subject to a decision on deferral UA-04 from the Ministry of Natural Resources and Forestry (MNRF). Should the MNRF issue a decision to re-designate the subject lands in the Niagara Escarpment Plan from Escarpment Protection Area to Urban Area, the *urban area* boundary for the City of St. Catharines may be expanded and shown as *Designated Greenfield Area* and District Plan Area on Schedule B, and *Urban Area* on the remaining schedules where applicable, without amendment to this Plan.

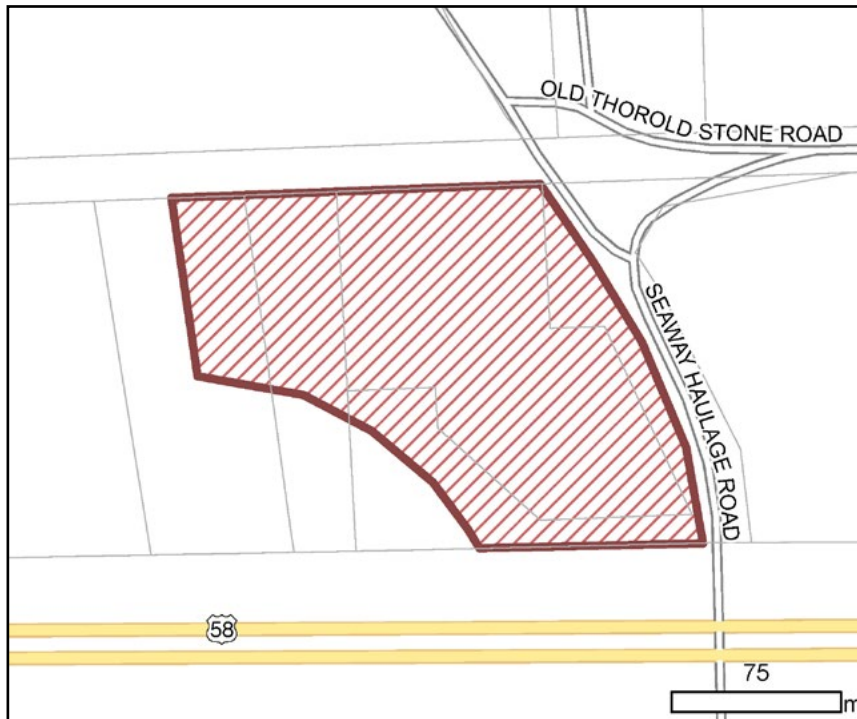
The land use development shall follow the direction of the Glendale District Plan.



## 8.10 Site Specific Policies for Thorold

### 8.10.1

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 8.10.1**

## 8.10.2

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 8.10.2**



### 8.10.3

Notwithstanding the provisions of Section 4.1 “The Agricultural System” of this Plan, cemetery and accessory uses, including a reception centre facility, are permitted in addition to the uses allowed under Section 4.1 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).



**Policy 8.10.3**

## 8.10.4

The area identified on the associated map is designated as *Employment Area* within the Brock Innovation District Employment Area. Notwithstanding the coming in to force of this Plan and in accordance with Section 4.2.1 of this Plan, Policy B1.10.5.3 in the Brock Business Park Area Secondary Plan continues to apply to the area identified.

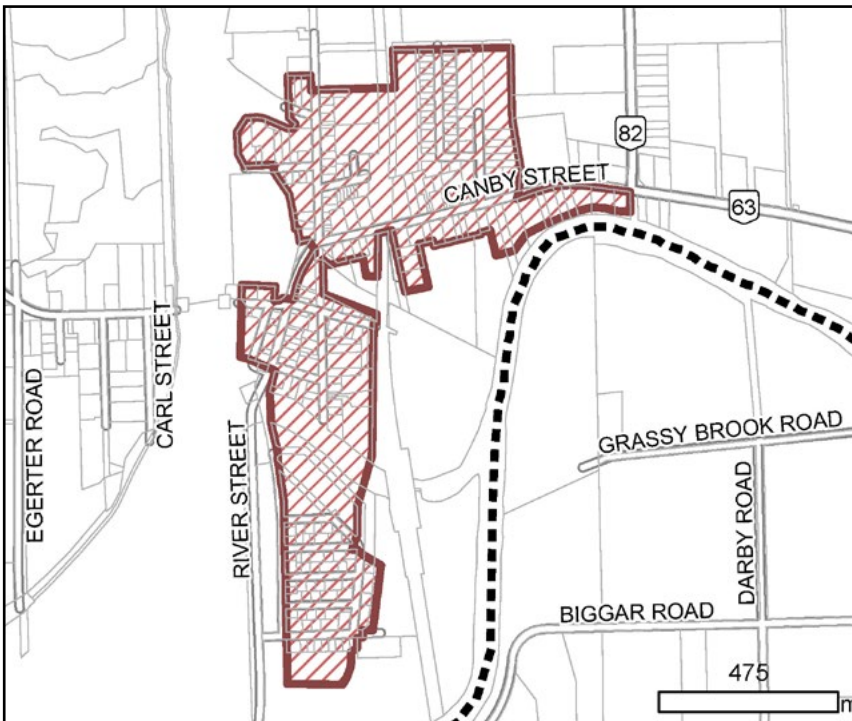
Notwithstanding the other policies of this Plan for the identified area only, the Region may adjust the types of uses permitted or adjust the Brock Innovation District Employment Area boundary, without amendment to this Plan, following the submission of sufficient justification to the Region's satisfaction.



**Policy 8.10.4**

### 8.10.5

The land use and policy direction in the City of Thorold Official Plan shall guide *development* in the Port Robinson East lands identified on the associated map.



**Policy 8.10.5**

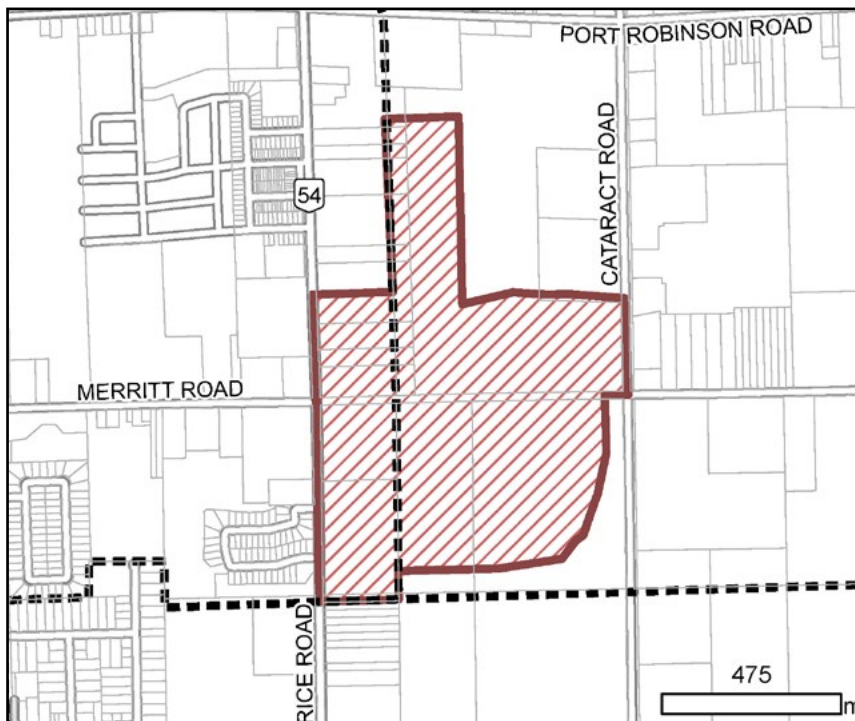
## 8.10.6

The area identified on the associated map, shall require a coordinated planning approach between the Region, City of Thorold and Town of Pelham. This approach will consider and complement the existing East Fonthill Secondary Plan and the Port Robinson West Secondary Plan to ensure the area is planned comprehensively from an urban development, servicing, and *subwatershed planning* perspective.

The Region will coordinate with the Local Area Municipalities to identify and scope all required studies which consider the study area and adjacent lands as a whole regardless of municipal boundaries. At a minimum, environmental features, *infrastructure* and transportation requirements will be reviewed. Other studies will be determined as required through future coordination. During the identification and scoping of studies cost sharing arrangements may be determined. The City of Welland should participate in the coordination of planning for the area by contributing information for necessary studies.

Lands within the study area shall be zoned with a holding symbol to limit *development* until such time as the above studies are completed and the Secondary Plan approved.

The City of Thorold and Town of Pelham shall reflect the intent of this policy in their Official Plans.



**Policy 8.10.6**

### **8.10.7**

Notwithstanding the other policies of this Plan, the extension of sanitary services is permitted to the City of Thorold Public Works Yard located at 1543 Beaverdams Road.



## 8.11 Site Specific Policies for Wainfleet

### 8.11.1

Notwithstanding the provisions contained in Section 4.3 “Mineral Aggregate 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 this 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 Province 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 Aggregates Quarry 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 Aggregates Quarry 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 Province that the license should be amended to allow for extraction in Phase 2A.



Policy 8.11.1

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.

### 8.11.2

The area identified on the associated map has been added to the Chambers Corners *rural settlement* to accommodate forecasted rural employment growth. This area shall be designated in the Township of Wainfleet's Official Plan for rural *employment land* uses.



Policy 8.11.2

## 8.12 Site Specific Policies for Welland

### 8.12.1

Notwithstanding other policies of this Plan, the following applies to the lands generally located on the north side of Forks Road, east of Highway 58 in the City of Welland:

The lands north of Forks Road, immediately east of Highway 58, shall be designated in this Plan as *prime agricultural area*. No permissions other than those provided in Section 4.1 “The Agricultural System” of this Plan are permitted for these lands.

The lands north of Forks Road, east of the above-referenced *prime agricultural area*, shall be designated in this Plan as *rural area*.

For the lands designated *rural area*, *development* may be permitted on approximately 13.24 hectares (32.72 acres) by way of a plan of condominium to create a maximum of eight lots for single detached residential use on individual private water and sewage systems.

Prior to approval of the Plan of Condominium, the applicant shall submit supporting studies. The required studies will be determined at the pre-consultation meeting pursuant to the policies of this Plan.



Policy 8.12.1

## 8.13 Site Specific Policies for West Lincoln

### 8.13.1

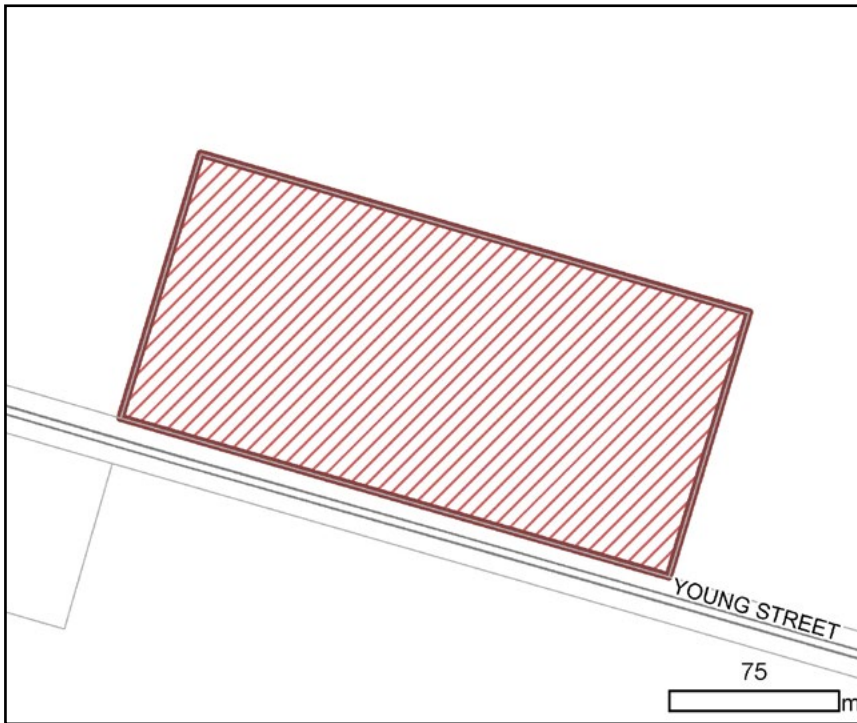
Notwithstanding the provisions of Section 4.1 “The Agricultural System” in this Plan, a church with a rectory is permitted on a site located east of Boyle Road and north of Canboro Road, in the Township of West Lincoln. Only those portions of the overall property required for the church, parking, stormwater 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 8.13.1**

### 8.13.2

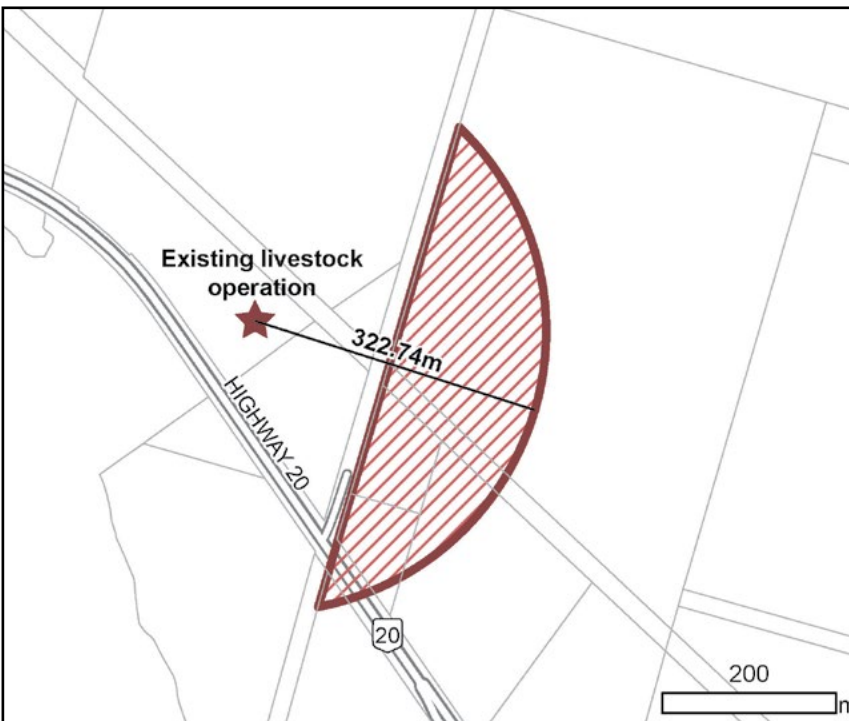
Notwithstanding the land use provisions of Section 4.1 “The Agricultural System” in this Plan, an agriculturally-related manufacturing operation, with an expansion of approximately 1,800 square metres to an existing 4,645 square metre industrial operation in a “Prime Agricultural Area” is permitted on a three 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 and 14 in Gore A.



**Policy 8.13.2**

### 8.13.3

The land uses permitted within the special policy area shown below will be limited to roads, trails/multi-use pathways, public *utilities* and other linear *infrastructure*, stormwater management, natural heritage features and public open space excluding *sensitive land uses* except for existing residences and any accessory uses thereto. Urban community uses may be considered in accordance with the local Official Plan at such time that the livestock barns at 6817 Highway 20 are removed or if it is demonstrated through future MDS analysis that a reduced MDS *setback* is justified based on changes to the livestock operation and/or intervening land uses. Furthermore, the existing livestock operation is exempt from MDS II requirements for changes in livestock type.

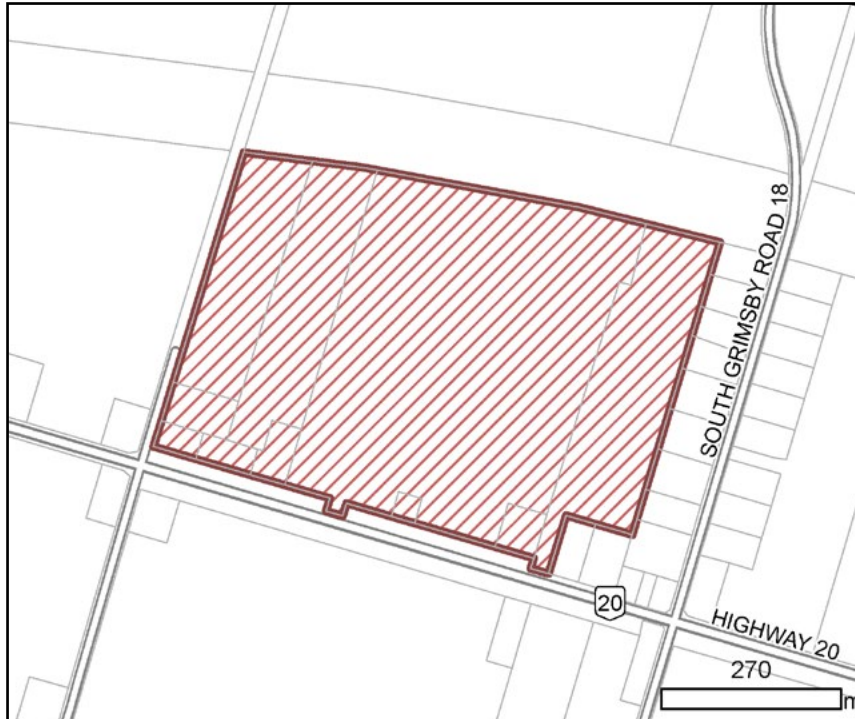


Policy 8.13.3



### 8.13.4

The area identified on the associated map has been added to the Fulton *rural settlement* to accommodate forecasted rural employment growth. This area shall be designated in the Township of West Lincoln's Official Plan for rural *employment land* uses.



**Policy 8.13.4**