

AMENDMENT NO. 8-2013
TO THE OFFICIAL PLAN
FOR THE NIAGARA PLANNING AREA

PART "A" - THE PREAMBLE

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies, and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

PART "B" - THE AMENDMENT

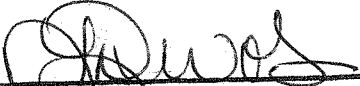
The Amendment describes the additions and/or modifications to the Official Plan for the Niagara Planning Area, which constitute Official Plan Amendment No. 8-2013.

- Text Changes

PART "C" - THE APPENDICES

The Appendices provide information, public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

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DEPUTY REGIONAL CLERK
REGIONAL MUNICIPALITY OF NIAGARA

PART "A" – THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 26 of the Planning Act, 1990, shall be known as Amendment 8-2013 to the Official Plan of the Niagara Planning Area. Part "A" – The Preamble, contains background information and does not constitute part of this Amendment. Part "B" – The Amendment, consisting of map and text changes, constitutes Amendment 8-2013 to the Official Plan of the Niagara Planning Area. Part "C" – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this amendment is to:

- a) To establish a development phasing strategy for the Region building on the growth management policy framework established through Regional Policy Plan Amendment 2-2009;
- b) To complete the conformity exercise with the Province's *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2014) which was initiated with Regional Policy Plan Amendment 2-2009; and,
- c) To establish a development phasing strategy which ensures a consistent approach across the Region to managing growth, while recognizing differing development conditions across the Region.

LOCATION OF THE AMENDMENT:

This amendment applies to the entire Niagara Planning Area.

BACKGROUND:

Amendment 2-2009 to the Official Plan for the Niagara Planning Area implemented the *Growth Plan for the Greater Golden Horseshoe* through an amendment to the Official Plan for the Niagara Planning Area. In particular, it updated the Region's Policy Plan to align existing policies with the Province's *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2014); implemented strategic directions of Niagara's Growth Management Strategy (Niagara 2031); and established a new urban vision for the long term growth and development of Niagara. Arising from that amendment a requirement was identified to establish a development phasing strategy for the Region in the Official Plan to complete the conformity exercise with the *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2014). The phasing strategy is an implementation tool to assist in the management of anticipated growth in Designated Greenfield Areas and in Built-Up Areas to plan appropriately for orderly and efficient urban development in a manner which recognizes differing development opportunities across the Region, supports policy goals for sustainable and complete communities, and maximizes Regional and local servicing and infrastructure capacity and investment. The development phasing strategy will integrate with, and help to complete, the policy framework for managing growth and development in Niagara Region.

BASIS FOR THE AMENDMENT:

1. This Amendment implements and conforms to the *Growth Plan for the Greater Golden Horseshoe* (2006) and other Provincial Plans with respect to development phasing across the Region. The Amendment is consistent with the *Provincial Policy Statement* (2014).
2. The Amendment is consistent with Niagara's Growth Management Strategy (Niagara 2031), Niagara's Development Phasing Strategy (2013), and Regional Policy Plan Amendment 2-2009.
3. The Amendment will provide for the addition of new policies which incorporate a development phasing strategy in the Official Plan for the Niagara Planning Area.
4. The Amendment is divided into sections, which constitute the Amendment:
 - a) Part I: Addition of new policies to the Implementation section of the Plan
 - b) Part II: Alterations to Amendment 2-2009
6. The Amendment was the subject of a Public Open House and a Public Meeting held under the Planning Act on November 7, 2013 and December 4, 2013 respectively. Public and agency comments were addressed as part of the preparation of this Amendment.
7. Based on the Region's review of the Planning Act, *Growth Plan for the Greater Golden Horseshoe* (2006), other Provincial Plans, the *Provincial Policy Statement* (2014), the Regional Policy Plan, public consultation, and agency consultation, Regional staff is of the opinion that the Amendment is consistent with, and conforms to, Provincial and Regional policies and plans and, therefore, represents good planning.

IMPLEMENTATION:

The Implementation Section of the Official Plan for the Niagara Planning Area shall apply where applicable.

PART "B" - THE AMENDMENT

Amendment 8-2013 To the Official Plan for the Niagara Planning Area

Text Changes:

The Official Plan for the Niagara Planning Area is amended as follows:

Part I: Addition of New Policies to Subsection 14.I Regional Phasing Strategy

1. The following text is inserted:

"14.I.1 Phasing Strategy Objective

Objective 14.I.1.1 The Regional phasing strategy, and the phasing strategies for each local municipality, are implementation tools, the objective of which is to assist in the management of growth in Urban Areas, including Designated Greenfield Areas and Built-Up Areas, to appropriately plan for orderly and efficient urban development in a manner which:

- a) recognizes differing development opportunities across the Region;
- b) supports policy goals for sustainable and complete communities;
- c) maximizes existing and planned Regional and local servicing and infrastructure capacity and investment; and,
- d) places high priority on ensuring ample opportunities for development of serviced (i.e. shovel ready) employment land.

The development phasing strategy integrates and assists with the completion of the policy framework for managing growth and development in Niagara Region in this Plan.

14.I.2 Regional Role

Policy 14.I.2.1 In addition to the direction provided in the growth management policies of this Plan, the Region shall:

- a) maintain a Regional land budget of Greenfield and Built-up Area lands that reflect input annually from the local municipalities, and report to Regional Council and to the local municipalities on the status of the land budget annually including achievement of the growth targets and the phasing of development, as well as Greenfield Areas which may not be required to accommodate the housing targets in the table below;

- b) require local municipalities to prepare phasing strategies for growth within the boundaries of Urban Areas in order to plan appropriately for orderly and efficient urban development in a manner which:
- a. coordinates with the policy directions of this Plan with respect to growth management and reflects the following housing unit targets for Intensification and Greenfield Areas;

Designated Greenfield Area and Intensification Housing Unit Growth by Local Municipality, 2011-2031, Niagara Region Under <i>Growth Plan</i> Schedule 3(A)			
Municipality	Total Housing Unit Growth 2011-2031 ¹	Designated Greenfield Area Units ²	Intensification Units ²
Grimsby	1,900	390	1,550
Lincoln	2,200	1,340	890
West Lincoln	900	770	140
Niagara Falls	6,900	4,150	2,770
St. Catharines	5,600	280	5,300
Niagara-on-the-Lake	1,900	1,650	290
Pelham	1,900	1,600	280
Port Colborne	1,100	960	170
Thorold	2,300	1,920	340
Wainfleet	600	560	-
Welland	4,600	2,750	1,840
Fort Erie	3,100	2,610	460
Niagara Region	33,000	18,970	14,030

- ii. aligns with Regional water, wastewater and transportation master plans and related capital plans and economic development plans and other Regional plans and studies;
- iii. prioritizes the protection and development of designated employment lands including consideration of all available tools to encourage investment, with particular priority being given to Gateway Economic Zone and Centre employment lands identified in local Community Improvement Plans;
- iv. prioritizes the development of designated nodes and corridors including consideration of all available tools to encourage their development; and,

¹ Total units rounded to the nearest 100 and may not represent an exact sum of Greenfield and Intensification units.

² Designated Greenfield and Intensification units rounded to the nearest 10.

- v. forms part of the local official plan.
- c) work with and support local municipalities in the preparation of phasing strategies to guide growth as appropriate, including the preparation of sequencing illustrations which may be added to local plans for information purposes in collaboration with the local municipalities and housing unit allocation strategies;
- d) give consideration to the suitability of any Greenfield Areas which may not be required to meet the housing targets identified in the table above, as part of a Regional comprehensive review;
- e) require local municipalities to prepare secondary plans for significant Greenfield Areas which shall generally be of a size that allows for the creation of a complete community (areas generally in the order of 25 hectares or greater in size), and implements the local Phasing Strategy; and,
- f) work with local municipalities to develop intensification strategies and, where appropriate, secondary plans for areas within the Built Boundary to assist in the achievement of the local intensification target.

14.I.3 Local Municipal Role

Policy 14.I.3.1 Local municipalities shall:

- a) prepare phasing strategies in conformity with the policies of this Plan including Section 14.I.2 and such strategies will be incorporated in the local official plan, and reflected in secondary plans where appropriate, and through development approvals;
- b) prepare secondary plans for significant Greenfield Areas which shall generally be of a size that allows for the creation of a complete community (areas generally in the order of 25 hectares or greater in size) and identify in secondary plans priority development areas possibly including mixed use areas, employment areas, and major community facilities such as hospitals, universities and colleges, transportation hubs, and cultural and recreational facilities;
- c) monitor and report to the local Council and the Region annually based on available data and information with respect to land supply: sequencing of greenfield development, progress toward the achievement of local intensification targets, population, housing, housing unit allocation, Greenfield Areas which may not be required to accommodate the housing targets in the table above, employment and other trends that may be required to update the Regional land budget;
- d) undertake the preparation of intensification strategies, and, where appropriate, secondary plans for areas within the Built Boundary demonstrating intensification potential for the phasing of development and planning of complete communities. Such secondary plans may also incorporate Greenfield Areas if coordination of development with such areas is determined by the local municipality to be appropriate; and,
- e) give consideration to the suitability of any Greenfield Areas which may not be required to meet the housing targets identified in the table above, as part of a municipal comprehensive review.”

Part II – Alterations to Amendment 2-2009

1. Policy 4.6.1 is amended by deleting the following words in subsection 4.6.1: *“The Region shall adopt, by way of an amendment to this plan a region-wide phasing strategy to address growth for the 20 year planning horizon that will be aligned with approved water, waste-water and transportation master plans and related capital plans, and economic development plans”* to be replaced with the following:

“The Regional Phasing Strategy is outlined in Section 14.I of this Plan.”

PART "C" – THE APPENDICES