

REGIONAL OFFICIAL PLAN AMENDMENT NO. 1

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 Regional Official Plan Amendment No. 1.

- Map Changes (no changes)
- Text Change

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.

PART "A" - THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the *Planning Act*, 1990, shall be known as Amendment 1 to the Regional 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 text changes, constitutes Amendment 1 to the Regional 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 and do not form part of this Plan.

PURPOSE OF THE AMENDMENT:

The purpose of this amendment is to:

- a) Improve the organization and readability of the Plan
- b) Establish new Chapters in the Plan that align with the themes of Imagine Niagara
- c) Delete duplicate and/or non-applicable policies
- d) Correct minor spelling and grammatical errors

LOCATION OF THE AMENDMENT:

This amendment applies throughout the entire Niagara Planning Area.

BACKGROUND:

The Regional Plan was last consolidated in January 2010. Since then, several important policy amendments have been completed that outline and support the long term Growth Strategy for Niagara. Although the Policies are in effect, they have not been physically added to the Plan through Office Consolidation. Before the consolidation of the Plan can occur, there are several organization, formatting, and minor content changes that are required. This amendment will establish the new format and organizational structure of the Plan that is consistent with the themes of Imagine Niagara (5 year review of the Plan).

BASIS FOR THE AMENDMENT:

1. This Amendment is a required step in order to consolidate the Plan with recently approved amendments, including Amendment 2-2009 (Sustainable Communities Policies).
2. The Amendment will establish the new structure of the Plan (Chapter names and sequencing).
3. The Amendment is divided into sections, which constitute the Amendment:
 - a) Part I: New Plan Chapters
 - b) Part II: Renaming and renumbering of existing Sections
 - c) Part III: Remove out-of-date, and/or duplicate policies
 - d) Part IV: Minor Text Changes and Consistency of Terms

After the approval of this amendment, a series of additional technical changes will be made to the content of Plan through consolidation (renumbering of policies, consistency of terms, design and look of Plan, correcting spelling and grammatical errors, etc.). These modifications are permitted to be made during office consolidation without Council approval because they meet the definition of a technical change. (Please see [Regional Policy Plan Amendment 3-2012](#) for precise language and use)

4. The Amendment was the subject of a Public Meeting held under the *Planning Act* on April 23, 2014. Public and agency comments were addressed as part of the preparation of this Amendment.
5. Based on the Region's review of the *Planning Act*, the Provincial Policy Statement (2014), the Regional Official 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, represents good planning.

IMPLEMENTATION:

Section 14, Implementation of the Official Plan for the Niagara Planning Area, shall apply where applicable.

PART "B" – THE AMENDMENT

Amendment 1 To the Regional Official Plan for the Niagara Planning Area

Map Changes:

- i. There are no mapping changes as a part of this amendment.

Text Changes:

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

Part I: Creation of New Plan Chapters

1. The following Chapters are created within the Regional Official Plan
 - a. **Chapter 3 – Employment**
 - b. **Chapter 6 – Resources**
 - c. **Chapter 9 – Transportation***
 - d. **Chapter 15 – Definitions**

Note - As a part of the approval of Regional Policy Plan Amendment 2-2009, Section 8 (Public Utilities) and Section 9 (Transportation) were merged together as Section 8 – Infrastructure. A modification is being recommended to re-establish a standalone section for the Region's Transportation Policies.

Part II: Renaming and Renumbering of Existing Sections

1. "Section 1 - Physical and Economic Background" and "Section 2 - Planning Background" are merged together and renamed as "**Chapter 1 – Imagine Niagara**".
2. "Section 3 - Regional Strategy for Development and Conservation" and "Section 4 - Economic Development and Tourism" are merged together and renamed as "**Chapter 2 – Growing the Economy**".
3. "Section 5 – Sustainable Communities Policies" is renamed as "**Chapter 4 – Managing Growth**".
4. "Section 6 - Agriculture and Rural Areas" is renamed as "**Chapter 5 – Rural and Agriculture**".
5. "Section 7 - Natural Resources and Environmental Areas" is renamed as "**Chapter 7 – Natural Environment**".
6. "Section 10 – Creative Niagara" is renamed as "**Chapter 10 – Creative Niagara**".
7. "Section 11 – Finance" is renamed as "**Chapter 11 – Housing and Community Services**".
8. "Section 13 – Site Specific Policies" is renamed "**Chapter 13 – Site Specific Policies**".

Note - The policies within the Regional Official Plan will be organized thematically and renumbered through consolidation. Consolidation will occur immediately after the appeal period for this amendment expires. The location and numbering of Official Plan policies will be discussed concurrently during the processing of this amendment.

Part III: Remove Out-of-Date, and/or Duplicate Policies

1. The following Objectives and Policies are deleted from the Plan:

- a. Regional Policy Plan (2010 Consolidation)
 - i. Policy 11.1

- b. Regional Policy Plan Amendment 2-2009
 - i. Section 8.1 General
 - ii. Section 8.2 Objectives for the Niagara Economic Gateway
 - iii. Section 8.3 Gateway Economic Zone
 - iv. Section 8.4 Gateway Economic Centre

***Note* - Policy 11.1 is out of date and does not reflect current budgetary procedures.**

***Note* - Policies are duplicates of those that were added through the Gateway Amendment (RPPA 1-2012).**

2. The following definitions are deleted from the Plan:

- a. Agricultural Use (2010 Consolidation)
- b. Carbon Sink
- c. Pesticide
- d. Prime Agricultural Area (Amendment 2-2009)

3. The following contextual content is deleted:

- a. History of Plan Preparation, Adoption and Approval
- b. Introduction
- c. The Preamble of Section 11 – Finance
- d. Appendix C – Community Services and Facilities

Part IV: Minor text changes and consistency of terms

1. The preamble of the Definitions Section is modified by deleting the word “is” and replacing it with the words “**may be**”.

PART "C" - THE APPENDICES