

REGION OFFICIAL PLAN AMENDMENT NO. 3

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. 3.

- Map Changes
- Text Changes (no 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.

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 3 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 of map and text changes, constitutes Amendment 3 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.

PURPOSE OF THE AMENDMENT:

The purpose of this amendment is to modify the mapping on various Schedules to the Regional Official Plan to reflect boundary adjustments to the Urban Area of Smithville and the Hamlet of Wellandport, both located within the Township of West Lincoln. This amendment will ensure that the Regional Official Plan aligns with, and supports, the Township's Official Plan.

LOCATION OF THE AMENDMENT:

This amendment applies to the Urban Area of Smithville and the Hamlet of Wellandport, both located in the Township of West Lincoln.

BACKGROUND:

Regional Policy Plan Amendment 2-2009 (RPPA 2-2009) was undertaken to establish a new urban vision for the long-term growth and development of Niagara, implement the strategic directions of Niagara's Growth Management Strategy and align policies within the Regional Official Plan with policies of the Province's Places to Grow Plan (2006) and the Provincial Policy Statement (2005). In May 2009, RPPA 2-2009 was adopted by Regional Council. Although Council adopted the Amendment, several appeals to the Amendment were filed. The Township of West Lincoln was one of the appellants. Since the appeal, the Region and the Township have had on-going discussions to seek a resolution to the appeal. On July 27, 2012, a settlement on the matter was reached. As a part of the settlement, it was agreed that the Township of West Lincoln, with support from the Region, may adjust the urban boundary of Smithville to permit the inclusion of approximately 60 net hectares of land via a land swap/exchange with existing settlement areas. Through this swap, lands that are likely to be undeveloped or underdeveloped will be de-designated from an urban status to a Rural land use designation to allow for the designation of an equal area of new land into Smithville to accommodate future residential and employment growth.

BASIS FOR THE AMENDMENT:

1. Regional Council in Report ICP 115-2013, Recommendation 1 partially approved Township of West Lincoln Official Plan Amendment 15 subject to the modifications and deferrals contained in Appendix I. Regional Council in Report PDS XX-2014, Recommendation X approved the balance of the Township of West Lincoln Official Plan Amendment 15 subject to the modifications contained in Appendix X. Staff are undertaking this amendment in order to lift and modify the earlier imposed mapping deferrals.
2. Regional Council, through Report ICP 12-2014, approved Hamlet boundaries for the entire Planning Area of the Region of Niagara, except for the portion of the Wellandport Hamlet located within the Township West Lincoln, which was noted as a deferred area at that time. Staff are undertaking this amendment in order to lift and modify this earlier imposed mapping deferral.
3. Regional Council in Report PDS XX-2014, Recommendation X approved Township of West Lincoln Official Plan Amendment 37. This Amendment provides mapping changes related to the deferral in OPA 15 as well as additional mapping changes reflecting a modification to the Urban Area Boundary for Smithville. Regional Official Plan Amendment 3 ensures alignment with the Smithville Urban Area Boundary and Wellandport Hamlet boundary mapping within Township of West Lincoln Official Plan.
4. This Amendment implements the Minutes of Settlement reached between the Township of West Lincoln and the Region of Niagara on the Township's Appeal of Regional Policy Plan Amendment 2-2009 (RPPA 2-2009).
5. The lands selected for the swap/exchange were chosen through a collaborative process between the Township and the Region and is based on good planning rationale that considers the need to accommodate for both residential and employment growth.
6. The Amendment to the Regional Official Plan includes map changes to the following Schedules to the Official Plan for the Niagara Planning Area:
 - i. Schedule A- Regional Structure
 - ii. Schedule B- Agricultural Land Base
 - iii. All other related schedules
7. The Amendment is consistent with the Provincial Policy Statement (2005), the Places to Grow Growth Plan for the Greater Golden Horseshoe (2006), and Niagara's Growth Management Strategy (Niagara 2031).
8. The Amendment was subject to a Public Meeting on (INSERT DATE HERE) held under the *Planning Act*. Public and agency comments were addressed as part of the preparation of this Amendment.

9. Based on the Region's review of the *Planning Act*, the Provincial Policy Statement (2005), the Places to Grow Growth Plan for the Greater Golden Horseshoe (2006), the Regional Official Plan, Provincial Plans, 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:

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

DRAFT

PART "B" – THE AMENDMENT

Amendment 3 To the Regional Official Plan for the Niagara Planning Area

Map Changes:

The Regional Official Plan for the Niagara Planning Area is amended by modifying the Region's Urban Area Boundary for Smithville and the Region's Hamlet Boundary for the West Lincoln portion of the Wellandport Hamlet as Shown on Schedule A- Regional Structure and Schedule B- Agricultural Land Base.

Other schedules that show the Region's Urban Area Boundary for Smithville and/ or the Region's Hamlet Boundary for Wellandport within the Township of West Lincoln will also need to be modified to demonstrate the Amendment.

Text Changes:

There are no text changes as part of this amendment.

Schedule A- Smithville Urban Area Boundary

Niagara Region's Urban Area Boundary for Smithville as displayed on Schedule A- Regional Structure, Schedule B- Agricultural Land base, and any other associated schedules of the Regional Official Plan, is modified as outlined on Schedule A of this Amendment.

Schedule B- Wellandport Hamlet Boundary

Niagara Region's Hamlet Boundary for Wellandport as displayed on Schedule A- Regional Structure of the Regional Official Plan Schedule B- Agricultural Land base, and any other associated schedules of the Regional Official Plan, is modified as outlined on Schedule B of this Amendment.

PART "C" - THE APPENDICES

DRAFT



