



THE REGIONAL MUNICIPALITY OF NIAGARA
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
AGENDA

PEDC 3-2024

Wednesday, March 6, 2024

1:00 p.m.

Council Chamber - In Person and Electronic Meeting

Niagara Region Headquarters, Campbell West

1815 Sir Isaac Brock Way, Thorold, ON

To view live stream meeting proceedings, visit: niagararegion.ca/government/council

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>LAND ACKNOWLEDGEMENT STATEMENT</u>	
3. <u>DISCLOSURES OF PECUNIARY INTEREST</u>	
4. <u>PRESENTATIONS</u>	
4.1 <u>Economic Development Dynamics Implementation</u> Turab Haider, Senior Manager, BDO Lixar	3 - 8
5. <u>DELEGATIONS</u>	
6. <u>ITEMS FOR CONSIDERATION</u>	
7. <u>CONSENT ITEMS FOR INFORMATION</u>	
7.1 <u>PDS 6-2024</u> Development Applications Monitoring Report- 2023 Year End (and BE CIRCULATED to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce, and School Boards)	9 - 27

- 7.2 PDS 7-2024 28 - 36
Regional Archaeological Management Plan (and **BE CIRCULATED** to the Local Area Municipalities, Ministry of Citizenship and Multiculturalism, Ministry of Municipal Affairs and Housing, Niagara Parks Commission, and Niagara Escarpment Commission)
- 7.3 PDS-C 11-2024 37 - 45
Inventory of Current Regional Grant and Incentive Programs

8. OTHER BUSINESS

9. NEXT MEETING

The next meeting will be held on Wednesday, April 10, 2024, at 1:00 p.m. in the Council Chamber, Regional Headquarters.

10. ADJOURNMENT

If you require any accommodations for a disability in order to attend or participate in meetings or events, please contact the Accessibility Advisor at 905-980-6000 ext. 3252 (office), 289-929-8376 (cellphone) or accessibility@niagararegion.ca (email).

Dynamics Implementation

Planning and Economic Development Committee

March 6, 2024

Turab Haider, Senior Manager, BDO Lixar

Dynamics Implementation

March 6, 2024

Introduction



We have partnered with BDO to create a CRM system that will considerably improve our operations. We are paving the way for a future Niagara Region wide CRM.

After an 8-week Minimum Viable Product (MVP) phase, we will be getting the following capabilities:

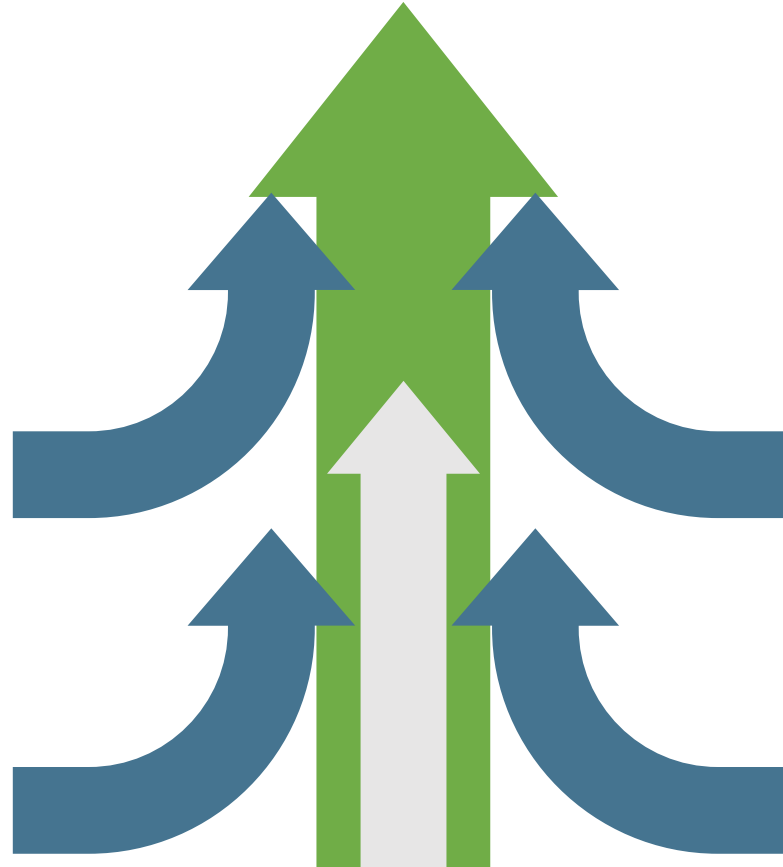
Key Capabilities

IMPROVED INTAKE

Enhance lead management through improved intake, documentation, and traceability

ENHANCED PIPELINE MANAGEMENT

Implement advanced tools and features to automate lead management workflows



DATA DRIVEN INSIGHTS

Provide valuable analytics and reporting tools, offering insights and enabling data-driven decision-making across the organization

STREAMLINED SUCCESSION PLANNING

Enable seamless traceability of key contacts and accounts to optimize and streamline the succession planning process

Timeline & Approach

Discover

Conduct sessions with the team to identify pain points and objectives, and design the system

Build

Conduct comprehensive system development and testing to ensure alignment with objectives and priorities

Improve

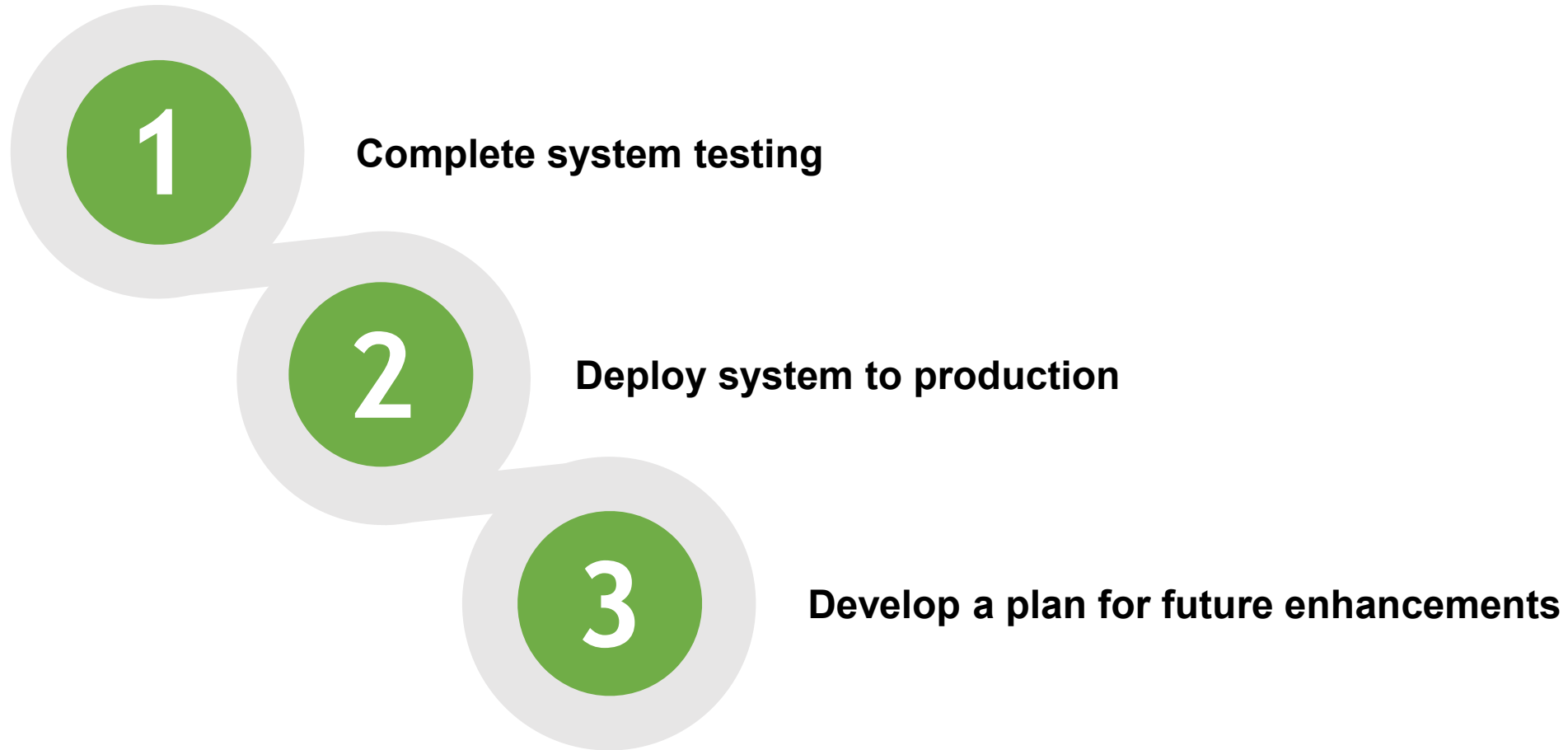
Implement the new system into daily operations, initiating regular use, and document a plan for future enhancements

AUG

SEP

OCT

Next Steps



Subject: Development Applications Monitoring Report – 2023 Year End

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 6, 2024

Recommendations

1. That Report PDS 6-2024 **BE RECEIVED** for information; and
2. That a copy of Report PDS 6-2024 **BE CIRCULATED** to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce, and School Boards.

Key Facts

- The purpose of this report is to inform Regional Council of the 2023 volume of development application activity reviewed by Niagara Region.
- Growth Strategy and Economic Development staff reviewed 794 development applications in 2023 (a slight decrease from 2022 application volumes of 829).
- Growth Strategy and Economic Development staff provided comments for 654 pre-consultation meetings in 2023 (a decrease from 863 pre-consultation meetings in 2022).

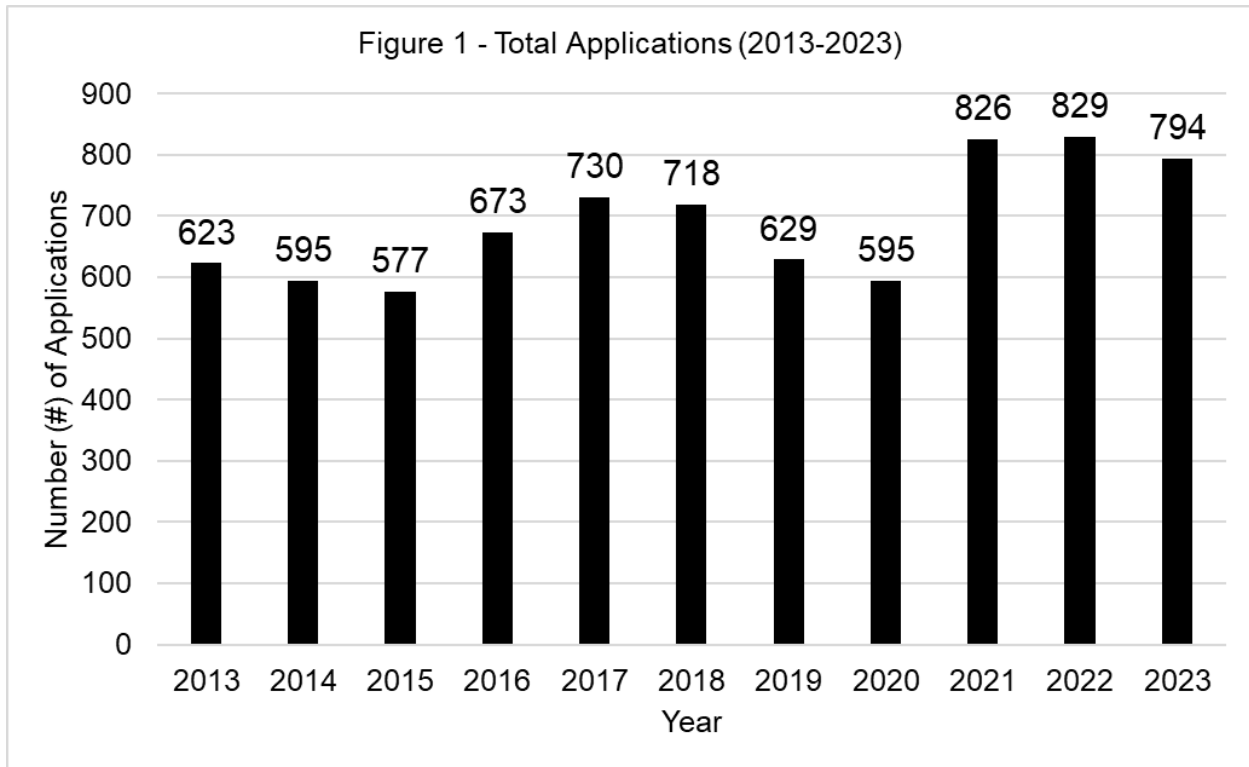
Financial Considerations

There are no direct financial implications associated with this report.

Analysis

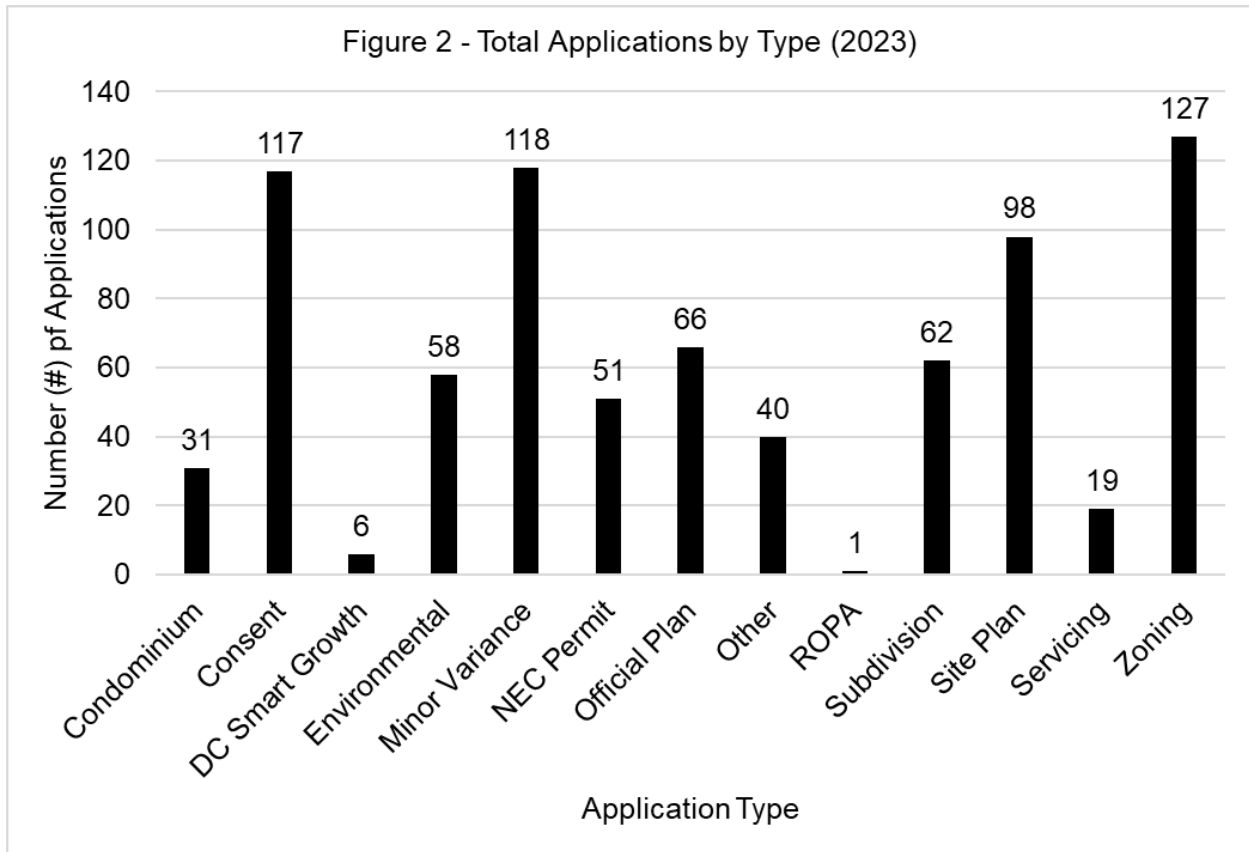
Development Applications

Growth Strategy and Economic Development (GSED) staff reviewed 794 development applications in 2023, which is approximately a 4% decrease to volumes in 2022 (829). Figure 1 illustrates the number of applications considered by GSED staff from 2013 to 2023. The two highest application volumes were experienced in 2021 and 2022.



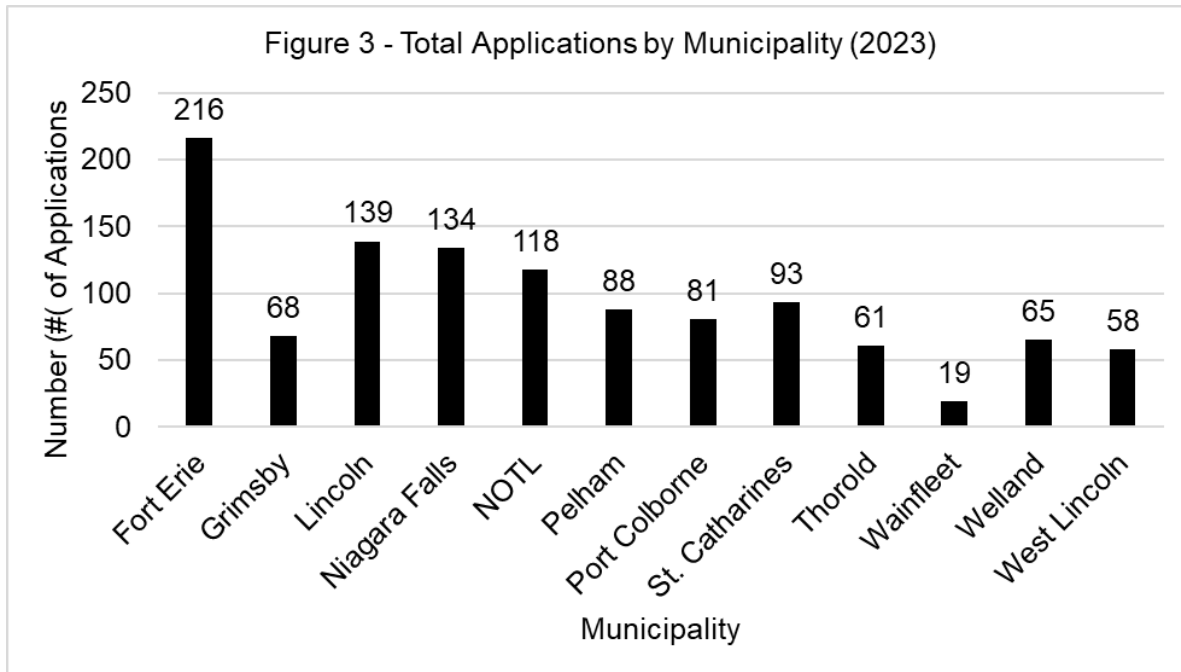
Development applications were circulated to the Region based on Provincial legislation requirements, including the Niagara Escarpment Commission legislation, and the existing 2019 Memorandum of Understanding (MOU) between the Region and the Local Area Municipalities for planning in Niagara. GSED staff can waive its review of certain types of minor development applications when it has been determined that the application has no Provincial or Regional interest. This represents an effort to increase efficiency in the planning review function in Niagara under the MOU.

Figure 2 provides a breakdown of development applications, by type, reviewed by GSED staff in 2023. Some complex development proposals often require multiple planning approvals. As an example, subdivision and condominium applications may also require amendments to the local Official Plan and/or Zoning By-law to facilitate the development. The categories with the most applications reviewed by GSED staff in 2023 were Zoning By-law Amendments (127), Minor Variances (118), followed closely by Consents (117), and Site Plans (98).



The distribution of applications circulated to the Region, by municipality, during 2023 is shown in Figure 3. Municipalities with the highest volume of applications were Fort Erie (216), Lincoln (139), Niagara Falls (134), and Niagara-on-the-Lake (118). Most municipalities, except for Fort Erie, Welland, and West Lincoln, experienced a decrease in applications considered between 2022 and 2023. The decline in application volumes is attributed to the effect of increased interest rates, which impacts the overall cost of development and has limited the ability of some landowners to proceed with an application.

Regional staff was also involved in reviewing several complex development applications in 2023, as highlighted in Appendix 1 of this report. This includes quarry applications in Port Colborne, Niagara Falls, and Wainfleet; the South Niagara Falls Hospital; and, several large subdivision files. This often requires a more extensive review process and can be influenced by a broad range of issues (i.e., environmental impacts, traffic impacts, urban design considerations, etc.). For several of these applications, Regional staff also assisted with urban design review, at the request of local municipal staff, as well as preparing design alternatives and contributing to discussions with developers.



Pre-consultation Meetings

GSED staff attend regular pre-consultation meetings bi-weekly with each local municipality and applicants on potential development proposals. These meetings are to determine complete application submission requirements and assist in the processing of applications. The virtual meeting format began in April 2020 as a result of the pandemic and has continued for most municipalities throughout 2023. Three local municipalities have implemented a hybrid model where attendees can choose to attend the meeting in-person or virtually. The use of hybrid and virtual pre-consultation meetings has been well received by development proponents and their consultants as it provides efficiency and time savings, such as the ability to attend “back-to-back” pre-consultation meetings in different municipalities without the need to travel.

Figure 4 illustrates the number of pre-consultation meetings attended by GSED staff from 2013 to 2023. In 2023, Regional staff attended 654 pre-consultation meetings, which is a 24% decrease from the 2022 total (863). The number of pre-consultation meetings is generally an indicator of anticipated future development application volumes; however, decisions by developers to proceed with a submission of an application is dependant on several variables, including interest rates.

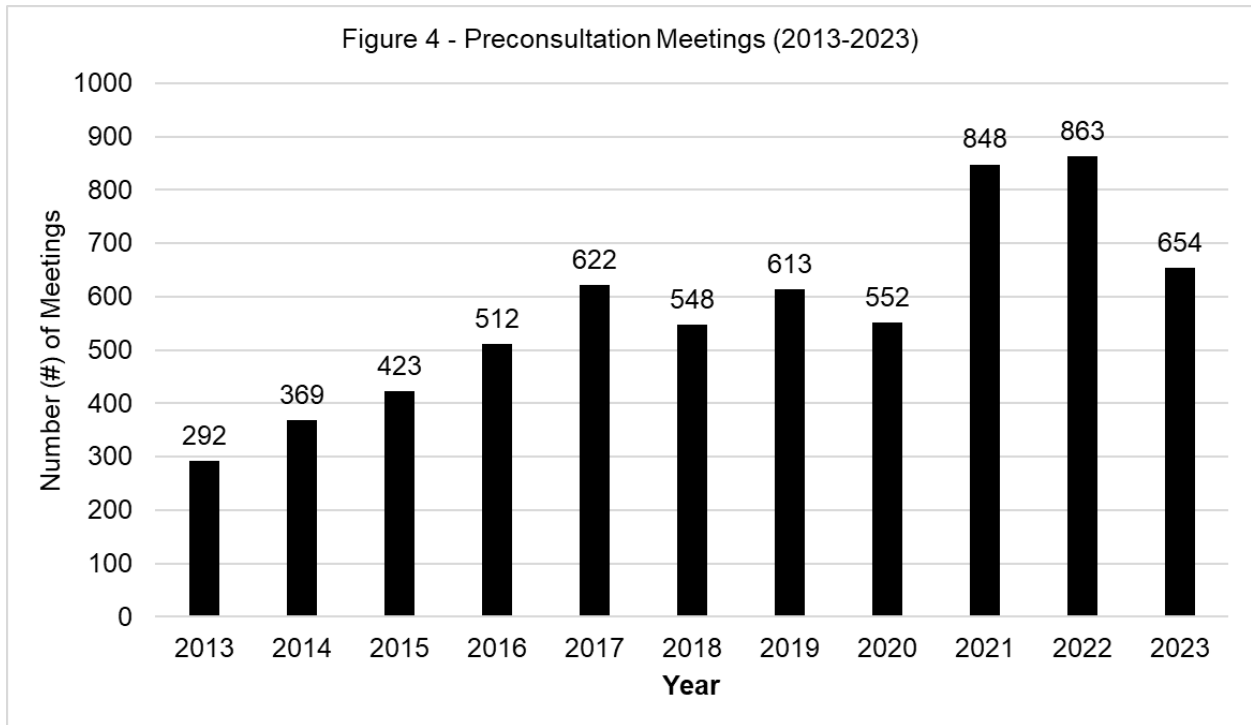
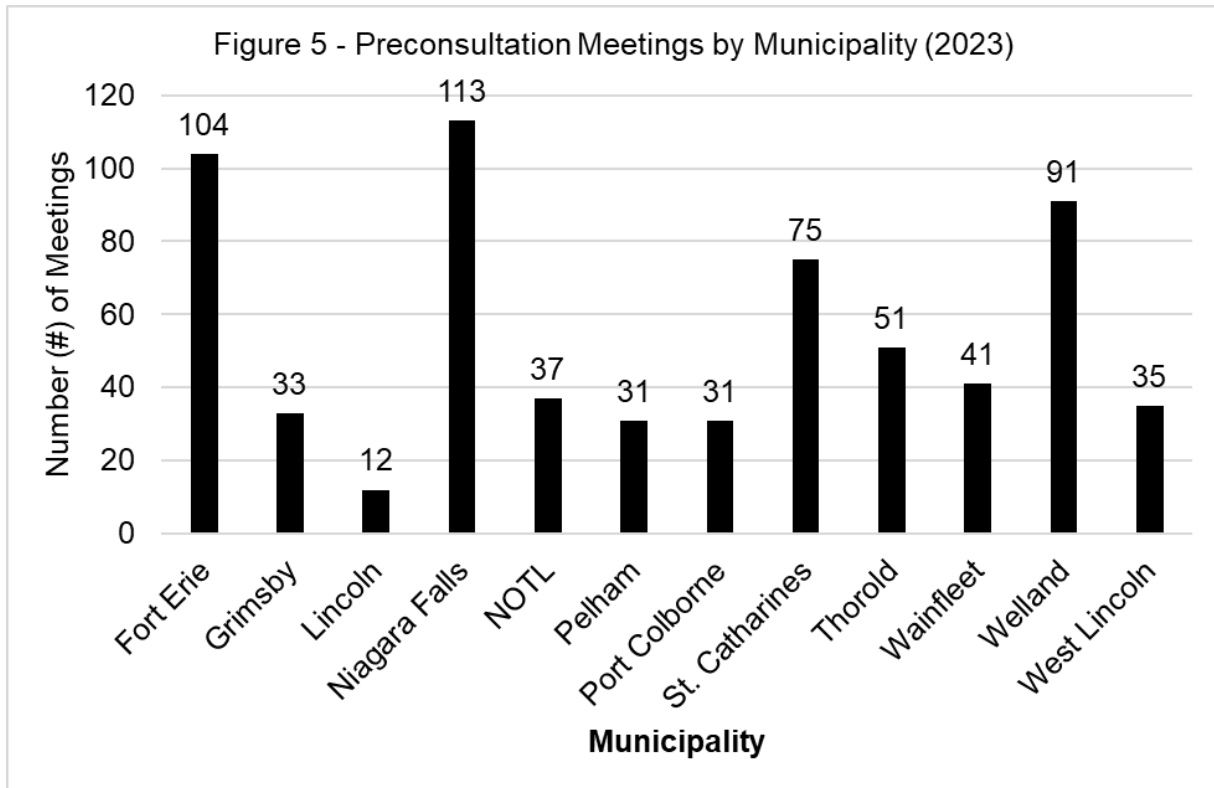
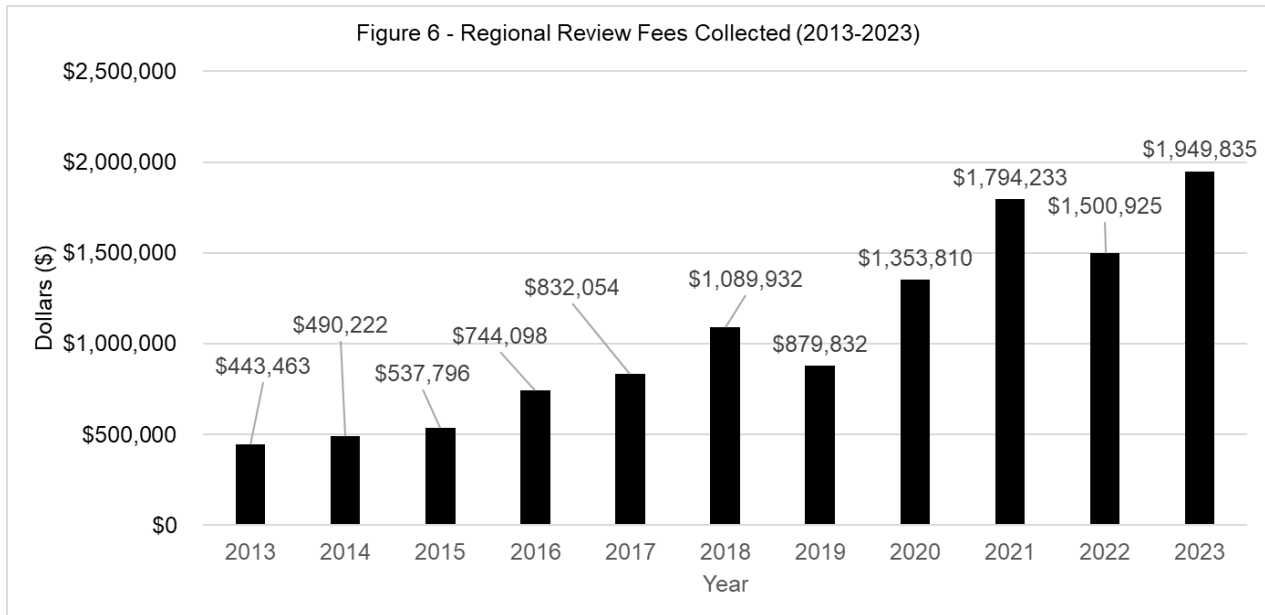


Figure 5 illustrates the number of pre-consultation meetings by municipality in 2023 that were attended by Regional staff. The municipalities with the highest levels of pre-consultation activity were Niagara Falls (113), Fort Erie (104), Welland (91), St. Catharines (75), and Thorold (51).



Regional Review Fees

Regional review fees are intended to offset Regional costs for the development review service on a cost recovery basis. Figure 6 summarizes the fees collected between 2013 and 2023 for the Regional review of development applications. The 2023 total of \$1,949,835 represents a 23% increase from 2022.



While the development and pre-consultation volumes have decreased from 2022, the increase in fees can be attributed to an increase in development applications with higher fees (Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Condominiums and Subdivisions) received in 2023 compared to the previous year. Furthermore, in March 2023, the Region’s new pre-consultation review fee started, which was approved by Council in the 2023 fees and charges by-law. This review fee is collected for all pre-consultation meetings (excludes Minor Variance and Consent applications).

2024 Outlook

Throughout 2023, Provincial legislative changes continued and will factor into the uncertainty of development activity in 2024.

Bill 109 More Homes for Everyone Act, 2022 mandates the refund of application fees for certain planning applications (Zoning By-law Amendments, Draft Plan of Subdivision, and Site Plans) if decisions are not made within prescribed timelines. This provision took effect July 1, 2023, and Regional staff have been working closely with local area municipalities to ensure planning processes are adjusted to meet legislative timelines so development proceeds at an efficient pace.

On November 28, 2022, *Bill 23, More Homes, Built Faster Act, 2022* was given Royal Assent, however, not all changes came into force immediately. Provisions which identify Niagara Region as an upper-tier municipality without planning responsibilities are not yet in effect. These changes only come into force by proclamation of the

Lieutenant Governor and the timing is currently unknown. Until proclamation occurs, and any prescribed transition period is known, GSED staff maintains current operating review of development application in alignment with our existing MOU and legislative requirements of the Planning Act. Staff and local area municipalities continue to work towards planning review process improvements, transition discussions, and discussing opportunities for planning service agreements post proclamation.

In Q1 of 2024, the Region will be launching an update to CityView, which will replace the existing development tracking system. CityView is currently utilized within the Niagara Region Public Works Department, several of the local area municipalities, and the Niagara Peninsula Conservation Authority. This update will include CityView's Permitting Licensing and Land (for tracking and management of development applications), CityView Portal (public facing module for application intake and real-time status tracking), BlueBeam Review software (for review and markup of digital drawing submissions), and an online payment processing module. Overall, CityView is expected to improve the development approval process through increased efficiency, effectiveness, and predictability. The new tracking system will also improve the Regions ability to track and monitor our existing housing supply.

Alternatives Reviewed

No alternatives have been reviewed as this report summarizes pre-consultation and development level activity for 2023 for information purposes.

Relationship to Council Strategic Priorities

This report provides information on development application activity that contributes to strong economic prosperity through the communities within the region. This relates to Council's Strategic Priority of Effective Region and Green and Resilient Region through ensuring high quality, efficient, and coordinated core services.

Other Pertinent Reports

- PDS 24-2021: Development Applications Monitoring Report – 2020 Year End
- PDS 4-2022: Development Applications Monitoring Report – 2021 Year End
- PDS 9-2023: Development Applications Monitoring Report – 2022 Year End

Prepared by:

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Growth Strategy and Economic
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Growth Strategy and Economic
Development

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Pat Busnello, MCIP, RPP, Manager, Development Planning and reviewed by Diana Morreale, MCIP, RPP, Director of Growth Management and Planning.

Appendices

Appendix 1 Current Major Development Applications

Appendix 1: Current Major Development Applications

Growth Strategy and Economic Development Staff participated in the review of several major development applications in 2023. A summary for some of the major development applications reviewed are provided in the table below.

Municipality	Application	Developer	Details	Status
Fort Erie	<p>Crescent Acres (0-10747 Kraft Road)</p> <p>Type: Zoning By-law Amendment and Draft Plan of Subdivision</p>	Crescent Acres Ltd.	Applications to facilitate the development of 220 residential units consisting of 67 single-detached dwellings, 8 semi-detached dwellings, 145 townhouse dwellings, a development block for a watercourse, road, and stormwater management facility.	<ul style="list-style-type: none"> Regional staff provided comments on January 27, 2023. Town Council approved the application on May 29, 2023, with the Notice of passing circulated June 8, 2023
Fort Erie	<p>1211, 1225, and 1237 Pettit Road</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision</p>	Marina (Petit Road) Development Inc.	Applications to facilitate five single-detached dwellings, eight semi-detached dwelling units, 17 blocks for 87 townhouse units, and a stormwater management pond.	<ul style="list-style-type: none"> Applications circulated August 22, 2023, and re-circulated September 20, 2023. 1st submission Regional comments provided September 28, 2023, with 2nd submission Regional comments provided January 4, 2024.

Municipality	Application	Developer	Details	Status
Grimsby	9 Windward Drive Type: Local Official Plan Amendment and Zoning By-law Amendment	2723492 Ontario Limited	Application to facilitate the development of a 10-storey mixed-use building with a total of 121 residential units and 1,926m ² of employment floor space.	<ul style="list-style-type: none"> • Applications circulated on January 18, 2023. • Regional comments provided February 13, 2023. • Public Meeting held February 27, 2023.
Grimsby	165 Lake Street Type: Zoning By-law Amendment and Draft Plan of Subdivision	Mary Ann McRae, Malcolm and Barbara McRae	Application to facilitate the development of 31 residential dwellings consisting of 24 semi-detached dwelling units and seven single-detached dwellings, and an amenity clubhouse.	<ul style="list-style-type: none"> • Applications circulated on November 9, 2023. • Regional comments provided on November 28, 2023. • Public meeting held on December 11, 2023
Lincoln	Prudhommes Landing Type: Draft Plan of Subdivision, Site Plan	Prudhommes General Partner Inc.	Applications to facilitate the development of approximately 2,090 residential units in a range of low, medium and high density, as well as mixed-use, housing forms, and employment, commercial, natural environment, park and open space uses.	<ul style="list-style-type: none"> • Development was subject to previous Official Plan and Zoning By-law Amendment applications, which have been approved. • Regional comments on the Site Plan for

Municipality	Application	Developer	Details	Status
				<p>Phase 1 (commercial block) were provided on September 29, 2022, December 12, 2022, April 12, 2023 and August 21, 2023.</p>
<p>Niagara Falls</p>	<p>Grand Niagara Subdivision (8218, 8228, 8547 Grassy Brook Road)</p> <p>Type: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision</p>	<p>Empire (Grand Niagara) Project GP Inc.</p>	<p>Application to facilitate the development of approximately 3,558 – 5,387 residential units, 2 school blocks, mixed-use commercial areas, hospital employment blocks, a potential hospice and/or acute care site, and a park and trail system.</p>	<ul style="list-style-type: none"> • The Application was circulated on March 27, 2023. • Regional staff provided comments on May 2, 2023. • City Council approved the application on May 30, 2023.
<p>Niagara Falls</p>	<p>Portage Road Towers (Part of Lot 175, Portage Road)</p> <p>Type: Official Plan Amendment, Zoning By-law Amendment</p>	<p>Rudanco Inc.</p>	<p>Application to facilitate the development of two residential towers: one 29-storey building and one 38-storey building atop a two-three storey connecting podium, 830 residential units, and parking above and below grade.</p>	<ul style="list-style-type: none"> • The Application was circulated on October 5, 2022. 1st submission Regional comments were provided on December 7, 2022 and 2nd submission comments were provided on January 22, 2024.

Municipality	Application	Developer	Details	Status
Niagara Falls	<p>South Niagara Hospital (9889 Montrose Road)</p> <p>Type: Site Plan</p>	Niagara Health	Application to facilitate the development of a 12-storey, 122,832 m ² hospital.	<ul style="list-style-type: none"> • The Application was circulated on April 26, 2023. • Regional staff provided comments most recently on July 5, 2023. • The City circulated a registered site plan agreement on October 16, 2023.
Niagara Falls	<p>Proposed Uppers Quarry</p> <p>Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment</p> <p>Aggregate Resource Act (ARA) Licence</p>	Walker Aggregates Inc.	<p>Application to develop a new quarry with associated processing and recycling of aggregate material, including asphalt and concrete, and a concrete or asphalt mixing plant on the lands.</p> <p>Joint Agency Review Team (JART) has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.</p>	<ul style="list-style-type: none"> • Review of application is ongoing. • ARA Public Information Centre (hosted by applicant) March 1, 2023 • Statutory Public Meeting for Regional Official Plan Amendment on October 11, 2023
Niagara-on-the-Lake	Queenston Quarry Redevelopment	Queenston Quarry	Applications to facilitate the development of 829 residential units (consisting of street townhomes, a manor house, and	<ul style="list-style-type: none"> • Regional comments regarding the NEC Development Permit application were

Municipality	Application	Developer	Details	Status
	<p>(5523 Niagara Townline Road)</p> <p>Type: Niagara Escarpment Commission (NEC) Development Permit</p>	<p>Reclamation Company</p>	<p>condominium units), and a hotel, on a portion of a former quarry site located within the urban area boundary. Future Local Official Plan Amendment, Draft Plan of Subdivision and/or Plan of Condominium applications will also be required to permit the proposed development.</p>	<p>provided on October 23, 2023.</p>
<p>Niagara-on-the-Lake</p>	<p>253 Taylor Road (White Oaks)</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment</p>	<p>White Oaks Tennis World Inc.</p>	<p>Applications to facilitate the development of four high-rise residential and mixed-use towers on the southern portion of the property, adjacent to Glendale Avenue. Approximately 810 residential units and an additional 1,515 square metres of ground floor commercial/retail space are proposed as part of the development.</p>	<ul style="list-style-type: none"> Regional comments on 1st submission were provided on September 27, 2023.
<p>Niagara-on-the-Lake</p>	<p>Lands north of York Road, east of Airport Road</p> <p>Type: Local Official Plan Amendment,</p>	<p>Bob Mavridis</p>	<p>Applications to facilitate the development of one mixed-use building (10-storey residential section, 8-storey hotel section) containing 216 residential units, 154 hotel rooms and 1,400 square metres of ground floor</p>	<ul style="list-style-type: none"> Regional comments on 1st submission were provided on October 26, 2023.

Municipality	Application	Developer	Details	Status
	Zoning By-law Amendment		commercial space; two 3-storey hotel buildings containing 11 hotel suites, and a 1-storey drive-thru establishment.	
Pelham	105 Welland Road Type: Zoning By-law Amendment, Site Plan	The Board of Concordia Lutheran Church	Application for the construction of a 6-storey apartment building containing 48 units.	<ul style="list-style-type: none"> • The Zoning By-law Amendment was approved on June 5, 2023 • Regional comments were provided on the 1st submission of the Site Plan application on November 27, 2023 and the 2nd submission on December 29, 2023
Port Colborne	563 Killaly Street West Type: Zoning By-law Amendment and Draft Plan of Subdivision	SG Real Estate Opportunities III LP	Application to facilitate the development of 286 residential dwelling units, consisting of 108 block townhouses, 30 street townhouses, 10 semi-detached dwellings, and 138 stacked townhouse units.	<ul style="list-style-type: none"> • Regional staff received circulation of the application on September 7, 2023. • A public meeting was held by the City on October 3, 2023. • Regional staff provided comments on October 6, 2023.
Port Colborne	Westwood Estates Phase 3 (south of	City of Port Colborne	Application to facilitate the development of 315 dwelling units	<ul style="list-style-type: none"> • Regional staff circulated the

Municipality	Application	Developer	Details	Status
	<p>Stanley Street, east of Cement Road, Part Lot 33, Concession 1)</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision</p>		<p>and 195 lot/blocks, consisting of 167 single-detached dwellings, 52 street townhouse dwellings, and 96 apartment units.</p>	<p>application on March 15, 2023.</p> <ul style="list-style-type: none"> • A public meeting was held by the City on April 4, 2023. • Regional comments provided April 11, 2023.
<p>Port Colborne</p>	<p>Port Colborne Quarries – Proposed Pit 3 Expansion</p> <p>Type: Regional Official Plan Amendment (ROPA), Local Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)</p> <p>Aggregate Resource Act (ARA) Licence</p>	<p>Port Colborne Quarries Inc.</p>	<p>Application to permit an eastward expansion of the existing Port Colborne Quarry operation located south of Second Concession Road, and west of Miller Road.</p> <p>Joint Agency Review Team (JART) has been established with City and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART.</p>	<ul style="list-style-type: none"> • Statuary Public Meeting held by the City of Port Colborne for Local OPA and ZBA March 7, 2023 • Statuary Public Meeting held by Niagara Region for ROPA on March 8, 2023 • City Staff Recommendation Report on November 14, 2023. LOPA adopted and ZBA approved. • Regional Staff Recommendation on ROPA and LOPA to PEDC on January

Municipality	Application	Developer	Details	Status
				<p>10, 2024 and approved by Council on January 25, 2024.</p> <ul style="list-style-type: none"> ZBA has been appealed to OLT.
<p>St. Catharines</p>	<p>142 Queenston Street</p> <p>Type: Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision</p>	<p>2807823 Ontario Inc.</p>	<p>Application for the construction of four 11- to 16-storey mixed-use buildings and 40 townhouse units.</p>	<ul style="list-style-type: none"> Regional comments were provided on February 22, 2023 A public meeting was held on April 6, 2023.
<p>St. Catharines</p>	<p>1956 Third Street Louth</p> <p>Type: Zoning By-law Amendment and Site Plan</p>	<p>Extendicare Canada Inc.</p>	<p>Application to facilitate the development of a 4-storey, 256 bed long-term care home facility with associated parking.</p>	<ul style="list-style-type: none"> Regional comments on Zoning By-law Amendment provided February 9, 2023. City Council approved the Zoning By-law Amendment on March 6, 2023. Regional comments on Site Plan provided most recently June 19, 2023
<p>Thorold</p>	<p>1511 Kottmeier Road</p>	<p>2524964 Ontario Inc.</p>	<p>Applications to facilitate the development of detached, street</p>	<ul style="list-style-type: none"> Applications provided on August 21, 2023.

Municipality	Application	Developer	Details	Status
	Type: Zoning By-law Amendment and Draft Plan of Subdivision		townhouses, and rear lane townhouses a minimum of 60 units to a maximum of 100 units depending on final lotting layout.	<ul style="list-style-type: none"> Regional comments provided on September 11, 2023. Public Meeting held September 12, 2023
Thorold	Barron Heights Subdivision (North of Barron Road and Gainer Street) Type: Zoning By-law Amendment and Draft Plan of Subdivision	Cola Holdings	Applications to facilitate the development 86 residential units, including 12 single-detached dwellings, 10 semi-detached dwelling units and 64 street townhouse dwellings.	<ul style="list-style-type: none"> Applications circulated on December 11, 2023 Regional comments provided on January 17, 2024. Public meeting held February 6, 2024.
Wainfleet	Law Quarry Expansion Type: Regional Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment Aggregate Resource Act (ARA) Licence	Waterford Sand & Gravel Ltd.	Application for the expansion of the existing law Crush Stone Quarry located north of Highway 3 between Graybiel Road and Biederman Road in the Town of Wainfleet. Joint Agency Review Team (JART) has been established with Township and NPCA staff to coordinate the review of the applications and share resources. Aggregate advisor and peer reviewers retained by the Region on behalf of JART	<ul style="list-style-type: none"> Review of the application is ongoing. Statutory Public Meeting for the Regional Official Plan Amendment held February 7, 2024

Municipality	Application	Developer	Details	Status
Welland	<p>Warbler Place - 206 Lancaster Drive (formerly 800 Niagara Street)</p> <p>Type: Consent, Local Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium, Site Plan</p>	Idrakoth Ltd.	Applications to facilitate the redevelopment of the north-east portion of the Seaway mall with 1,300 units, which includes a mix of apartment buildings (mid- to high-rise), townhouses, and accessory dwelling units with a height range of 2 - 30 storeys.	<ul style="list-style-type: none"> • Official Plan Amendment and Zoning By-law Amendment applications passed by City of Welland Council on October 19, 2021. • City of Welland Council approved the Draft Plan of Condominium on September 20, 2022 with conditions.
Welland	<p>1030 Niagara Street</p> <p>Type: Site Plan and Draft Plan of Condominium</p>	Ambria GP Limited	Applications to facilitate the development of 244 residential condominium townhouse units with 14 townhouse blocks ranging in height from 3 – 3 ½ storeys.	<ul style="list-style-type: none"> • Regional comments on the Site Plan application provided to the City on August 22, 2022. • 2nd Site Plan submission comments provided to the City on January 27, 2023. • Draft Plan of Condominium application forthcoming.

Subject: Regional Archaeological Management Plan

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 6, 2024

Recommendations

1. That Report PDS 7-2024 **BE RECEIVED** for information; and
2. That a copy of Report PDS 7-2024 **BE CIRCULATED** to the Local Area Municipalities, Ministry of Citizenship and Multiculturalism, Ministry of Municipal Affairs and Housing, Niagara Parks Commission, and Niagara Escarpment Commission.

Key Facts

- The purpose of this report is to inform Council of the completion of the Regional Archaeological Management Plan (AMP).
- The AMP is a tool that establishes a consistent, coordinated approach to the conservation of archaeological resources within the development review and approvals process.
- The AMP also outlines processes and guidelines to clearly define when and where archaeological assessments are required.
- The recommended policies and the archaeological potential mapping contained in the AMP were incorporated into the Niagara Official Plan and have been adopted by Council and approved by the Province.
- The conservation of archaeological resources is a matter of provincial interest and must be addressed through the development approvals process in accordance with the *Planning Act*.

Financial Considerations

The costs associated with the Archaeological Management Plan (AMP) were accommodated by the Council approved Niagara Official Plan project budget.

Background

Archaeological resources are the physical and tangible remains of Niagara's diverse cultural history and include artifacts and archaeological sites (terrestrial and marine) that are of cultural heritage value or interest.

Conservation of archaeological resources is a matter of provincial interest, as outlined in the *Planning Act* and the Provincial Policy Statement (PPS, 2020). Planning authorities are required to include policies in their official plans to facilitate identification, wise use, and management of cultural heritage resources, including archaeological resources. The PPS and the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020) encourage municipalities to prepare Archaeological Management Plans (AMPs) and consider them in their decision-making. AMPs are a best practice for archaeological resource management and used by many other municipalities in Ontario.

As part of the Niagara Official Plan background work, including development of archaeological policies, the Region retained Archaeological Services Inc. (ASI) in partnership with Letourneau Heritage Consulting Inc. (LHC), to prepare a Regional AMP. ASI has completed many AMPs and has extensive experience engaging with Indigenous communities, in recognition of their vested interests in cultural heritage and archaeology, which is a crucial component when preparing an AMP.

ASI and LHC undertook a comprehensive review of the policy and legislative framework related to archaeology to inform the structure and content of the AMP. A survey on archaeological review was sent to the area municipality planning departments, as well as other upper and single tier municipalities with AMPs, to understand the successes and challenges they experience with implementation.

Benefits of the AMP

Niagara Region exhibits some of the highest archaeological potential in Ontario. The PPS, Growth Plan and NOP include policies that guide development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the resources have been conserved. Conservation can occur through the implementation of a conservation plan or completion of an archaeological assessment. The archaeological potential mapping developed through the AMP illustrates areas of archaeological potential to determine when an archaeological assessment should be completed through the development approvals process.

On November 28, 2022, Bill 23, *More Homes, Built Faster Act, 2022* was given Royal Assent, however, provisions which identify Niagara Region as an upper-tier municipality without planning responsibilities are not yet in effect. These changes only come into force upon proclamation of the Lieutenant Governor and the timing is currently unknown. Irrespective of proclamation, the AMP is a useful planning tool for development review, to ensure that archaeological resources are considered in a consistent and coordinated manner across the region. As set out in the Consultation section of this report, Area Planners were engaged throughout the development of the AMP.

The AMP will assist planning authorities to implement archaeological requirements within the planning process in a more streamlined and consistent manner across the region. The archaeological potential map improves transparency within the process and encourage early thinking about archaeology during the due-diligence stage of development. Finally, the AMP outlines contingency plans if archaeological resources are uncovered during construction, where the requirement for an archaeological assessment was scoped or where *Planning Act* applications are not required.

Niagara-On-The-Lake, Niagara Falls, Fort Erie and Pelham each have their own archaeology/ heritage master plans. Area Municipalities are not obligated to use the AMP. However, the data provided is more current and can help to support Area Municipalities post Bill 23 facilitating development by improving transparency of required studies to support development applications. The AMP will also facilitate development on properties with low archaeological potential streamlining archaeological review.

Consultation

Area Planners were engaged in the development of this plan. Regional staff attended several Area Planner meetings regarding the project and to keep local planning staff informed as it progressed. ASI sent out surveys to local planners to gauge opinions on current processes and desired outcomes of the AMP. The most frequent and highest priority need expressed by local municipal planners was for a useable and regularly updated GIS-based archaeological potential map.

Presentations were also made to the community as part of NOP engagement process, and a project webpage was created where updates and other materials were posted for information and comment.

An AMP Steering Committee, comprised of representatives from the Ministry of Citizenship and Multiculturalism (formerly Ministry of Heritage, Sport, Tourism and

Culture Industries), Ministry of Municipal Affairs and Housing, Niagara's area municipalities, Niagara Parks Commission, and Niagara Escarpment Commission, was established at the start of the project.

Indigenous communities have a long-standing history in Niagara. As of 2020, the total number of archaeological sites in Niagara Region was 1,703, of which 1,385 (81%) have Indigenous components. At the outset of the project, six Indigenous communities/groups were identified for direct consultation, including Fort Erie Native Friendship Centre, Haudenosaunee Development Institute, Mississaugas of the Credit First Nation, Niagara Region Metis Council, Niagara Regional Native Centre, and Six Nations of the Grand River. Throughout the project, Regional staff and the consultants met with Band Councils, and consulted with staff and elders from the above noted groups on several occasions. Comments received from the Indigenous communities on the draft AMP document were supportive and informative.

All comments received on the AMP have been considered in the final document (Appendix 1).

Overview of Archaeological Management Plan

The AMP is a document that outlines the strategies and procedures for the management and protection of archaeological resources within Niagara. It identifies, inventories and maps areas of archaeological potential using a made-in-Niagara modelling approach, provides clear guidance for when archaeological assessments are required through the development process, and details processes to ensure consistency in the conservation of archaeological resources.

The AMP includes the following components:

- Legislation and policy framework, which provides an overview of the context within which the AMP is implemented;
- Recommended review process, which establishes a consistent approach to the implementation of the AMP, including an outline of roles and responsibilities and standardized language for warning clauses that can be implemented through conditions of development approvals;
- Provided recommended policies for the Niagara Official Plan;
- Archaeological potential model and mapping, which was also incorporated in the 2022 NOP as Schedule K;

- Contingency plan to ensure any accidental or unexpected discoveries of archaeological resources are addressed in accordance with legislative requirements; and
- Recommendations for future implementation tools, including: information sessions for local and Regional planning staff; a repository of archaeological assessments to aid in the updates of the archaeological potential mapping; a best-practice procedure for Indigenous engagement; and educational materials.

Overall, the AMP will serve as a guiding document to ensure the responsible and sustainable management of archaeological resources in a consistent and coordinated manner across the region.

Alternatives Reviewed

Council could opt not to receive the AMP, which is not recommended. The AMP is a best practice document that will provide a consistent and streamlined approach to archaeological review across the Area Municipalities.

Relationship to Council Strategic Priorities

This report aligns with Council's Strategic Priorities for an Effective and Equitable Region. The AMP will support growth and development post Bill 23 by improving transparency of required studies to support development applications and facilitating development on properties with low archaeological potential. By utilizing a best practice approach to the conservation of archaeological resources, the AMP will improve the process to address conservation of archaeological resources within development review.

Other Pertinent Reports

- CWCD 25-2019
- CWCD 185-2019

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Appendices

- Appendix 1 Niagara Region Archaeological Management Plan Executive Summary
- Appendix 2 [Niagara Region Archaeological Management Plan](https://www.niagararegion.ca/projects/archaeological-management-plan/pdf/final-draft.pdf)
(<https://www.niagararegion.ca/projects/archaeological-management-plan/pdf/final-draft.pdf>)

Executive Summary

Archaeological sites throughout the Regional Municipality of Niagara (hereafter Niagara Region) are the physical remains of the 13,000-year settlement history. They represent a fragile and non-renewable cultural heritage resource that must be conserved and protected. This Archaeological Management Plan (AMP) is a planning tool intended to be used by Niagara Region, Local Area Municipalities, development proponents, and the public. It brings a consistent policy-based approach to the conservation of archaeological resources across the Niagara Region. This AMP includes a Geographic Information Systems (GIS) based Archaeological Potential Map.

This AMP presents planning and management guidelines and an archaeological potential model that are consistent with provincial legislation and policy. In Canada, the conservation of cultural heritage resources –including archaeological resources—is a matter of **Indigenous, Provincial, and National interest**. This AMP addresses archaeological resource planning within the Provincial, Regional, and Local context.

The AMP has three major objectives:

- To outline policy, process, and implementation tools for managing archaeological resources in the planning approvals and environmental assessment processes consistent with provincial legislation and policy and reflecting best-practice archaeological management.
- To compile detailed, reliable inventories of registered and unregistered archaeological sites within Niagara Region; and,
- To develop an archaeological site potential model specific to the Niagara Region, based on known site locations, past and present land uses, environmental and cultural-historical data, and assessment of the likelihood for the survival of archaeological resources in various contexts.

The role of the Niagara Region and the Local Area Municipalities in the conservation of cultural heritage resources is crucial. Implementation of matters of provincial interest, planning, and land use control are predominantly municipal responsibilities and the impact of municipal land use decisions on archaeological resources is substantial. Municipally approved developments constitute most land-disturbing activities in Ontario. The primary means by which these resources may be protected is through the planning and development approvals process.

The AMP provides a series of policy and process recommendations within the planning and development approvals process that will ensure the conservation of archaeological

resources within the Region. Some of these recommendations have already been integrated into Niagara Region's new Official Plan. The AMP policy recommendations and process are consistent with the [Provincial Policy Statement](https://www.ontario.ca/page/provincial-policy-statement-2020) (<https://www.ontario.ca/page/provincial-policy-statement-2020>) (2020) and the [Ontario Heritage Act](http://www.mtc.gov.on.ca/en/heritage/heritage_act.shtml) (http://www.mtc.gov.on.ca/en/heritage/heritage_act.shtml) (2005). This AMP includes recommended policies, processes and standard clauses for Niagara Region and local municipalities.

Through its GIS mapping of known archaeological sites and areas of archaeological potential, the AMP allows the planning staff at Niagara Region, the Local Area Municipalities, property owners, developers, and prospective land buyers, to know if and where archaeological investigations are necessary prior to land disturbing activities. The AMP aims to reduce the risk of unexpected discovery of archaeological remains during land altering activities (such as disturbing an Indigenous burial site or a nineteenth century building foundation) and enhance public awareness of archaeological resources. The AMP also allows residents to know and celebrate their community's history more completely.

The archaeological potential model was developed based on an inductive and deductive approach that predicts where pre-contact Indigenous sites are most likely situated and utilizes detailed historical research to map archaeological potential. The pre-contact Indigenous archaeological site potential layer is based on data from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism (MCM) as of September 2, 2020. The identification of areas in the historical archaeological site potential layer involved the digitization of residential, commercial, and industrial features and transportation routes from historical mapping and cemeteries. The historic archaeological potential layer captures all the historical archaeological sites previously discovered in the Region.

In addition to the 13,000 years of Indigenous settlement, the history of Niagara Region is fundamentally linked to early historical relations and treaties between the Crown and First Nations. Niagara Region was included in the scope of the Nanfan Treaty signed by the British and the Haudenosaunee Confederacy (Five Nations) in 1701. Later, the colonial period was ushered in by the acquisition of settlement lands by the British crown through the Treaty at Niagara in 1764 (renegotiated 1781) and the Between the Lakes Treaty #3 of 1792, both signed with the Mississaugas of the Credit First Nation. It is therefore appropriate that development of Niagara Region's AMP benefitted from engagement with descendant Indigenous communities. The AMP recommends continued engagement with Indigenous communities in Niagara Region's archaeological review and planning application processes in accordance with Section

2.6.5 of the Provincial Policy Statement (2020), and appropriate policies have been incorporated into the Region's new Official Plan.

In having developed this archaeological management plan, the Regional Municipality of Niagara joins with other major municipalities in Ontario in adopting the best approach available to ensuring archaeological site conservation within its jurisdiction.

Memorandum

PDS–C 11-2024

Subject: Inventory of Current Regional Grant and Incentive Programs

Date: March 6, 2024

To: Planning and Economic Development Committee

From: Khaldoon Ahmad, Manager Urban Design

The purpose of this memorandum is to provide an inventory of current regional grant and incentive programs. Niagara Region offers a range of grant and incentive programs through Niagara Region’s Incentive Policy (NRIP). These programs are aimed at supporting priorities by incenting types of development that Regional Council has considered to be important.

Following a multi-year review, Council approved the NRIP in 2021. The purpose of the NRIP is to align Regional incentive programs within four priority areas identified by Regional Council: Affordable Housing, Employment, Brownfield Remediation, and Public Realm. Through the alignment, the programs were consolidated within one policy that governs implementation of the programs.

When Council approved the new Policy, it also extended the Smarter Niagara Incentive Program Tax Increment Grant (SNIP TIG) program and the Smart Growth Program to expire on October 1, 2024.

Staff is preparing a report to Regional Council on the effectiveness and challenges of the current suite of the grants and incentives in the NRIP. The incentive review report will be brought to Regional Council in September 2024. The review is underway and will include consultation with the following groups:

- Local Area CAOs
- Local Area Community Improvement Plan Coordinators
- Local Area Treasurers
- Local Area Planners
- Economic Development Offices
- Chief Building Officials
- Niagara Industrial Association
- and others.

Staff has assembled a list of incentive programs. The list includes programs that are expiring in October of 2024 and the current programs that fall within the NRIP.

A glossary of key terms is provided at the end of this memorandum to define and explain the unique terminology of grants and incentives.

Expiring Programs: Will expire October 1st of 2024.

SMARTER NIAGARA INCENTIVE PROGRAM (SNIP)

Expiring Programs	Program Description	Grant Type
SNIP “simple grants” <ul style="list-style-type: none"> • Building and Façade Improvement • Heritage Restoration • Environmental Assessment Study • Residential • Planning (CIP/Secondary Plans) • Brownfield Tax Assistance Program • Agricultural Feasibility Study • Agricultural Tax Increment Grant 	Deadline to invoice Niagara Region 1 October 2024 Expires 1 October 2024	Local CIP grant
SNIP Property Rehabilitation and Revitalization Tax Increment Grant (SNIP TIG)	Expires 1 October 2024	Local CIP Tax Increment Grant
Smart Growth Regional Development Charge Reduction (RDC)	Expires 1 October 2024	Regional Development Charge Grant

NIAGARA REGION INCENTIVE POLICY – (NRIP)

The programs within the NRIP fall into 4 priority areas, also known as the 4 Pillars, which include Affordable Housing, Employment, Brownfield Remediation, and Public Realm.

AFFORDABLE HOUSING

Program Name	Program Description	Incentive Type
Partnership Housing Program	Partnerships with for-profit and non-profit providers to generate more purpose-built rental and move clients off the housing waitlist by using a suite of Regional incentives customized by project.	Suite of Incentives (e.g., TIGs, DC grants and deferrals) for Affordable Housing Capital Development
Affordable and Supportive Housing RDC Deferral	A deferral of Regional DCs for affordable or supportive housing units in projects having an agreement with a Regional department or agency for as long as the units remain affordable.	Regional Development Charge Deferral
Non-profit Affordable Rental Housing RDC Deferral	A deferral of 50-100% of Regional DCs depending on the level of affordability for affordable rental housing units with CMHC funding for as long as the units remain affordable as defined.	Regional Development Charge Deferral
Non-Profit RDC-based Grant	A grant for up to 100% of DCs payable for eligible non-profit developments.	Regional Development Charge Grant
Intensification RDC Grant	A grant providing DC relief to secondary suites created within or on the property of residential dwellings as required in the DC	Regional Development Charge Grant

Program Name	Program Description	Incentive Type
	Act and until no longer mandatory in the Act.	
Residential Rental Grant	A grant for the creation of secondary suites within or on the property of a residence which remain at affordable rental levels for at least 10 years.	Regional Project Grant
Small Building Rental Grant	A grant for the construction of up to five units, up to \$15k/unit, provided units remain at affordable rental levels for at least 10 years.	Regional Project Grant
Welcome Home Niagara Home Ownership Program	A forgivable loan for down payment assistance of 5% to a maximum of \$20,296 (purchase price not to exceed \$405,930), as amended from time to time, for renters at specific income levels purchasing a home.	Forgivable Loan
Niagara Renovates Homeownership	Forgivable loan over 10 years for repairs and accessibility modifications for low and moderate income households.	Forgivable Loan
Niagara Renovates Multi-residential	Forgivable loan over 15 years to fund repairs or provide accessibility for affordable units in multi-unit buildings.	Forgivable Loan
Non-Profit and Co-op Capital Repair Costs	Funding for capital repairs to non-profit and co-op housing providers having agreements with NRH.	Forgivable Loan

Program Name	Program Description	Incentive Type
Housing Provider Capital Loan Program	Emergency loan program, with 25% forgivable over time, to support repairs to non-profit and co-op affordable housing providers having agreements with NRH.	Loan and Grant

EMPLOYMENT

Program Name	Program Description	Incentive Type
Gateway CIP Tax Increment Grant	A matching tax increment grant for projects in the Gateway CIP area with eligible scores on economic and environmental criteria which result in increased assessment value.	Tax Increment Grant (Local and Regional Gateway CIP)
Gateway CIP RDC-based Grant	A matching grant of Regional DCs payable for projects with scores (14+) on Gateway CIP criteria.	Regional DC Grant (Local and Regional Gateway CIP)
Niagara Employment Partnership TIG	A matching tax increment grant for projects approved under local CIPs with eligible scores on economic and environmental criteria resulting in increased assessment value.	Tax Increment Grant (Local CIP)
Industrial Use RDC-based Grant	A grant equal to 100% of Regional DCs for new or expanded industrial developments meeting the definition of Industrial Use	Regional Development Charge Grant

Program Name	Program Description	Incentive Type
Employment Regional DC-based Grant NOTE: This program inaccessible for duration of Industrial RDC Grant	A grant equal to a percentage of Regional DCs payable based on creation of full-time jobs in manufacturing and professional, scientific and technical services sectors.	Regional Development Charge Grant
50% Industrial Expansion RDC Grant	A grant equal to Regional DCs for enlargements to existing industrial buildings for up to 50% of original gross floor area as required in the DC Act and until no longer mandatory in the Act.	Regional Development Charge Grant

BROWNFIELD REMEDIATION

Program Name	Program Description	Incentive Type
Brownfield TIG Tier 1: Select Sites	A matching tax increment grant for remediation costs on major brownfield sites whose remediation will result in significant economic, environmental, social, and health benefits; increased benefit for projects with affordable housing.	Tax Increment Grant (Local CIP)
Brownfield TIG Tier 2	A matching tax increment grant (for remediation costs of brownfield sites eligible through local CIPs; increased benefit for projects with affordable housing.	Tax Increment Grant (Local CIP)

Program Name	Program Description	Incentive Type
Brownfield Regional DC Deferral	A deferral of Regional DCs for eligible brownfield sites until an occupancy permit is issued or up to five years from signing of agreement.	Regional Development Charge Deferral
Large-scale Brownfield Regional DC Grant	A grant equal to Regional DCs for projects meeting the definition of brownfield, over 10 hectares in size, and in a Secondary Plan area or area subject to a Secondary Plan process as of August 25, 2022.	Regional Development Charge Grant

PUBLIC REALM

Program Name	Program Description	Incentive Type
Public Realm Investment Program	Matching grant for capital projects for public realm enhancements on Regional roads in core areas.	Regional Matching Grant to Local Area Municipality Only

GLOSSARY OF KEY TERMS

Type	Description
Brownfield	Is undeveloped land that now requires remediation or cleanup before the land can be converted to a more sensitive use such as residential or mixed use. These lands may be contaminated in ways that requires cleaning up of the land and the removal or remediation of the soils. Incenting the costs for cleanup ensures that these lands are repurposed for more appropriate uses for the particular area.

Type	Description
CIP (Community Improvement Area)	Under the Ontario Planning Act, municipalities can create CIPs in order to direct municipal funding for incentives, grants, and other programs. CIPs are typically defined by geographic boundaries that are included into municipal official plans and may have planning policies pertaining to these areas.
CMHC	Canadian Mortgage and Housing Corporation responsible for administering the National Housing Act, with the mandate to improve housing by living conditions in the country.
DC (Development Charges)	Development Charges are set by municipalities under the Development Charges Act and are intended to fund growth. The Act defines what charges municipalities can collect to support new development. Development Charges are collected at the building permit stage.
Deferral	As in RDC Deferral: A deferral of the RDC means that the charge is not collected at the building permit stage but rather deferred to a later stage of construction such as Occupancy. A Deferral is an incentive because it reduces the upfront costs of development. Costs are back ended to a stage when the development has collected sales or is up and running.
Forgivable Loan	Is a type of loan in which some (or all) of the amount can be forgiven or deferred if the borrower meets certain conditions. Since the loan balance is waived when the requirements are met, it is often considered a grant with conditions rather than a loan.
Gateway CIP	The Niagara Gateway Economic Zone and Centre Community Improvement Plan (Gateway CIP) provides projects with property tax reductions of between 40%-100% for periods of 5 or 10 years in the municipalities of Welland, Port Colborne, Niagara Falls, Fort Erie, and Thorold.
Grant	A grant is a sum of fund that is given and not recouped.
TIG (Tax Increment Grant)	Is a grant that is deducted annually over a set period of time between 5 and 10 years. The amount of the grant is the difference between the pre-development tax assessment value and the post-development tax assessment value.
RDC	These are development charges that are collected by the Region.

Type	Description
(Regional Development Charges)	
RDC Grant	The associated RDC is collected at the building permit stage then refunded after occupancy.

Respectfully submitted and signed by

Khaldoon Ahmad
Manager of Urban Design