



THE REGIONAL MUNICIPALITY OF NIAGARA
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
FINAL AGENDA

PEDC 3-2020

Wednesday, March 11, 2020

1:00 p.m.

Council Chamber

Niagara Region Headquarters, Campbell West

1815 Sir Isaac Brock Way, Thorold, ON

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>DISCLOSURES OF PECUNIARY INTEREST</u>	
3. <u>PRESENTATIONS</u>	
3.1 <u>Lake Ontario Express Inc.</u> Bruno Caciagli, President, Lake Ontario Express Inc.	3 - 22
4. <u>DELEGATIONS</u>	
5. <u>ITEMS FOR CONSIDERATION</u>	
5.1 <u>PDS 7-2020</u> Cannabis Workshop Summary	23 - 45
6. <u>CONSENT ITEMS FOR INFORMATION</u>	
6.1 <u>PDS 4-2020</u> Development Applications Monitoring Report - 2019 Year End (and BE CIRCULATED to Local Area Municipalities, the Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards) A presentation will precede discussion of this item.	46 - 74

- 6.2 PDS 5-2020 75 - 106
Niagara Region 2019 Employment Inventory Results Report (and **BE CIRCULATED** to the Local Area Municipalities, Local Economic Development Offices, Niagara Workforce Planning Board and the Niagara Chambers of Commerce)

A presentation will precede discussion of this item.
- 6.3 PDS 9-2020 107 - 127
Niagara Official Plan - Consultation Details and Revised Framework (and **BE CIRCULATED** to the Local Area Municipalities)

A presentation will precede discussion of this item.
- 6.4 PDS 8-2020 128 - 132
Overview of Regional Involvement in Port Colborne Quarry Proposal
- 6.5 PDS 10-2020 133 - 135
Niagara Falls GO Station Area Zoning Update
- 6.6 PDS 11-2020 136 - 144
Background of Town of Niagara-on-the-Lake New Adopted Official Plan (and **BE CIRCULATED** to the Town of Niagara-on-the-Lake, prescribed agencies, and interested parties)

7. OTHER BUSINESS

7.1 Economic Development Memorandum of Understanding

8. NEXT MEETING

The next meeting will be held on Wednesday, April 8, 2020 at 1:00 p.m. in the Council Chamber, Regional Headquarters.

9. 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).

LAKE ONTARIO EXPRESS Inc.

**The environmentally friendly EXPRESS SERVICE SOLUTION to a
major traffic congestion prone area**

**THE WATER LINK BETWEEN THE LOWER NIAGARA PENINSULA
AND THE CITY OF TORONTO**

A GNCC MEMBER COMPANY

Bruno Caciagli

President

www.lakeontarioexpress.ca

info@lakeontarioexpress.ca

+1-416-508-3449

MISSION

- TO DEVELOP AND UTILIZE THE POTENTIAL OF LAKE ONTARIO AS A TRANSPORTATION RESOURCE, BEING MINDFUL, FIRST AND FOREMOST, OF THE HEALTH AND SAFETY OF OUR CLIENTS, CREWS, AND COMMUNITIES, WHILE BEING PROTECTIVE OF THE ENVIRONMENT.

OUR STRATEGY ^(1/2)

- The “**Water Link**” provides the “**EXPRESS**” service that GO TRAIN cannot provide.

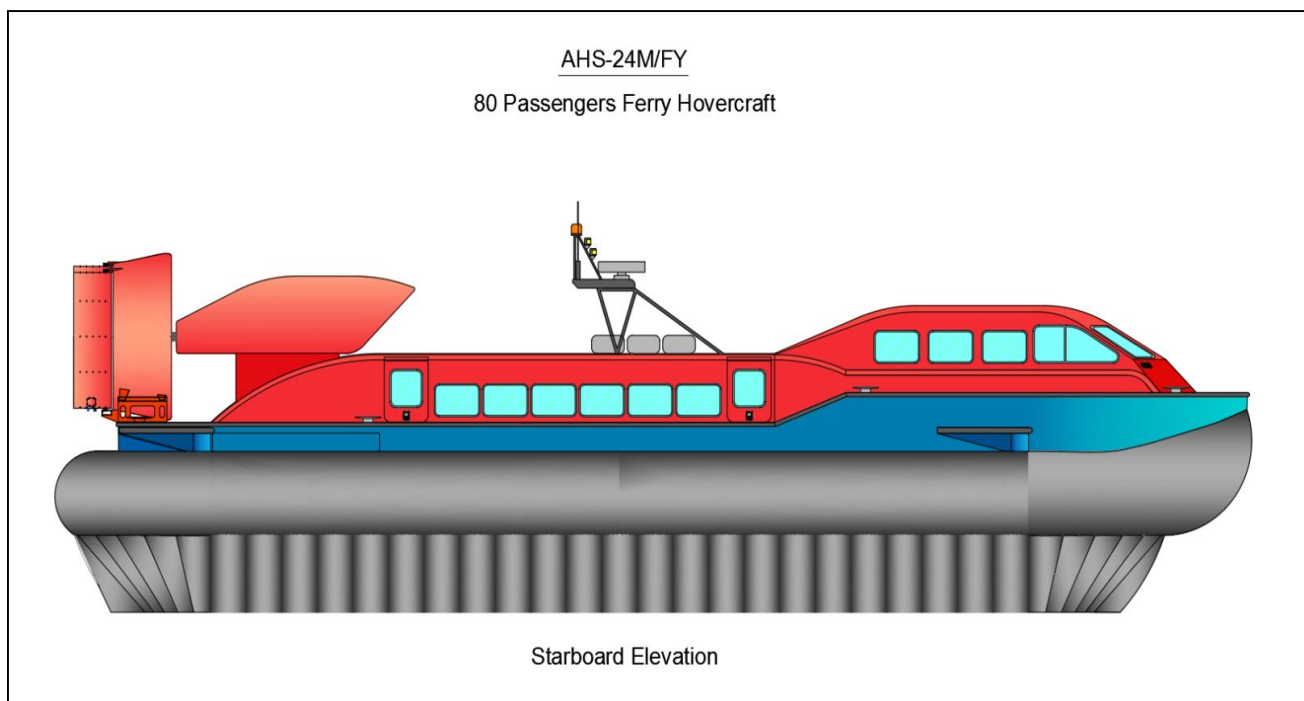
The “**Water Link**” complements the GO TRAIN service. Studies undertaken by Metrolinx estimate the ridership between the Lower Niagara Region and Toronto to be about 31000 passengers/day (p/d). For the ferry we are predicting 2100 p/d or 0.07%

OUR STRATEGY (2/2)

- **Two 80 passengers** vessels (Hovercraft) making **14 crossings** /day divided between NOTL, Port Dalhousie and the Beacon Harbour. These vessels will be powered by a diesel engine with Hydrogen injection, in order to reduce consumption and emissions.
- Crossings will be 7 d/w , 12 m/y with a loss of no more than 15 non-consecutive days/year for unfavorable weather conditions (reference our Lake Conditions Study).
- **Price per one way ticket \$25.00**
- Arrivals and Departures to be coordinated and integrated with Metrolinx and all local Transportation Services



80-Passengers Ferry Hovercraft for Lake Ontario: Fast all-year link between Toronto and the Lower Niagara Peninsula



The high speed of the AHS-24M/FY hovercraft offers an attractive alternative to cars for the Niagara - Toronto corridor, while its amphibious capability provides an all-year link not limited by icing conditions on the lake. The very high stability of its exclusive lift system technology allows this hovercraft to stay operational in all but the severest weather conditions. Finally, its low fuel consumption and its low-emissions Hydrogen Injection system make this an environment friendly system, sparing many thousands of liters of polluting fuel that would otherwise be burnt by the car connection alternative.



The **AHS-24M/FY** has been especially designed for all-year operations on the Great Lakes of North America as a fast amphibious ferry. It is equipped with Argos Hover-Systems' exclusive lift system, which offers very high stability. The standard layout offers seating for 80 passengers, divided into 4 handicapped seats, 68 coach-class seats and 8 first-class seats, plus 2 control seats and 4 cabin attendant seats.

The hull will be made of strong marine aluminium alloys that will resist any possible impacts with ice ridges. Furthermore, the catamaran-like rounded bottom hull forms offer high structural efficiency. Also, its high freeboard provides greater buoyancy and safety.

SPECIFICATIONS

Dimensions:

Length (overall): 23.55 m.

Beam (overall): 11.03 m.

Air Cushion Height: 1.40 m.

Load Capacities:

Total load (including fuel): 12,000 Kg.

Standard fuel capacity: 4,000 liters.

Standard payload: 8,600 Kg.

Seating:

-Passengers:

--- 68 Coach seats.

--- 8 First Class seats.

--- 4 Handicapped seats.

- Crew: Commander, First Officer, 2 Cabin Assistants.

Speed:

Top speed over calm water, no wind: 45 knots.

Cruise speed: 35 knots.

Range & Endurance:

Standard Endurance : 8.6 hours.

Standard Range: 555 Km / 300 nautical miles.

Operational Limits:

Maximum wave height: 2.1 m (Sea State 4).

Maximum Wind: 7 Beaufort.

Maximum Solid Obstacle Height: 1.2 m.

Maximum gradient with speed: 10%.

Engines:

Propulsion: 3 Diesel engines .

Lift: 2 Diesel engines.

Total installed power: 3,200 HP.

All engines comply with US Tier 4f emissions and have Hydrogen Injection systems.

Propulsion power is provided by three diesel engines and lift power by two smaller diesel engines with a total maximum combined power of 3200 HP. All five engines will comply with US Tier 4f emissions regulations and are also fitted with a **Hydrogen Injection** system that reduces both carbon and other emissions as well as fuel consumption. With that power this hovercraft can reach a maximum speed of about 45 knots or a cruise speed around 35 knots and even higher speeds over ice.

The wheelhouse or control cabin is located at an elevated position at the front end of the hovercraft, offering 360° visibility. The standard layout has two adjustable seats for the captain and the second officer or navigator. In front of these seats is the control panel, with the instruments, the rudder wheel and the control levers. Eight first-class seats are installed on the elevated deck behind the control station.





The main cabin is located between the propulsion and the lift machinery compartments, around the longitudinal centre of the hovercraft. This way the payload lies near the centre of gravity and therefore longitudinal trim is very little affected by variations in the number of passengers. The available area in this cabin for seats and services (toilets and galleys) is 7.5 m (24 ft 7 in) long and 8.4 m (27 ft 7 in) wide with headroom of about 2 m (6 ft 7 in). Access is through two main doors at their front ends, one on each side of the craft. There are also two emergency exits at the rear end of the cabin. The standard layout features two toilet cabinets in this cabin, but its layout can be configured following the client's requirements.

At the front end of the main passenger cabin there is a service area with two toilet cabinets and a small galley area with lockers. Each of the toilet cabinets will be fitted with a toilet and a sink with pressurized fresh water.

MAINTENANCE PROGRAMS:

Argos Hover-Systems can provide both routine (planned) and corrective maintenance on site at the operational bases of the hovercraft. These services will be provided on the basis of maintenance contracts that can be signed at the same time or at a later date of the main construction and delivery contract.

The maintenance can be carried out either by personnel sent by **Argos Hover-Systems** or by local personnel trained by our company. Training of the hovercraft maintenance personnel can be done either at our premises in Mexico while the hovercraft is being built and tested, or on site after the hovercraft has been delivered.

Argos Hover-Systems will also provide a list of recommended spare parts to be kept at the hovercraft operational bases. These spare parts are usually included in the main construction contract and they are delivered together with the hovercraft.



ARGOS HOVER-SYSTEMS S.A. de C.V.

Terminal Marítima, Muelle #3 - Puerto El Sauzal

Ensenada - Baja California - México 22760

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<http://www.argoshoversystems.com>



AHS-14/FY

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Representative in Canada

LAKE ONTARIO EXPRESS

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TIMETABLE

- We want to be operational by **MAY 2021** in order to be an asset to our municipalities for the CANADIAN SUMMER GAMES.

BACKGROUND (1/3)

On Friday December 16th, 2016 we held a meeting in the offices of the Hon. MP Chris Bittle. After reviewing our proposed project it was deemed that “... this type of project will reduce CO2 emissions (a government priority) and aligns with the government priority of transportation infrastructure.”

On June 7, 2017 Mayor Sandra Easton endorsed on behalf of the **Town of Lincoln** the Lake Ontario EXPRESS ferry service to Toronto from the Ramada Beacon Harbour. This Harbour was already permitted for a ferry operation.

On June 26th, 2017 the City Council of **Saint Catharines**, unanimously approved a motion in principle, to establish the “water link” to Toronto ,as proposed by Lake Ontario EXPRESS, operating out of the Port Dalhousie Pier Marina.

BACKGROUND (2/3)

- July & August 2017 , series of meetings with **Toronto Port Authority** (TPA) in order to obtain docking permit at the “International Ferry Terminal” (at the bottom of Cherry St.)
Conclusion: TPA deemed that this **ferry terminal** was in an area deemed **NOT SUITABLE for Ferry Operations**.
- 13 October 2017 , Lake Ontario EXPRESS (LOE) responded to the call for submissions of proposal for the West Island of Ontario Place. (Suggestion of MPP Jim Bradley)
- 14 December 2017, Lake Ontario EXPRESS was notified that the **RFP for the West Island of Ontario Place was put on hold**, however the Ministry of Tourism, Culture and Sport was interested in the project and directed LOE to start talks with the Toronto Waterfront Secretariat.

BACKGROUND (3/3)

- 16 March , 2018 Niagara Region Office of Economic Development endorsed the project.
- 1 May, 2018 MPP Sam Oosterhoff endorsed the project.
- 4 May, 2018 MP Rob Nicholson endorsed the project.
- 10 May, 2018 MP Dean Allison endorsed the project
- 16 July, 2018 MPP Wayne Gates endorsed the project
- 30 August, 2018 MPP Jeff Burch endorsed the project.
- 9 December, 2019 **NOTL** City Council gave conditional approval to the project.

BENEFITS _(1/3)

- **TIME**

We can make the crossing in 45 minutes.

Car & Buses: 1H.15 minutes with no congestion.

Car & Buses: 2H + with congestion.

Train: 2H 20 min

Assuming that each passenger saves 1H/Crossing,

Operational Days per Year: 350/y , then 2000 p/d = are saving
700,000 hours /year from this commute! If we apply the
Ontario Min. Wage for Gen. Workers at \$14/hr = \$9,800,000/y
(an hypothetical person would save \$4,900/y)

BENEFITS (2/3)

- **FOSSIL FUEL USAGE REDUCTION**

2018 Data for Canada shows that the average car uses 10.8L/100km.

Let's assume that the distance from our area to Toronto is just 130km or a fuel consumption of 14L/car. We further estimate that at 2000 passenger/d we are taking out between 600 to 900 cars/day from our highways, using an average of 750c/d this saves:

a) **Liters/day = - 10,530** b) **Liters/y= - 3,685,500**

However, the normal fuel consumption for this type of hovercraft is 450 L/ hour (Diesel). With Hydrogen Injection we save about 30% so we utilize **315 L/ H** or about **236 Liters/ each trip, each Hovercraft.**

a) **Liters/day (2 HC)= +6,608** b) **Liters/year (2HC) = +2,312,800**

TOTAL SAVING= -3,922 Liters/Day Liters/ year= -1,372,700

BENEFITS (3/3)

- **JOB CREATION**

Each Hovercraft requires a Crew of 6 FTE/shift : Captain, Navigator, and 4 cabin attendants. 4 shift/week + Security + Cleaning crews+ Office Personnel = About **50 FTE** Direct

Indirect job creation: **200 to 500** in the General Services, Construction, Entertainment, and Security sectors of our economy.

LAST BUT MOST IMPORTANT:

SAFER COMMUTE

THE WATER LINK NEEDS

- **APPROVAL by the City of Toronto** to have a dedicated dock in the Inner Harbour for the ferry service to the Lower Niagara Peninsula .
- **COORDINATION WITH METROLINK** in order to provide seamless service.
- **COORDINATION WITH LOCAL LAND TRANSPORTATION SERVICES**

REFERENCE SECTION

- LAKE ONTARIO EXPRESS Inc. TEAM
- DETERMINING DAILY TOTAL DEMAND
- CONDITIONS ON LAKE ONTARIO

LAKE ONTARIO EXPRESS TEAM

**LMM Engineering Inc.....Transportation consultants,
Oakville , ON**

Argos Hover Systems.....Hovercraft , Ensenada, Mexico

**Coastwise Management...Marine advisory services ,St.
Catharines, ON.**

**Chimpanzee...Marketing planning & implementation, St.
Catharines, ON.**

**Taylor Leibow, LLP ... Accountants and Advisors,
Hamilton, ON.**

Baird...Coastal and Harbour Engineers, Oakville, ON

Redrock Power Systems, Charlottetown. PEI...H2 Power

Determining Daily Total Demand (From the 2011 GO TRAIN STUDY)

Commuter	Tourist	Total
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11,314		
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	20,120	
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		31,434
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<i>Forecast 2017 Daily Trips*</i>		
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	1,660	
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<i>Forecast 2027 Daily Trips**</i>		
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	1,840	
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NOTE: from the study of our consultants LMM ENGINEERING, all figures are one way trips

* Based on 5% Capture Rate (absolute minimum)

**Based on 5% capture rate and 1% annual growth rate

STUDY: Conditions on Lake Ontario

Hourly Data from buoy c45139, Department of Oceans & Fisheries,
Government of Canada, from 1991 to 2015 (25 years):

Wave height(meters)	(# of entries)	%	Cum. #	Cum. %
0-1.0 m	117000	96.74	117000	96.74
1.0-2.5	3718	3.07	120718	99.82
2.5- 3.0	119	0.10	120837	99.92
>3.0m	101	0.08	120938	100.00

Data Analyzed by Dr. Alfred DeMaris, Bowling Green University , OH ,USA
(From his “Report on Lake Ontario Wave Heights “ prepared for
Lake Ontario EXPRESS, December 11, 2017).

Conditions on Lake Ontario (cont.)

After reviewing the data we have concluded :

1- Navigation will be allowed when Wave Height do not exceed 2.0 meters:

Wave height(meters)	(# of entries)	%	Cum. #	Cum. %
0 to 1.99 m	120420	99.57	120420	99.57
> 2.00 meters	518	0.43	120938	100.00

2- From December 15 to March 15, there may be small ice floes that may impede navigation by conventional vessels. Small harbors and bays may be iced over. Lake Ontario itself is known to be ice free. Winter time is when gale force winds are more frequent:

Wind speed >6.4meters/second from NE direction, are more likely to generate high waves.

Subject: Cannabis Workshop Summary

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Regional Council **ENDORSE** the letter to Ontario Ministry of Agriculture, Food and Rural Affairs (Attached as Appendix 2 of Report PDS 7-2020);
2. That staff **CIRCULATE** this letter to the Ontario Ministry of Agriculture, Food and Rural Affairs; and
3. That staff **CIRCULATE** a copy of this report to the local area municipalities.

Key Facts

- The purpose of this report is to share feedback heard from the facilitated Cannabis Workshop held on December 11, 2019, as directed by Planning and Economic Development Committee.
- The workshop consisted of two presentations and table discussions moderated by Regional staff. Table discussions focussed on concerns municipalities have related to growth of the cannabis industry, regulatory tools being used to permit development, and what Provincial guidance for the industry could include.
- There were approximately 40 attendees including elected officials and regional and local representatives from planning, by-law, building, fire departments.

Financial Considerations

Costs associated with the workshop were accommodated within the Planning and Development Services 2019 Operating Budget.

Analysis

Background

At the October 9, 2019 Planning and Economic Development Committee meeting, staff were authorized to coordinate a facilitated cannabis workshop with local municipalities to discuss operational and land-use concerns related to cannabis cultivation and production facilities and identify regulatory tools to address these concerns.

The half-day workshop was held at Balls Falls Centre of Conservation on Wednesday, December 11, 2019 from 1:30-3:30pm. The workshop was facilitated by Niagara Region's Innovation and Business Excellence staff.

Attendees included elected officials and planning, by-law, building, and fire staff from the following local area municipalities:

- Town of Fort Erie
- Town of Grimsby
- Town of Lincoln
- City of Niagara Falls
- Town of Pelham
- City of Port Colborne
- City of St. Catharines
- City of Thorold
- Township of Wainfleet
- City of Welland
- Township of West Lincoln

Workshop Format

The workshop consisted of two presentations and moderated table discussions.

- Economic Development staff presented on the "Current Status of Cannabis Operations in Niagara" providing a general overview of federal licenses for cannabis, commercial licensed producers in Niagara, the roles and responsibilities of all levels of government for regulating cannabis, and designating a person to produce medical cannabis.
- The workshop heard a presentation from Dr. Sara Epp, Assistant Professor in Rural Planning and Development at the University of Guelph on a research-funding proposal to OMAFRA: "Assessing Land Use Planning Tools to Mitigate Odour and Lighting Nuisances Related to Cannabis Production." If funded, this research would commence in May 2020 and conclude April 2023.

Regional staff, working through a series of questions with stakeholders, moderated the table discussions. Questions included concerns municipalities have with cannabis, the tools municipalities have used to regulate cannabis, and provincial guidance material municipalities would like to see. Highlights of the responses heard at each table were reported back to all attendees through a general discussion.

Table Discussion Feedback

The following is a summary of the feedback received during the table discussions. Please refer to Appendix 1 for a full summary of the feedback.

The concerns that municipalities highlighted included the following:

- lack of information and regulations;
- traffic concerns with large production facilities;
- enforcement concerns;
- odour and light concerns;
- cannabis and its compatibility to rural character;
- water and wastewater implications;
- crime and security concerns;
- retrofitting buildings for cannabis use;
- tax implications;
- concern with cannabis as a 'normal farm practice'; and
- concern with growing cannabis in greenhouses.

The tools municipalities have been using to regulate cannabis facilities include site plan control, interim control by-laws, and zoning. Overall, there is a mixed consensus on the effectiveness of these tools due to a number of reasons, including:

- no unified approach to regulation across Niagara;
- the tools have not been implemented for long enough to measure effectiveness;
- uncertainty of the land classification for cannabis; and
- the expense and difficulty of enforcement.

Guidance material or provincial clarification that municipalities would like to see include:

- clarification on enforcement;
- best practices for managing odour and light;
- clarification on how cannabis fits within the agricultural sector;
- clarity on production facilities vs. growing operations;
- land use compatibility with cannabis; and
- consistency with rules across the sector.

Conclusion

The workshop provided stakeholders a collective opportunity to identify concerns related to cannabis cultivation and production facilities experienced across Niagara and identify opportunities that require clarification from the Province.

Recognizing the regulation of cannabis occurs at the local municipal level, the Region, on behalf of Niagara local area municipalities, encourages the Province to develop guidance materials on cannabis cultivation and production facilities (see Appendix 2). Guidance materials for cannabis would provide greater clarity and consistency for municipalities across Ontario and benefit growers, producers, local area municipalities, and residents.

Alternatives Reviewed

The alternative would be for Committee and Council to not endorse and direct the attached letter to the Ministry of Agriculture, Food, and Rural Affairs and the Ministry of Municipal Affairs, and not circulate this report to the local area municipalities. This is not recommended.

Relationship to Council Strategic Priorities

This report supports Council's strategic priority of Supporting Businesses and Economic Growth by working together with local area municipalities' planning departments and leveraging partnerships with post secondary institutions.

Other Pertinent Reports

CWCD 420-2019 Facilitated Cannabis Workshop

Prepared by:

Katie Young
Planner
Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Erik Acs, MCIP, RPP, Manager of Community Planning, Kelly Provost, Economic Development Officer, and reviewed by Doug Giles, Director of Community and Long Range Planning.

Appendices

- | | |
|------------|---|
| Appendix 1 | Cannabis Workshop Consultation Summary |
| Appendix 2 | Letter re: Guidelines Needed to Reduce Cannabis Facility Land Use Conflicts |

Cannabis Facilitated Workshop Summary



Planning and Development Services
March 11, 2020



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Executive Summary

On December 11, 2019, the Region's Planning and Economic Development staff coordinated a cannabis workshop facilitated by the Region's Innovation and Business Excellence staff, as directed by Planning and Economic Development Committee at the October 9, 2019 meeting. The purpose of this workshop was to discuss the impact of the cannabis industry in Niagara.

The workshop had approximately 40 attendees ranging from elected officials, planning staff, by-law staff, building staff and fire staff. Eleven of the 12 local municipalities attended, including Fort Erie, Grimsby, Lincoln, Niagara Falls, Pelham, Port Colborne, St. Catharines, Thorold, Wainfleet, Welland, and West Lincoln.

The workshop consisted of presentations and facilitated table discussions. The first presentation outlined the current status of the cannabis industry in Niagara. A second presentation outlined a research proposal from the University of Guelph to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) related to developing guidance tools for land use planners related to cannabis facilities.

Table discussions were focused on concerns municipalities have related to the growth of the industry, regulatory tools being used to permit development, and what Provincial guidance for the industry could include.

The concerns that municipalities highlighted included the following:

- Lack of information and regulations
- Traffic concerns with large production facilities
- Enforcement concerns
- Odour and light concerns
- Cannabis and its compatibility to rural character
- Water and wastewater implications
- Crime and security concerns
- Retrofitting buildings for cannabis use
- Tax implications
- Cannabis as 'normal farm practice' and using greenhouses for growing cannabis

The tools municipalities have been using to regulate cannabis facilities include site plan control, interim control by-laws, and zoning. Overall, these tools have had mixed results for a number of reasons, including:

- no unified approach across Niagara
- the tools have not been implemented for long enough to measure effectiveness
- uncertainty of the land classification for cannabis
- the expense and difficulty of enforcement

Guidance material or provincial clarification that municipalities would like to see include:

- Clarification on enforcement
- Ways to manage odour and light
- Clarification on how cannabis fits within the agricultural sector
- Clarity on production facilities vs. growing operations
- Land use compatibility with cannabis
- Consistency with rules across the sector

1.0 Introduction

This report summarizes the discussions from a half day workshop held at Balls Falls Centre of Conservation on Wednesday, December 11, 2019, from 1:30-3:30pm to discuss operational and land use concerns related to cannabis growing facilities.

The purpose of the workshop was to:

- Understand the different types of licensing that currently exists for cannabis growing facilities
- Bring together local municipalities staff and councillors to discuss challenges, tools, and opportunities, including:
 - concerns municipalities have with cannabis facilities
 - tools (site plan control, zoning, interim by-laws, etc.) that can or are being used to regulate these facilities
 - suggestions for best practice or guidance materials that the Province could provide
- Summarize the top themes and circulate them to the group for use
- Consolidate relevant items into a report to the Regional Planning and Economic Development Committee.

This report is a select summary of the findings from the workshop.

2.0 Presentation 1- Current Status of Cannabis Operations in Niagara

Economic Development staff presented on the “Current Status of Cannabis Operations in Niagara”. This presentation provided a general overview regarding federal licenses, commercial licensed producers in Niagara, the roles and responsibilities of all levels of government, and designating a person to produce medical cannabis. This presentation was intended to highlight the most relevant information from the Cannabis Regulation Framework Presentation by Cannabis Compliance Inc. at the October 9, 2019 Planning and Economic Development Committee. Key points by subject are below:

Federal Licences:

- A federal licence is required to cultivate, process, or sell cannabis for medical or non-medical purposes
- One must have a licence to grow, sell, or test cannabis, as well as make cannabis products or do research with cannabis

Commercial Licensed Producers in Niagara:

- Health Canada only publishes information on commercial cultivation, processing, and selling licenses; there is very little information on personal use or designated growing operations
- There are six commercial licensed producers in Niagara as of December 2019 (RedeCan Pharm-two sites, CannTrust, Tweed Farm Inc., Hexo Corp, Cannacure Corp), with two more facilities seeking/in process for licensing from Health Canada

- As of June 14, 2017, the only entity in Canada that is legally permitted to sell medical cannabis as a commercial good and as a registered business is a licensed producer.

Table 1. Roles and Responsibilities at the Federal, Provincial, and Municipal Levels:

Federal	Provincial/Territorial	Municipal
Cannabis production	Wholesale and retail distribution of cannabis	Zoning (density, location)
Cannabis possession limits	Selection of retail distribution model	Retail locations
Trafficking	Workplace safety	Home cultivation
Advertising	Discretion to set more restrictive limits for:	Business Licensing
Minimum age limits (18)	<ul style="list-style-type: none"> • minimum age for consumption • possession amount 	Building Codes
Oversight of medical cannabis regime, including personal cultivation registration		Nuisance
		Smoking restrictions
		Odours
		Municipal workplace safety
		Enforcement
		Regulations around public consumption
		Personal possession
		Municipal cost considerations related to local policing

Designating a Person to Grow Medical Cannabis:

- An individual will be issued a registration certificate by Health Canada which indicates the number of plants one can grow, the amount of dried cannabis one can store, the production site (indoor or outdoor), and the storage site
- A designated grower can grow for up to 4 individuals with medical licenses;
- The Allard Decision of 2016 (federal court ruling that there is no ability to prevent designated growers from growing cannabis) is now rolled into the Cannabis Act (Access to Cannabis for Medical Purposes Regulation ACMPR) which allows individuals to grow for themselves
- Based on information relayed by Health Canada, growing on behalf of a patient is not operating as a “business” because there is no “commercial” exchange.

2.1 Presentation 1 Feedback- Current Status of Cannabis Operations in Niagara

Following the presentation staff opened up the floor for discussion, comments, or questions. The comments and discussions included challenges with enforcement, different regulations for different licenses, and difficulty of defining cannabis as a normal farm practice, as summarized below:

Enforcement	<ul style="list-style-type: none"> • Problems at the local level for enforcement; • Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) refuses to define normal farm practice and says to treat these facilities on a case-by-case (complaint) basis; • Lack of Health Canada resources for enforcement.
Licensed Producer vs. Designated Grower Regulations	<ul style="list-style-type: none"> • Designated storage area for non-licensed producers is different than for licensed growers even though the facilities can be just as large as licensed facilities; • There is a lack of enforcement for designated growers.
Definition of Normal Farm Practice	<ul style="list-style-type: none"> • OMAFRA recognizes growing cannabis as a regular agricultural practice, which is an issue/restriction because placing regulations on the cannabis industry may impact other agricultural products that are being produced; • There is an opportunity to define cannabis now, as there have been many challenges/issues with cannabis as a regular agricultural practice; • Processing has some different definitions than growing. This will affect how municipalities can challenge the different elements.

3.0 Table Questions

The table discussions included answering the following questions:

- (1) Concerns related to light and odour are frequently associated with the cannabis industry. Beyond these items, what other concerns have you experienced in your municipality?
- (2) There are a number of existing tools that are being utilized by municipalities in Ontario to regulate cannabis facilities under mechanisms like the Ontario Building Code, Ontario Planning Act, the Municipal Act, the Ontario Fire Code, etc.
 - a) What tools has your municipality implemented to regulate cannabis facilities (e.g. site plan, interim control by-law, zoning, etc.)?
 - b) Have these approaches been effective?
 - c) Are there additional tools that you can envision to regulate cannabis facilities?
- (3) For certain land-use topics, the Province prepares guidance materials (i.e. Permitted Uses for Agriculture, Land Needs Assessment Methodology, etc.). If the Province was to prepare land-use guidance materials or best practices for cannabis facilities, what do you think should be included?

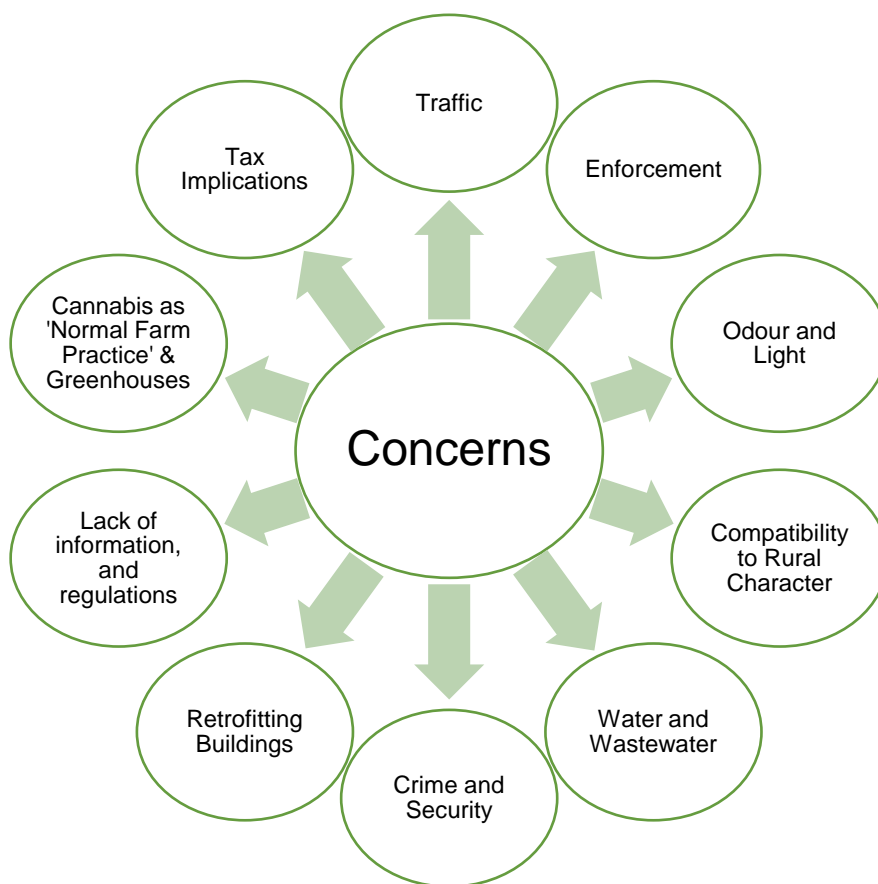
3.1 Table Feedback

The moderators of each table recorded the table feedback, and presented the highlights to the participants of the workshop. Responses to the questions above were recorded and are summarized below.

3.1.1 Concerns Experienced by Municipalities

The second question asked participants to explain what concerns they have experienced in their municipality other than odour and light. Despite this, odour and light were a top concern and have been included. The concerns have been categorized into 10 different themes, as shown Table 2 below.

Table 2. Concerns Experienced by Municipalities



Lack Of Clearly Defined Rules/Regulations/Information:

- Lack of available information
 - Ability to connect with Health Canada is difficult and they will not provide a list of personal license holders
 - Legal opinions of legislation and rules can differ between those giving the interpretation

- Facilities that were not subject to site plan control or building codes before getting their license may not be in compliance with newer requirements
- Designated growers (DGs) vs. licensed producers (LPs)
 - DGs are held to a much lower standard than LPs
 - LP facilities must comply with building and fire code and DGs are not required to be.

Enforcement Concerns:

- Frustration from residents regarding by-laws that cannot be enforced (DGs)
- Expensive for municipalities to enforce all of the by-laws related to cannabis
- Lack of monitoring for compliance, for instance
 - Licenses list how many plants you are allowed to grow, but enforcement is not ensuring the operations have the correct number of plants
 - Chicken barns are being purchased and turned into growing operations and by-laws are not enabling enforcement to confirm these are licensed operations
- Concern about communication between by-law officers, police, and the provincial and federal government
- Concern about how municipalities penalize non-compliance

Tax Implications:

- Concern about economic implications, where in some cases residential owners are paying more in taxes than producers, e.g., agriculture does not have a high tax base compared to residential
 - Concern regarding residents “subsidizing” the cannabis industry
 - Concern regarding residents moving out of an area when cannabis operations move in
- Concern about additional cost to municipalities when producers don’t pay their ‘share’ of taxes
 - Low agriculture tax rates
 - High use of infrastructure but no development charges
 - Other exemptions to producers

Odour/Light Concerns:

- Light and odour are by far the most frequent concerns.
 - Treatment chemicals for odour and the negative affect on nearby crops and human health
 - Odour complaints that are blamed on licensed producers but are usually regarding designated growers
- Setbacks from a facility do not work for odour/light, which travel, impacting residential areas
- Impact to quality of life, e.g., children being exposed to cannabis and allergies

Traffic Concerns:

- Concern about increased traffic volume on the roads surrounding LP facilities due to increased levels of employment in the area
 - Negative impact to rural road conditions
 - Parking issues
 - Increased noise levels

Rural Character:

- Concern about the location of these facilities in relation to sensitive land uses such as schools and residential areas
- Decreased land value, especially on rural properties
- Change to character of rural landscape (e.g., high fencing around cannabis crops, which contributes also to perceptions of safety, potential criminality)

Water and Wastewater:

- Concern about the infrastructure for water demands, water treatment and disposal
 - Concern of excess water that is contaminated
 - Concern that these facilities will run residents' wells dry
 - Implications of septic with high employment at a facility

Security/Crime:

- Concern about how material is being disposed of and whether there is illegal dumping taking place
- Concern about the safety and security of these facilities
 - Residents concerned about facilities increasing crime rates, stemming from a stigma around the industry
- Concern about designated growers operating as a business supplying the black market

Retrofitting Concerns:

- Concern about cannabis facilities that are retrofitting existing buildings
 - New as opposed to retrofitted spaces – difference in what is required; the latter may not require a building permit
 - Ensure retrofitted buildings are subject to site plan agreements to trigger appropriate review

Cannabis as 'Normal Farm Practice':

- Concern about cannabis as a 'normal farm practice'
 - Need to challenge cannabis being defined as a 'normal farm practice' at the normal farm practice protection board (OMAFRA)
 - Concern if outdoor growing would be restricted if it is considered a 'normal farm practice'
- Agricultural impacts
 - Spores contaminating other crops, e.g., cannabis spores can change the gender of hops plants
 - Cannabis is not good land use in prime agricultural areas

- Creating cannabis-specific regulations may result in unintended consequences for other agricultural crops
- Concerned about servicing cannabis facilities that are within greenbelt lands
- Greenhouse concerns
 - Greenhouses being used to grow cannabis because they are cheap and located in agricultural areas
 - Difficult to regulate greenhouses being used for cannabis as this will have impact on other growers, e.g. flower growers
 - Building code does not do enough to address fire codes for facilities/greenhouses, e.g., construction detailing does not address fire wall specifications/requirements

3.1.2 Tools for Cannabis Regulation

Question 3 is broken down into three sub-questions asking participants about what tools their municipality has implemented to regulate cannabis, if these tools have been effective, and if there are any additional tools that could be used.

Tools municipalities have implemented to regulate cannabis facilities

Site plan control, interim control by-laws, and zoning have all been used to regulate cannabis facilities in various municipalities across Niagara. Additionally, the Town of Pelham has created a 'Cannabis Control Committee' to help regulate cannabis facilities. Recommendation from participants in Pelham suggest including growers in these committees to have a full range of perspective on the issues.

Table 3. Three Tools Used to Regulate Cannabis Facilities in Niagara Municipalities

Site Plan Control	Interim Control By-Law	Zoning
<ul style="list-style-type: none"> • Site plan control used for new facilities in some municipalities. Allows staff to address concerns raised by members of the public • Issues such as light, servicing, buffering, and screening, can be addressed at this stage to mitigate concerns • Pre-consultation checklists for site plans require specific studies to be conducted • Medical licenses have been subject to site plan control • License permits have been issued through municipalities. 	<ul style="list-style-type: none"> • The most popular tool used. If a municipality currently does not have one, they are considering it • Used to prevent new facilities, including recreation • Ensure facilities are enclosed • Ensure no greenhouses or outdoor storage is used • Interim control by-law being used in both Pelham and Lincoln that expire in July 2020 	<ul style="list-style-type: none"> • A zoning by-law amendment was passed in 2014 that added stricter requirements for any new facilities (Port Colborne) • E.g. Minimum separation to sensitive land use: 150 metres • E.g. Minimum lot size/frontages • E.g. Outdoor storage not permitted • E.g. Servicing requirements • Official plan zoning-location for larger scale facilities • Medical licenses have been subject to zoning; • Minimum lot sizes • In industrial zones-distance from sensitive land

Effectiveness of tools implemented

There were mixed views on the effectiveness of these tools amongst the participants. However, some reasons for ineffectiveness provided were:

- Municipalities across Niagara are implementing different tools, with no unified approach
- Most regulations are new and no new facilities have been approved under these regulations
- Interim control by-laws are effective until they are challenged, and are only a temporary solution as they expire
- Zoning is difficult because of the uncertainty of what the land use is for cannabis
- Difficult to defend by-laws, making the tools less effective
- Expensive for smaller municipalities to enforce by-laws

There was discussion that a nuisance by-law is on the cusp of implementation and that it may have greater enforcement potential.

Table 4. Additional Tools to Regulate Cannabis Facilities

Administrative Monetary Penalty System	<ul style="list-style-type: none"> •Go after taxes to fine •Increase fines for non-compliance so it does not become ‘the cost of doing business’ •Would likely need to be able to enforce the Cannabis Control Act •Municipal Act fines would likely not be large enough to control large producers •Additional work on how it would be administered and enforced would be required
Creating Industry Standards	<ul style="list-style-type: none"> •Aligning rules for new vs. existing facilities •The development of a ‘Good Neighbour Policy’ •Business licensing
Local Enforcement	<ul style="list-style-type: none"> •The need to work closely with the NRP for safety when entering a growing facility •Have NRP help figure out how enforcement can enter buildings so they can ask to see a license. Unclear if there is support for enforcement officers to enter •Need to have federal government delegate the authority to enforce the Cannabis Control Act to municipalities •More oversight of Health Canada licenses by local municipalities and other local authorities
Common language and tools across Niagara	<ul style="list-style-type: none"> •Communication across Niagara to have a common language for regulating these facilities •Engagement sessions and education •Following up with federal and provincial governments •Create easier way to communicate with authorities
Land Use/Site Plans/Zoning	<ul style="list-style-type: none"> •Have a minimum distance separation (MDS) formulae for cannabis •Have zoning and site plan control well thought out and enforced •Requiring facilities to monitor and be conscious of the surrounding area •Ask that approval is only given to newly built facilities •Set back controls •Develop zoning by-laws that brings all agricultural operations under site plan control. This would enable control of fire, water, access, building height, etc. •Amending Official Plans; zoning; site plan control to include both new and existing facilities; •Land use planning for regulating designated growers •Further designate agricultural lands •Don’t put locations of growing together •Determine whether designated grower areas can be zoned

3.1.3 Guidance Material

Question 4 had participants share what they would like to see included in a provincial guidance document if one is created. Participants shared both what they would like to see clarification on and what local experience has shown.

In general local area municipalities (LAMs) are interested in understanding the tools available to municipalities for regulating cannabis cultivation and production and how best to work with these operations.

Table 5. Provincial clarification categories



Enforcement

- Need clear definitions for cannabis as policies can be appealed
- How to penalize facilities for non-compliance for:
 - Licensing at municipal level
 - Licensing at federal level
 - Renewal process

Odour & Light

- Odour control standards for both cannabis growing and production facilities
 - How to address facilities that seem to be worse than others
 - How outdoor facilities are observed when it comes to odours
 - Can low odour cannabis plants be required in certain facilities?
 - Best management practices (BMPs) for mitigating impacts on residential neighbourhoods- what are the setback requirements for outdoor growing

- Light mitigation measures
 - How to better incorporate lighting standards into zoning by-laws

Cannabis and Agriculture

- Need OMAFRA to clearly recognize cannabis as an agricultural category and come up with guidelines. There are previous examples where OMAFRA has dealt with related issues pertaining to other agricultural areas, e.g., MDS, livestock odor, tobacco drying odor that may be relevant to cannabis; same with technology, e.g., bird bangers, anti-frost machines also were controversial but became regulated
- Tighten-up and clarify “Value Added Uses” in terms of cannabis production
- Guidelines for Greenhouses
 - Facility size
 - Construction standards
 - Maximum amount of glass
 - Rules for when greenhouses are converted for any type of cannabis facility

Production Facilities

- How to define production facilities
 - Growing is agriculture: How do we categorize production facilities
- The Province should update the D6 Guidelines Compatibility between Industrial Facilities, to include consideration of cannabis.

Land Use Compatibility

- What is the best land use compatibility with cannabis facilities? If cannabis is being produced in a greenhouse, you don’t necessarily want it within prime agricultural areas, but if it becomes a commercial/industrial use, it may be too close to the urban areas. What would be the best practice for this?
- Inform us through guidance material what is the best practice for:
 - Setbacks - What is an appropriate setback for this type of facility?
 - Zoning - How should we zone these types of facilities?
 - Traffic studies - When is it necessary to conduct a traffic study on a licensed production facility?
 - Waste (septic) - When is it necessary to look at the impact of water/wastewater to the surrounding area?
 - Light mitigation measures
 - Infrastructure - water demands (aquifer), municipal water supply, disposing of water (treatment).

Consistency across the sector

- Come up with feasible calculations based on, for instance, the number of plants – regulations should be based on large-scale growing as this would address the critical issues for both DGs and LPs
- Scale of the facilities (licensed producers vs. designated growers)
- When growers move from one municipality to another, there is a new set of standards/bylaws that they must now abide by

- Clarity on who is in charge of what, as the land owner is not necessarily the farmer/producer
- Need a guidance document outlining best practice to help staff, members of the public and prospective cannabis facility owners
- Province needs to make advice on a tailored complaints process

Other:

- Technological innovation needs to be used to mitigate odour and concerns
 - Reaching out to other countries that have experience, e.g., The Netherlands
 - Making sure that regulations take into account advances in technology
- The Weed Control Act could be looked at for potential solutions
 - Cannabis to be considered a weed that is impacting a neighbours crops
- The need for all designated license holders to be publicized to the Niagara Regional Police (NRP) and municipalities by Health Canada

Local experience has shown that:

- Greater enforcement needs to come from the federal government for the licensed producer facilities when complaints are made
- Problems and uncertainties need to be addressed immediately as they are occurring now
- There is a need for the College of Physicians and Surgeons to consider criteria and number of prescriptions they provide for medical cannabis
- If publishing information on cannabis tourism, the local municipalities should be involved with the published materials
- Need to have provincial clarification on cannabis cultivation and production so that there is consistency for municipalities across Ontario
- Education is important; it may be possible to leverage work being done in research and programs (Niagara College, University of Guelph) and to have those working in the cannabis sector involved

Regional level:

- Could there be a by-law regarding the odour for these facilities, e.g. similar to the Region enforcing the smoking by-law? There may be an opportunity to combine with Public Health initiatives
- Suggestion that Region takes over
 - Business licensing
 - By-laws enforcement
 - Inspections
 - Site plans (similar to tobacco)

4.0 Presentation 2- Cannabis Research

Dr. Sara Epp, Assistant Professor in Rural Planning and Development at the University of Guelph presented on a research-funding proposal that has been submitted to

OMAFRA as of November 2019: “Assessing Land Use Planning Tools to Mitigate Odour and Lighting Nuisances Related to Cannabis Production.”

There are multiple research objectives associated with this research proposal, which includes continuing to support the expansion of the cannabis sector in Ontario; bring consistency to municipal decision making and land use planning approvals related to cannabis; and to reduce nuisance complains and issues between cannabis operations and neighbouring land uses through effective siting and development of cannabis production operations

The deliverables for this project (pending OMAFRA funding) are:

- Jurisdictional scan and literature review exploring planning tools/practices for cannabis production within Ontario and broadly
- Toolkit of best land use planning policies, strategies, practices, procedures that support standard farm practices related to cannabis production
- Creation of a “Good Neighbour Policy” to be used by farmers and municipalities to mitigate/reduce potential nuisance complaints

The timeframe for this project is May 1, 2020 to April 30, 2023, should the funding application be successful. Best practices will be discussed with appropriate stakeholders through a series of workshops throughout the project timeline.

4.1 Presentation 2 Feedback -- Cannabis Research

The feedback following the presentation emphasized the need to have this information available sooner. There were also questions and comments regarding how people could stay up to date on the project and a request to have Dr. Epp come back to Niagara to hold a workshop during the timeframe of the project.

5.0 Conclusion

The workshop brought together local area municipalities’ staff and elected officials for a productive discussion on issues surrounding the cannabis industry and focussed on working together to find solutions.

The feedback heard from the workshop on December 11, 2019 will be shared with the Regional Planning and Economic Development Committee, local area municipalities, the Ontario Ministry of Agriculture, Food, and Rural Affairs, and the Ontario Ministry of Municipal Affairs and Housing.

March 11, 2020

Delivered Electronically

Hon. Ernie Hardeman
Minister
Ministry of Agriculture, Food and Rural Affairs
11th Flr, 77 Grenville St
Toronto, ON
M7A 1B3

Hon. Mr. Hardeman,

Re: Guidelines Needed to Reduce Cannabis Facility Land Use Conflicts

The purpose of this letter is to request the development of Provincial guidelines to reduce cannabis facility land use conflicts.

Greenhouse, nursery and floriculture production is the highest grossing agricultural industry in Niagara, with a GDP impact of \$691 million. The industry is well-established locally; however, the addition of cannabis as a crop has presented new regulatory challenges particularly related to siting facilities and operational considerations.

There are opportunities for improved approaches to land-use planning that would ensure licensed facilities are appropriately situated and regulated within the region to leverage the significant investment, value and job creation opportunities associated with the cannabis industry. The development of a set of land use guidelines pertaining to this crop is necessary to support both the industry and communities.

At a recent workshop with local municipal stakeholders and elected officials, land-use issues related to odour and light emissions as well as concerns pertaining to outdoor cropping of cannabis were discussed to compare approaches being applied across local area municipalities that support the industry.

This session confirmed that approaches are inconsistent among municipalities. Feedback from the stakeholders identified the need for the development of Provincial guidance materials, such as factsheets, pertaining to cannabis cultivation and production. The following topics were highlighted as priority items for inclusion in guidance materials:

- clarification on licensing and enforcement options for municipalities;
- standards and thresholds for odour and lighting emissions;
- best management practices for cannabis cultivation and production facilities; and

- land use compatibility (similar to MDS, or D Series Guidelines).

The creation of guidance materials to inform cannabis cultivation and production represents an opportunity to add clarity, efficiency and consistency across the province in this area, to the benefit of growers, producers, local municipalities and their residents.

The Region understands that some of the above materials may already be in development, and encourages the Ministry to support the development of additional materials as suggested.

The Region would also be pleased to participate in any technical advisory groups or consultations with respect to any topics related to cannabis land use, including guidance materials or proposed regulations.

Sincerely,

Diana Huson
Regional Councillor
Chair, Planning and Economic Development
Committee

Rino Mostacci, MCIP, RPP
Commissioner,
Planning and Development Services

cc:

Hon. Steve Clark, Minister of Municipal Affairs and Housing

Jim Bradley, Regional Chair, Niagara Region

Sam Oosterhoff, MPP Niagara West

Development Applications Monitoring Report

2019 Year End

March 11, 2020 – Planning & Economic Development Committee

Regional Development Services Planning Process Overview

Regional Development Planning Context

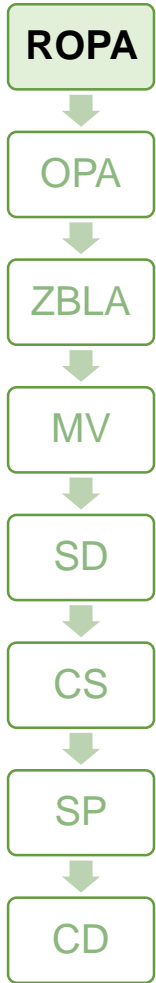
Approval authority for: Regional Official Plan Amendments and Local Official Plan Amendments (unless they are site-specific or otherwise exempt)

Commenting agency for: Local Zoning By-laws and Zoning By-law Amendments, Plans of Subdivision/Condominium, Site Plans, Consents and Minor Variances

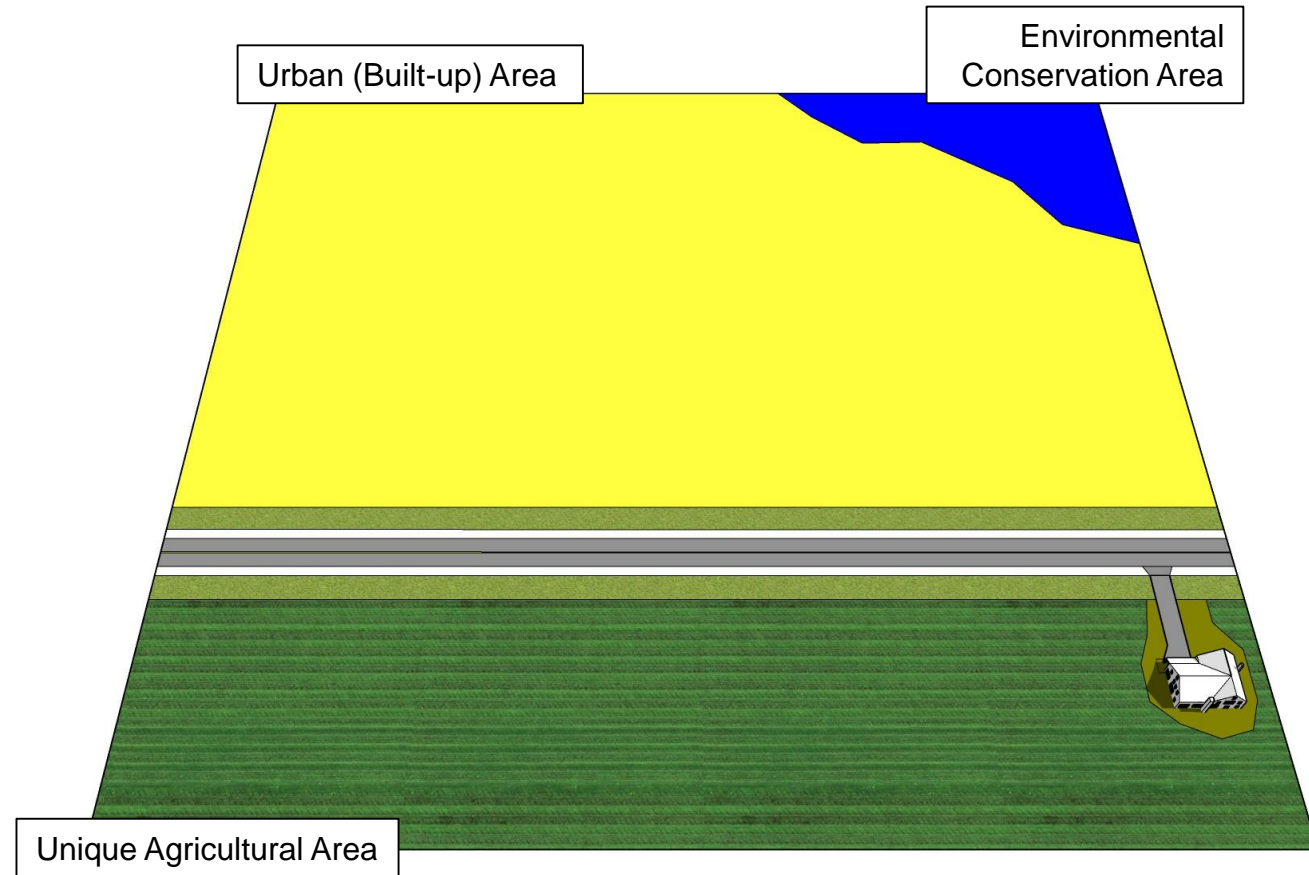
Provincial and Regional interests:

- Growth management (e.g. where growth will be directed)
- Rural and agricultural land protection
- Protection of the natural environment (e.g. wetlands, watercourses, woodlands)
- Regional transportation (including active transportation)
- Cultural heritage and archaeological resources

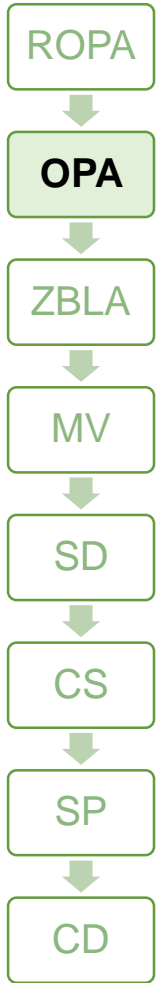
Regional Official Plan Amendment (ROPA)



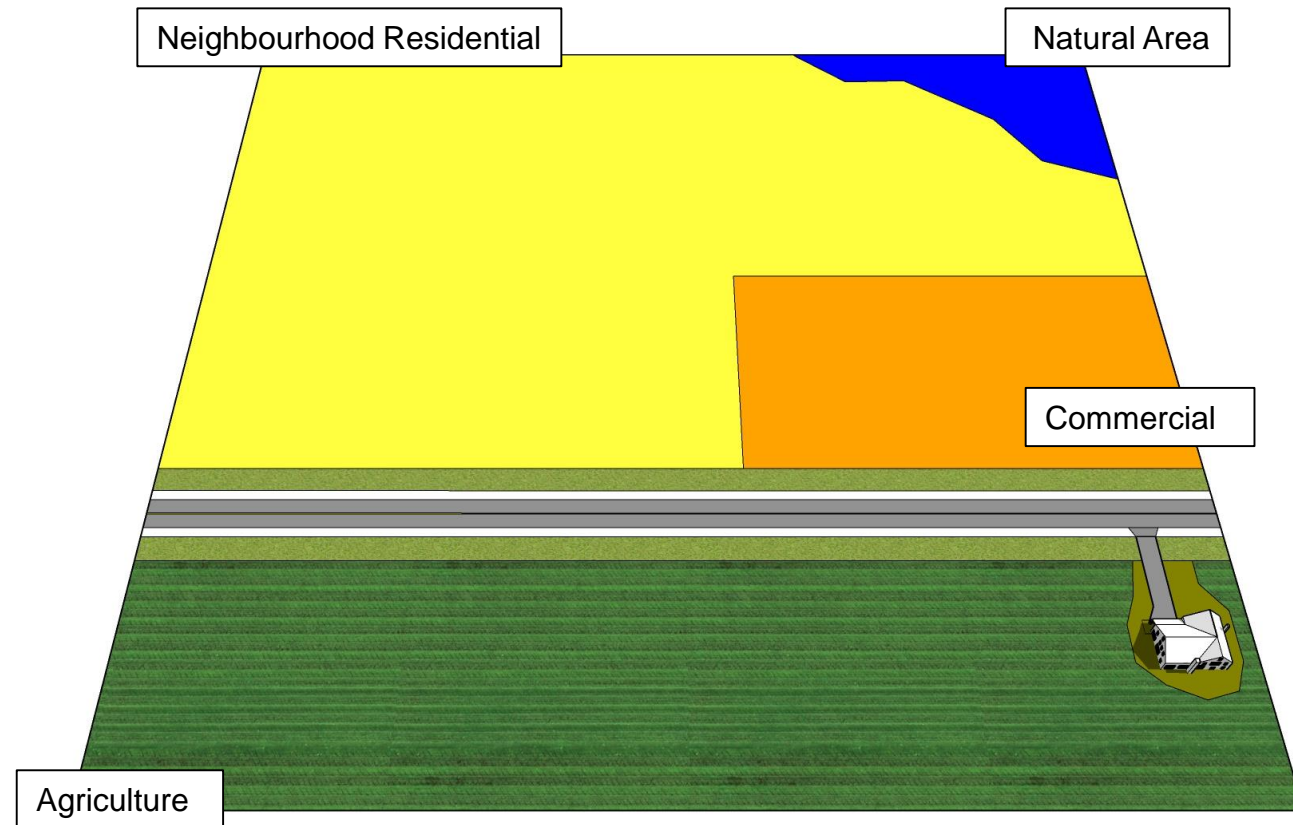
- Amend Regional designation policies
- Regional Official Plan (ROP) identifies land use designations and contains related planning policies
- ROP is a long-range community planning document to guide the physical, economic and social development of the Region



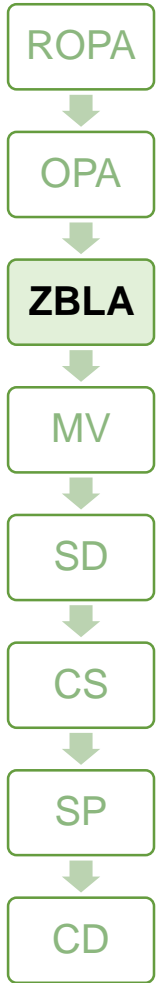
Local Official Plan Amendment (OPA)



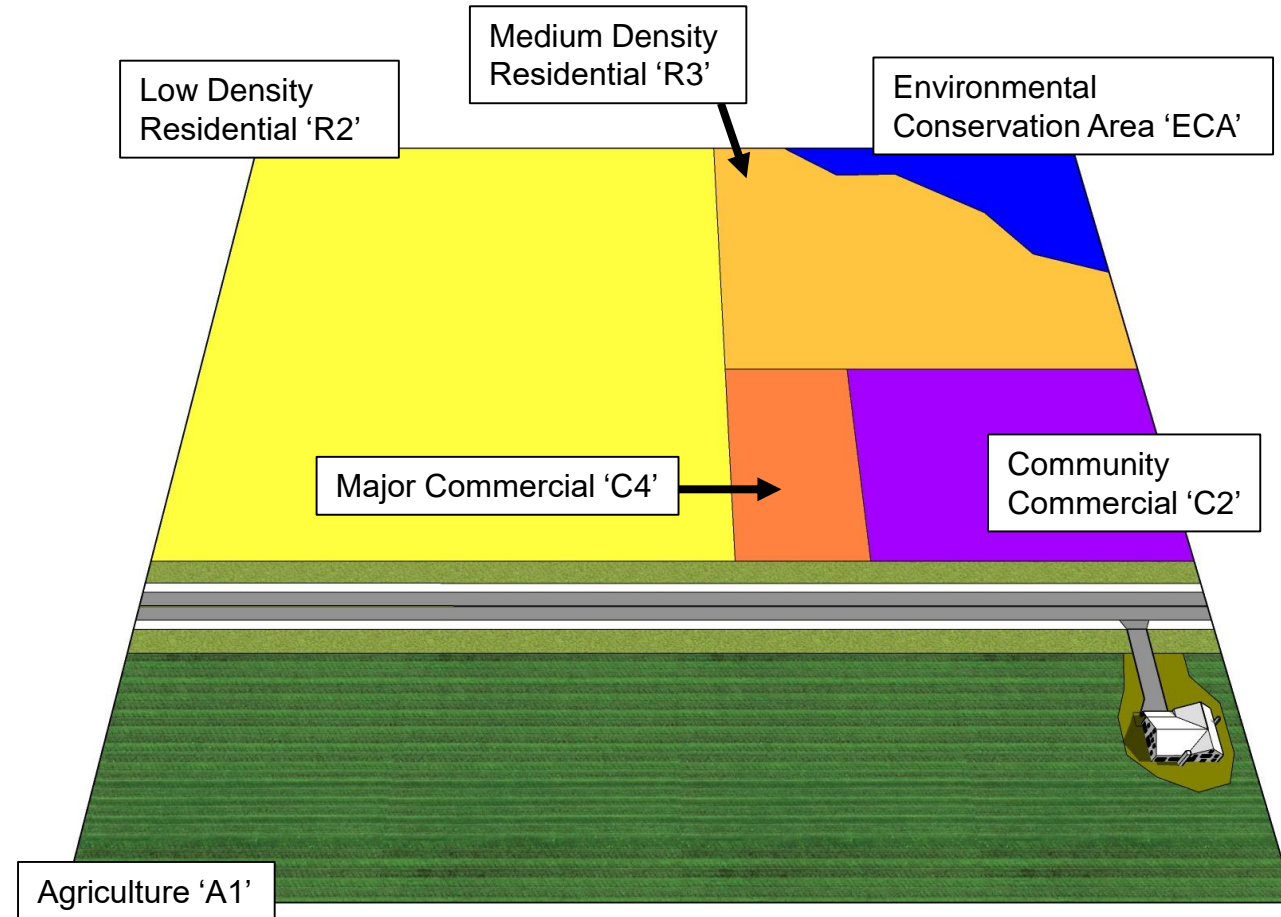
- Amend Local designation policies
- Local Official Plans (OPs) identify land use designations and contain relevant policies to guide development
- Policies in Local OPs must conform to the ROP
- Local OPs provide a framework for establishing zoning by-laws, and ensure that coordinated growth meets the needs of the community



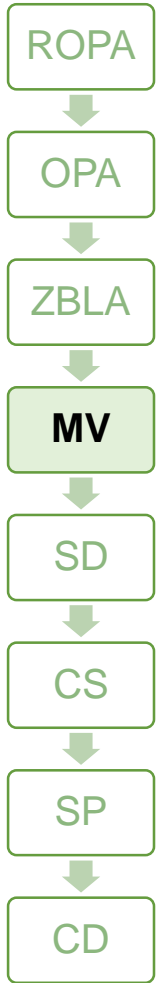
Zoning By-law Amendment (ZBLA)



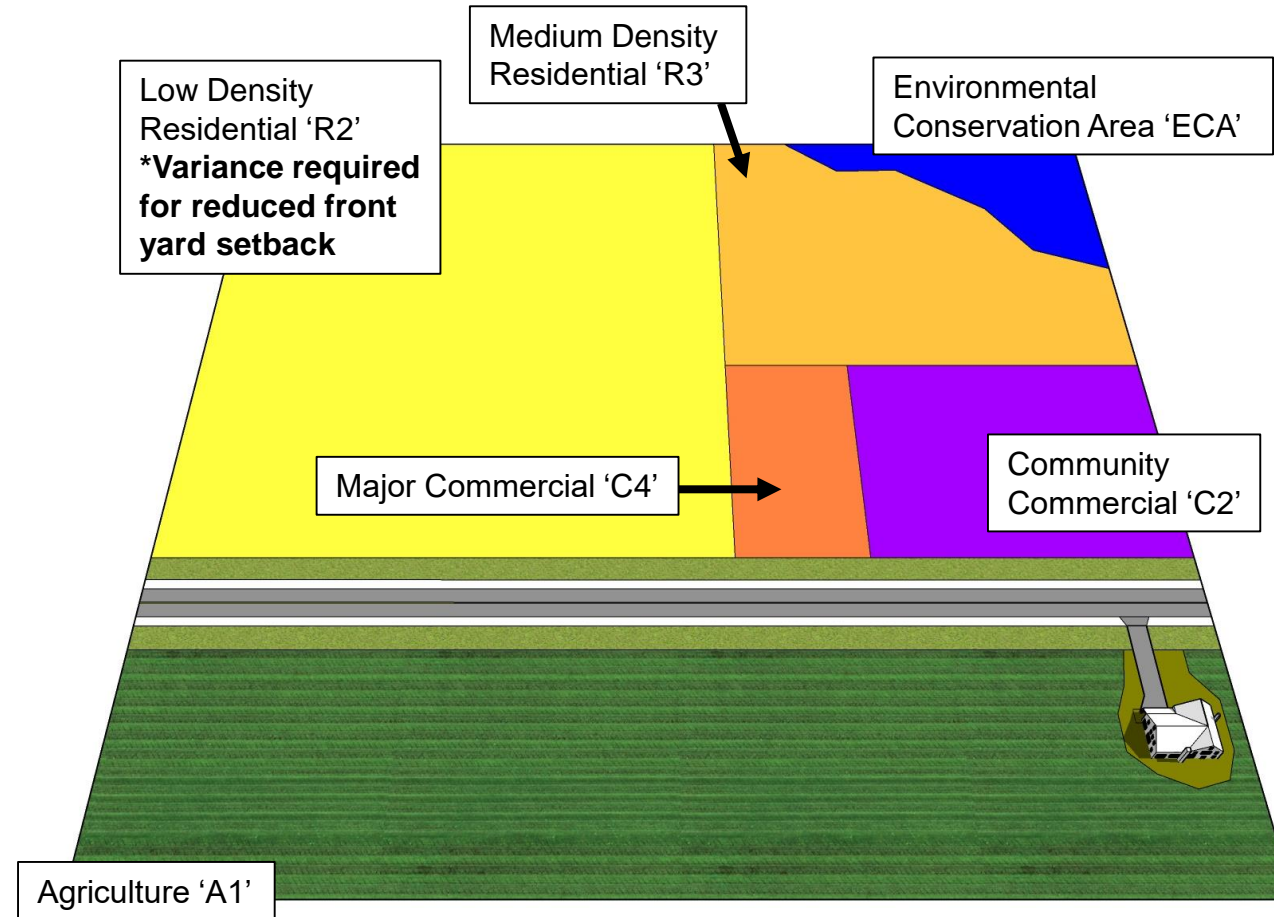
- Amend a Local Zoning By-law (ZBL) for general or site specific purposes, including use permissions or building regulations
- ZBLs provide requirements including:
 - How land may be used;
 - Where buildings and structures can be located; parking requirements, building heights, and setbacks from the street
- ZBLs put the Local OP into effect



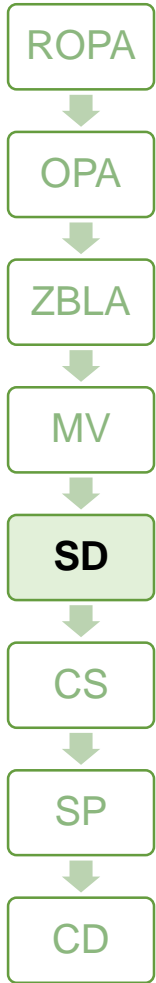
Minor Variance (MV)



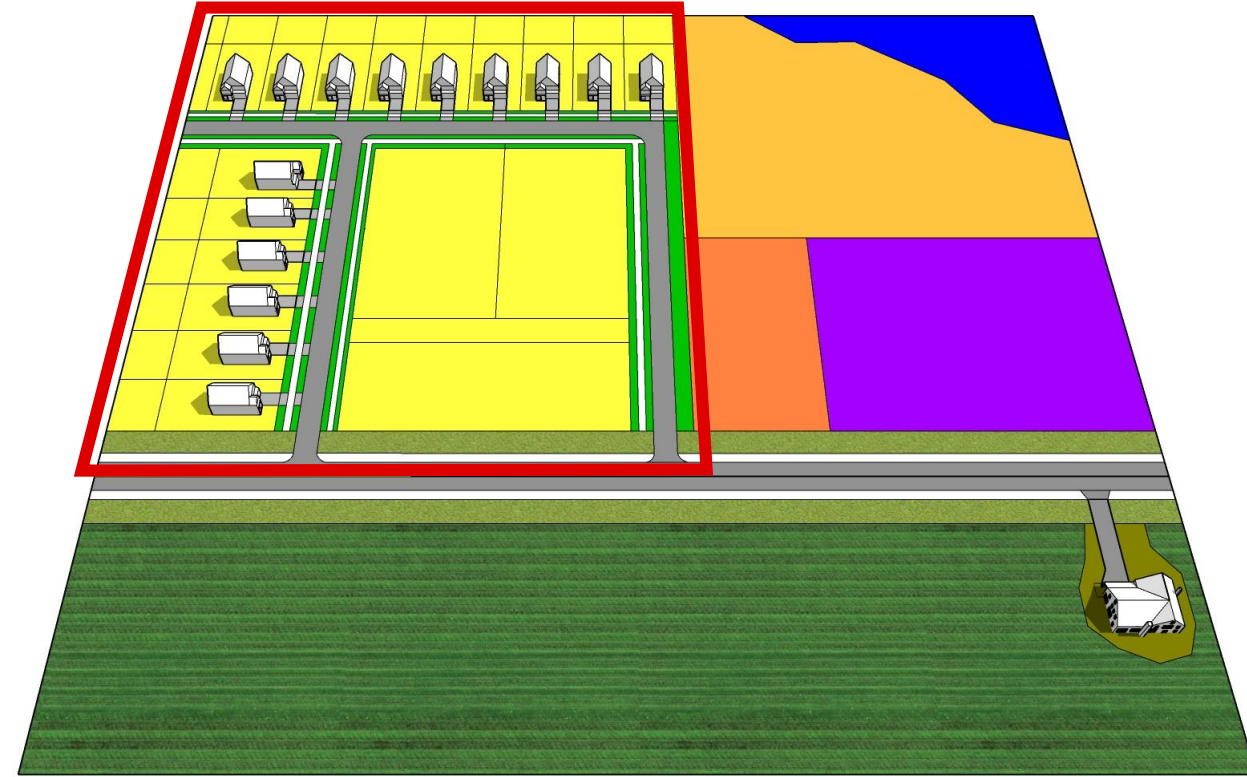
- Minor Variances (MVs) permit changes or adjustments to Local ZBLs for use permissions and building regulations
- A Variance must be considered minor to be processed as a MV application; otherwise, the change or adjustment would require a ZBLA



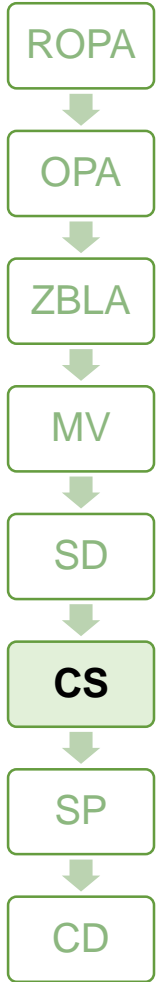
Draft Plan of Subdivision (SD)



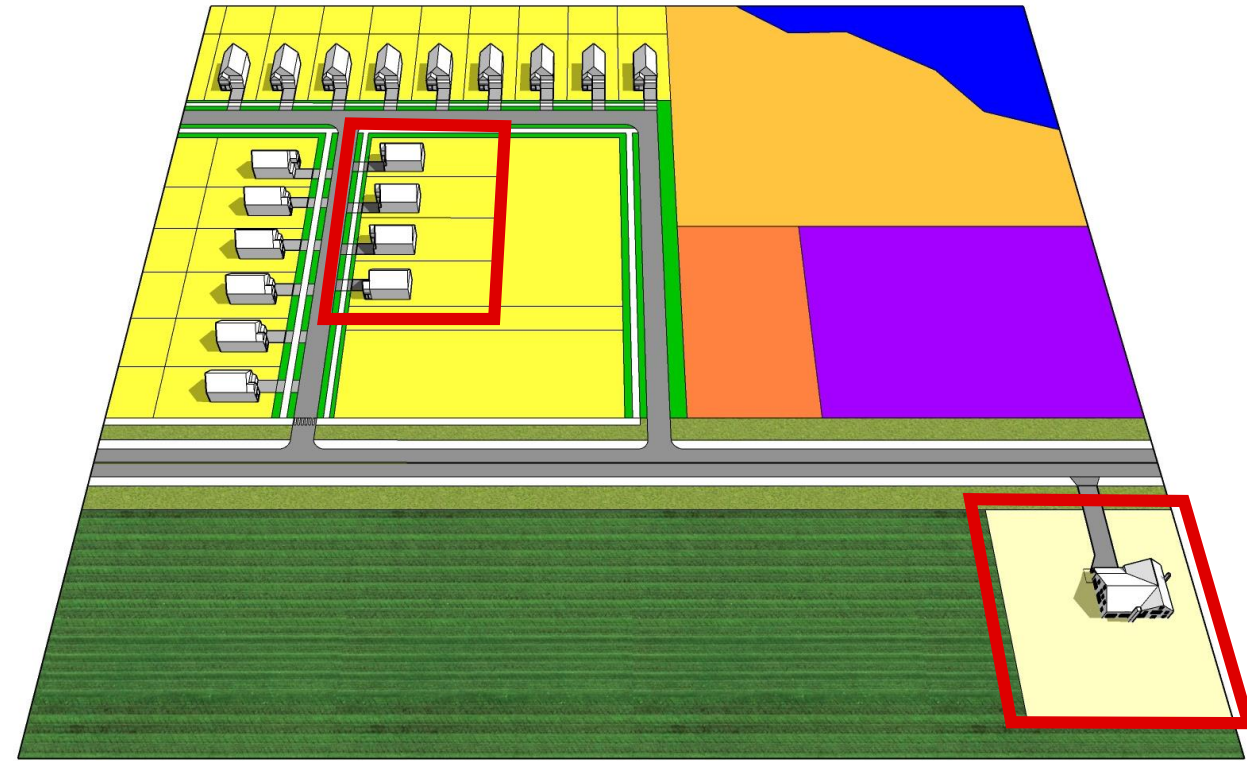
- Draft Plans of Subdivision (SD) provide for land division, and show the boundaries and dimensions of lots, and the location, width and names of streets, and the sites of any blocks
- Land division includes the creation of lots and blocks
- Approval is subject to conditions



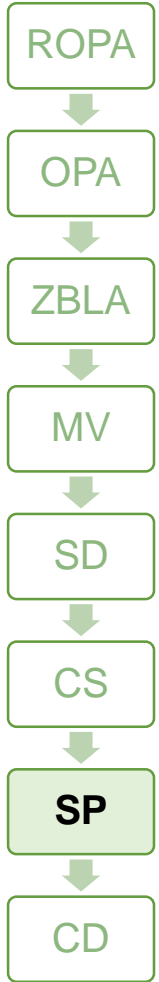
Consent (CS)



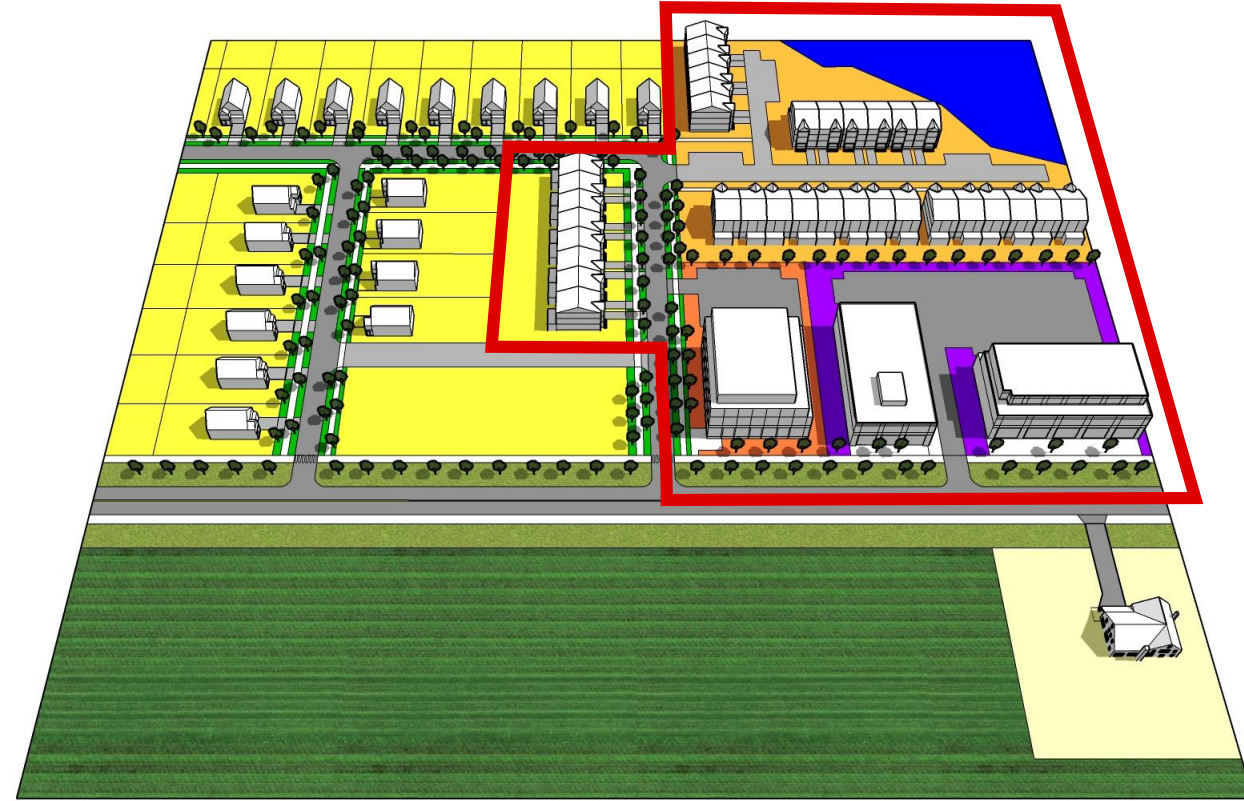
- Consents (CS) separate a piece of land to form a new lot or a new parcel of land, including boundary adjustments
- Compatibility with adjacent land uses and suitability of the land for the proposed use is evaluated
- Approval is subject to conditions



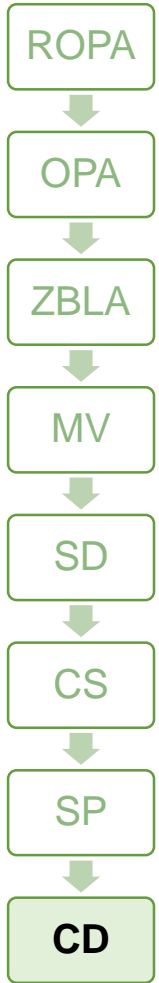
Site Plan Approval (SP)



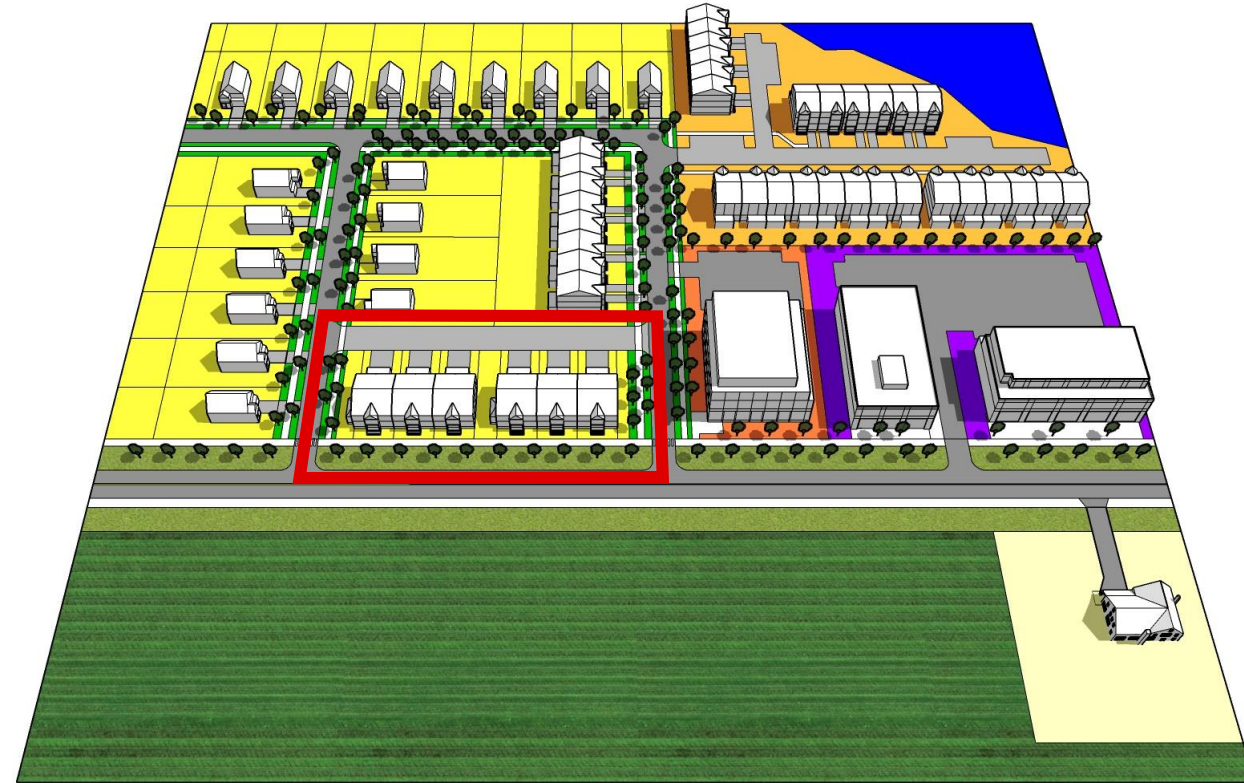
- Site Plan Approval (SP) is a local process that establishes site design and implements the provisions of the Local ZBL
- Site design and the following features are determined through the SP process:
 - Placement of buildings;
 - Landscaping;
 - Grading, drainage and stormwater management;
 - Parking, vehicular access and maneuvering;
 - Pedestrian movement



Draft Plan of Condominium (CD)



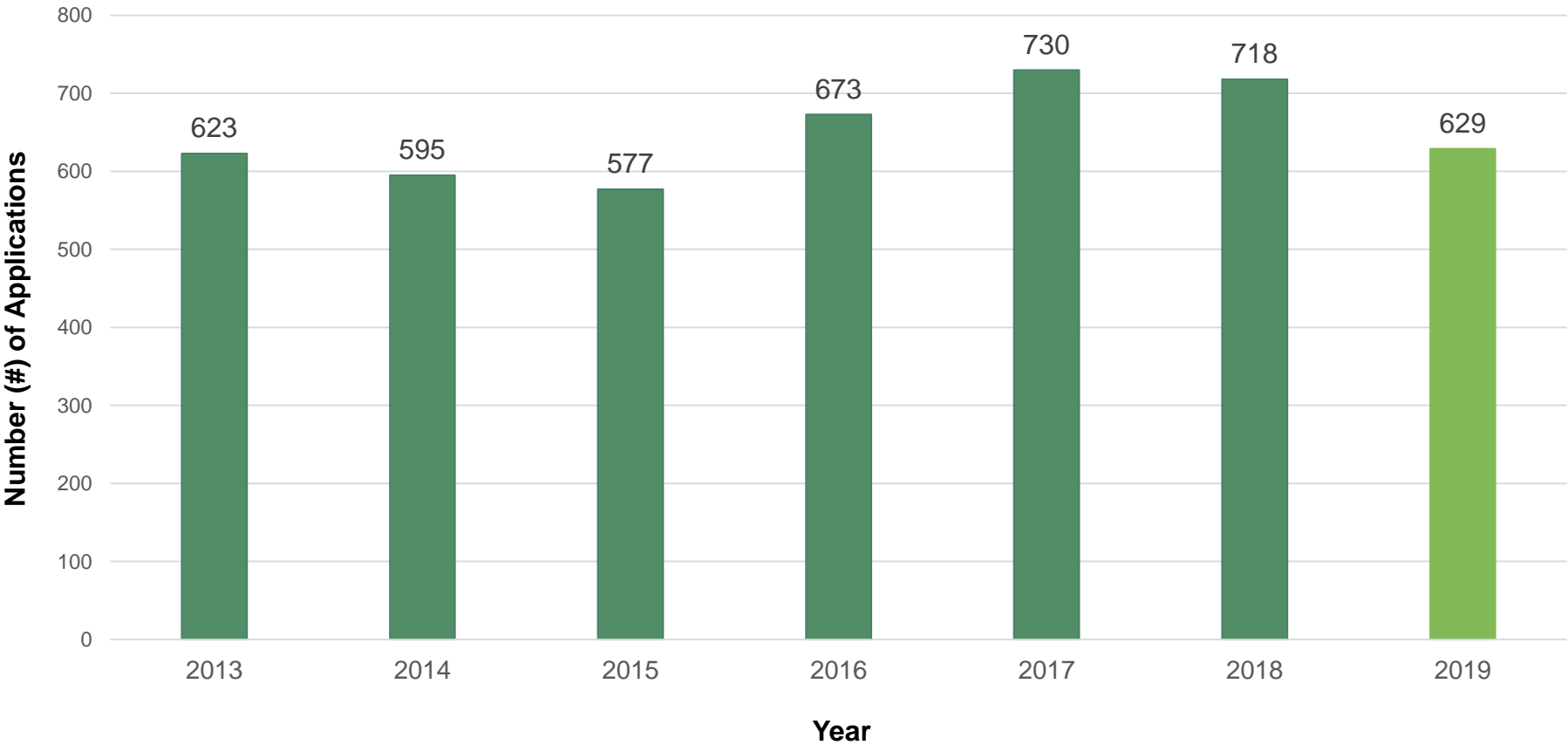
- Draft Plan of Condominium (CD) establishes condominium tenure
- Property owners may own part of a property, building, or unit, and have access to common amenity space(s)
- Approval is subject to conditions



Development Applications Monitoring Report

Total Applications (2013-2019)

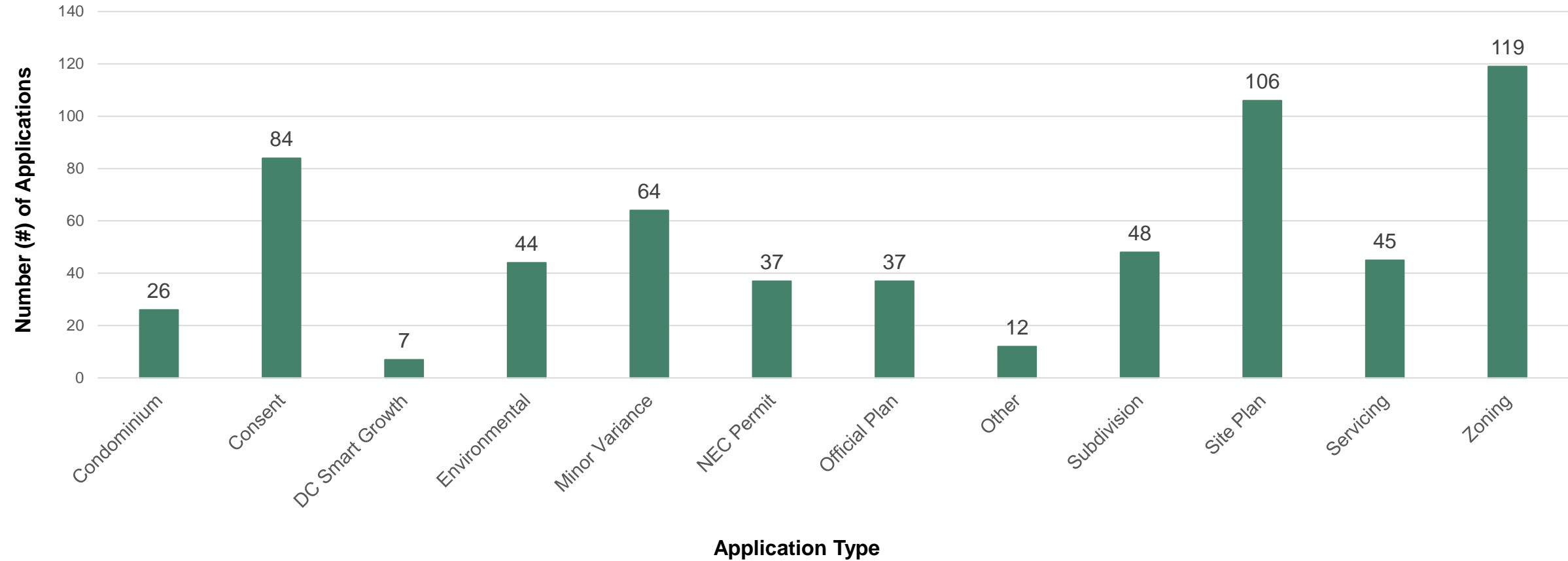
Figure 1 - Total Applications (2013-2019)



↓ 12.4% in 2019
(from 2018)

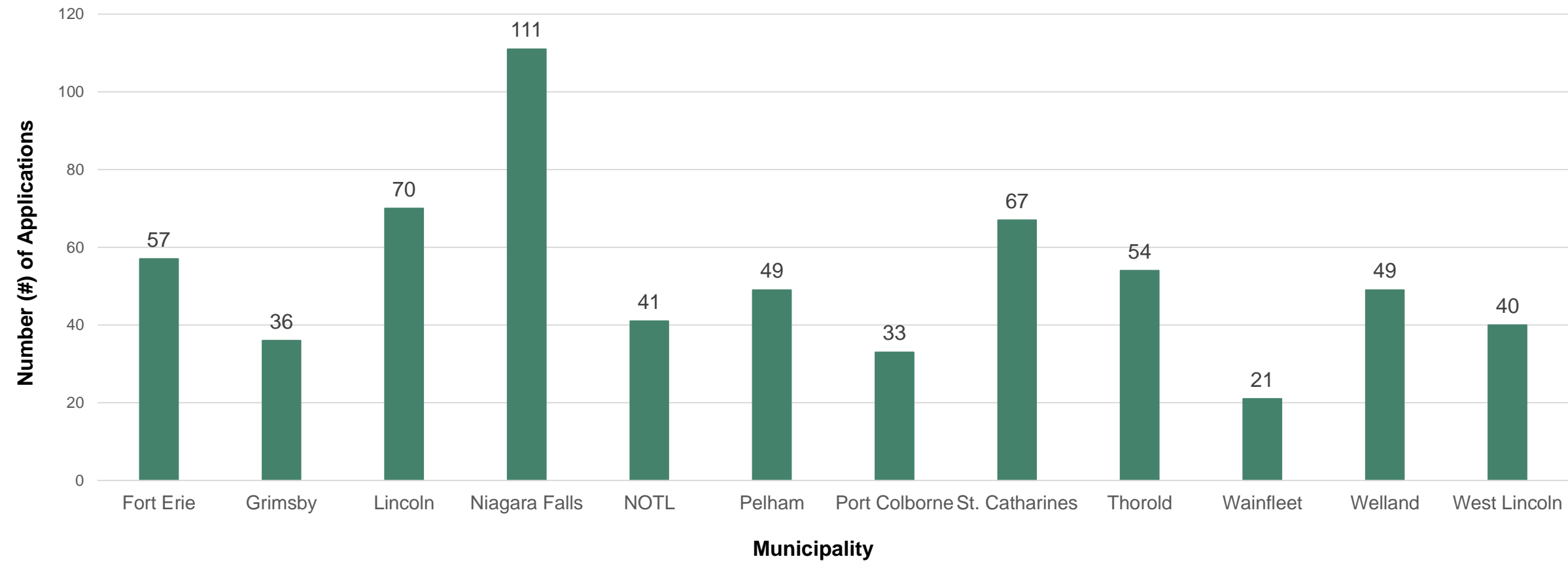
Total Applications by Type (2019)

Figure 2 - Total Applications by Type (2019)



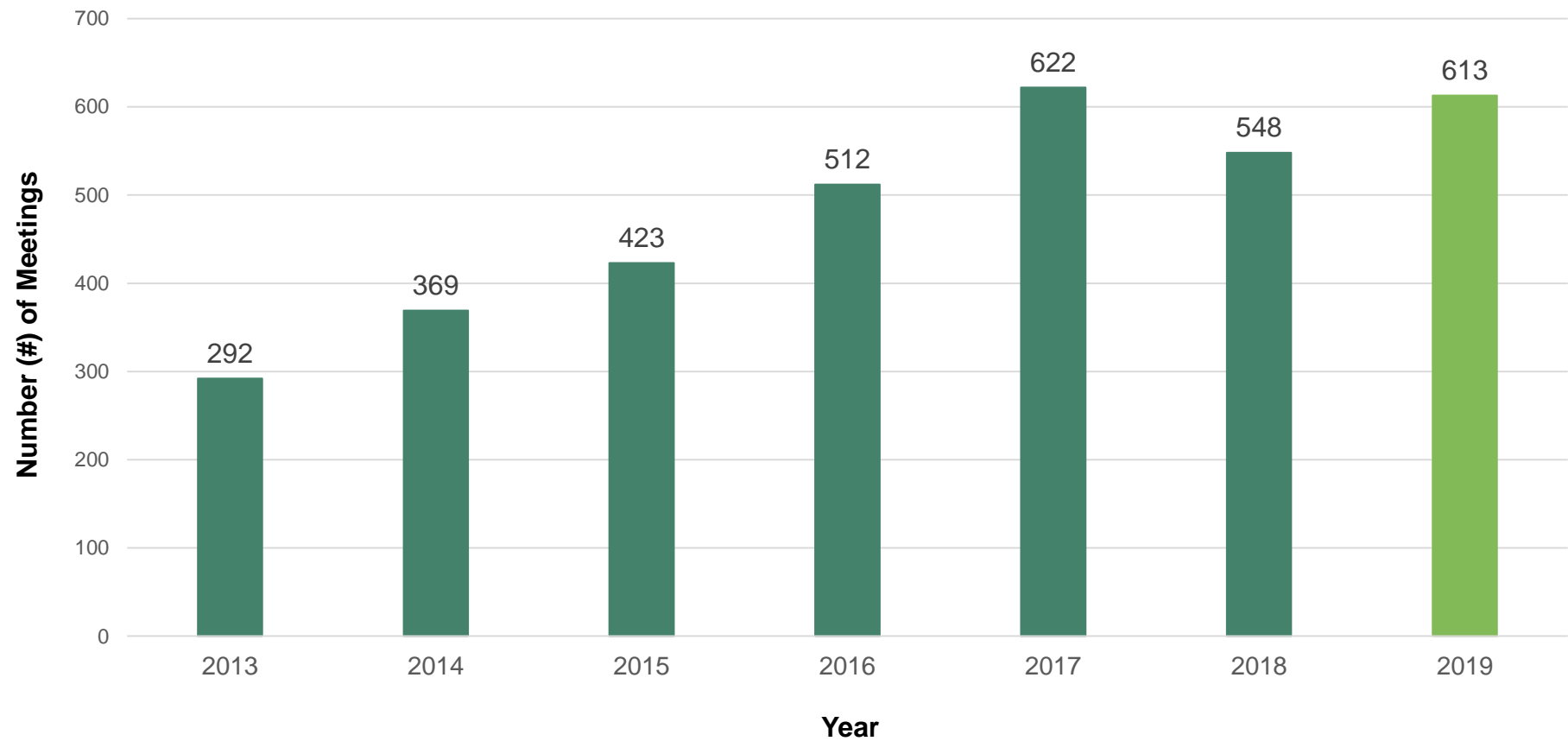
Total Applications by Municipality (2019)

Figure 3 - Total Applications by Municipality (2019)



Preconsultation Meetings (2013-2019)

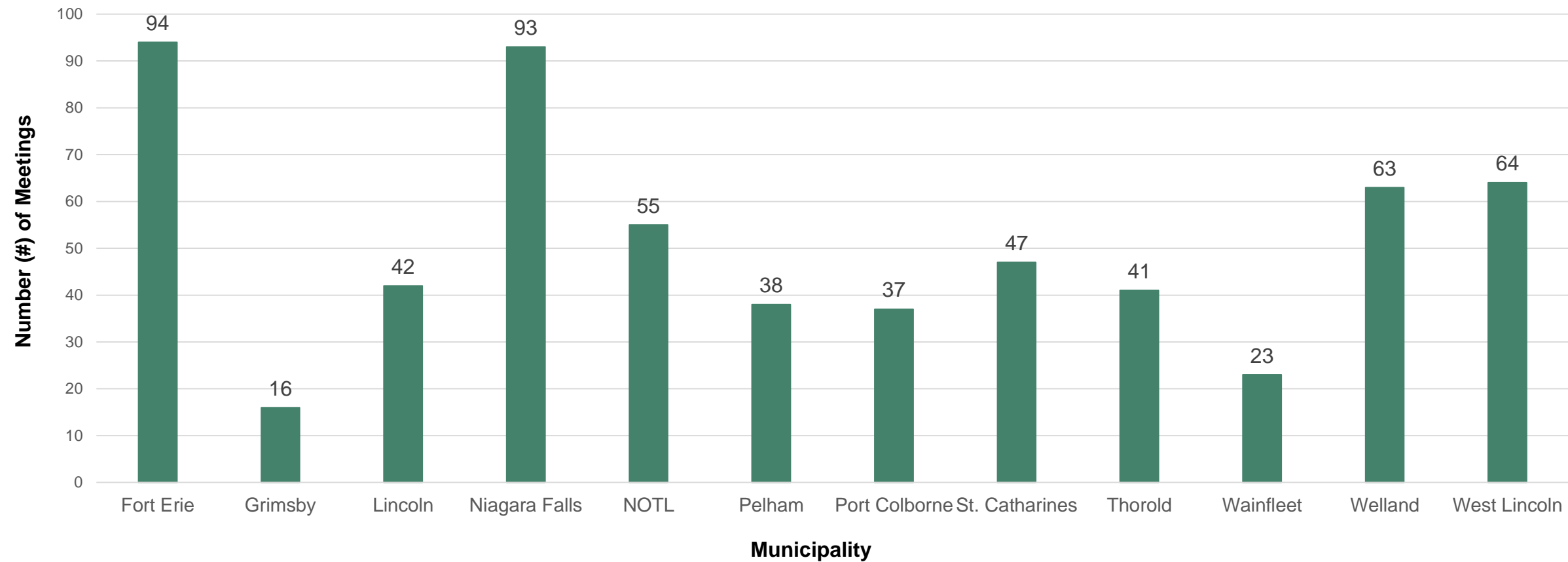
Figure 4 - Preconsultation Meetings (2013-2019)



↑ 11.9% in 2019
(from 2018)

Preconsultation Meetings by Municipality (2019)

Figure 5 - Preconsultation Meetings by Municipality (2019)



Regional Review Fees Collected (2013-2019)



2019 Development Planning Key Facts

613 pre-consultation meetings

629 development applications reviewed

\$879,832 collected in application fees

Subject: Development Applications Monitoring Report - 2019 Year End

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Report PDS 4-2020 **BE RECEIVED** for information; and,
2. That a copy of Report PDS 4-2020 **BE CIRCULATED** to Local Area Municipalities, the 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 2019 development application activity in Niagara Region.
- Regional Development Planning and Engineering staff reviewed 629 development applications in 2019.
- Regional Development Planning and Engineering staff provided comments for 613 pre-consultation meetings in 2019.
- The Region received \$879,832 in review fees for development applications in 2019 (19% decrease from 2018 fees).

Financial Considerations

There are no direct financial implications associated with this report.

Analysis

Development Applications

Regional Development Services staff reviewed 629 development applications in 2019, representing a 12% decrease from the 2018 total of 718. Figure 1 illustrates the number of applications considered by Development Planning and Engineering staff from 2013 to 2019. These development applications are circulated to the Region based on Provincial legislation requirements and the existing Memorandum of Understanding (MOU) between the Region and Local Area Municipalities for planning in Niagara. This may be attributed, in part, to uncertainty in the development industry as a result of local interim control by-laws passed by certain municipalities and to the development industry wanting to see the proposed Provincial changes to the Development Charges Act.

Staff expects the total number of development applications to be higher in 2020 than in 2019. It should also be noted that in 2020 and beyond, Planning and Development Services has the ability to waive its review function on certain types of minor development applications in local municipalities. This represents an effort to increase efficiency in the planning review function in Niagara and is a result of recent changes to the Memorandum of Understanding between the Niagara Region and Local Area Municipalities.

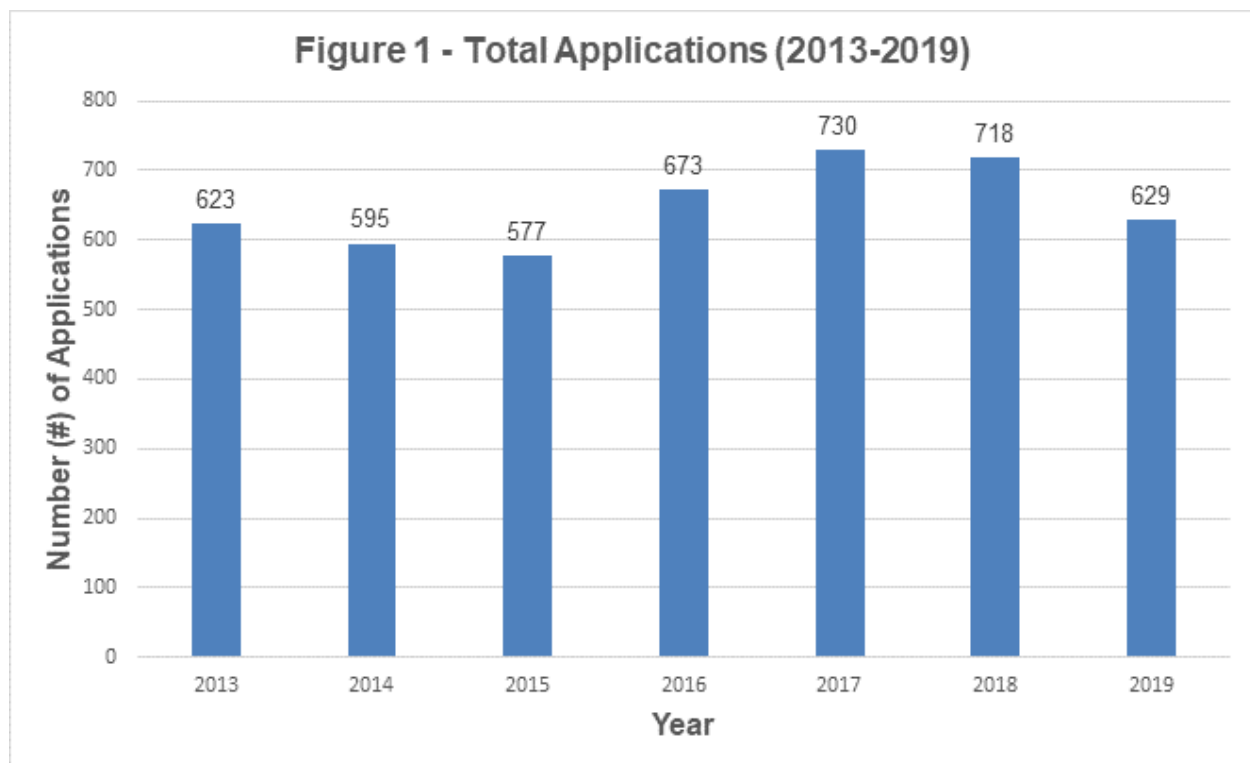
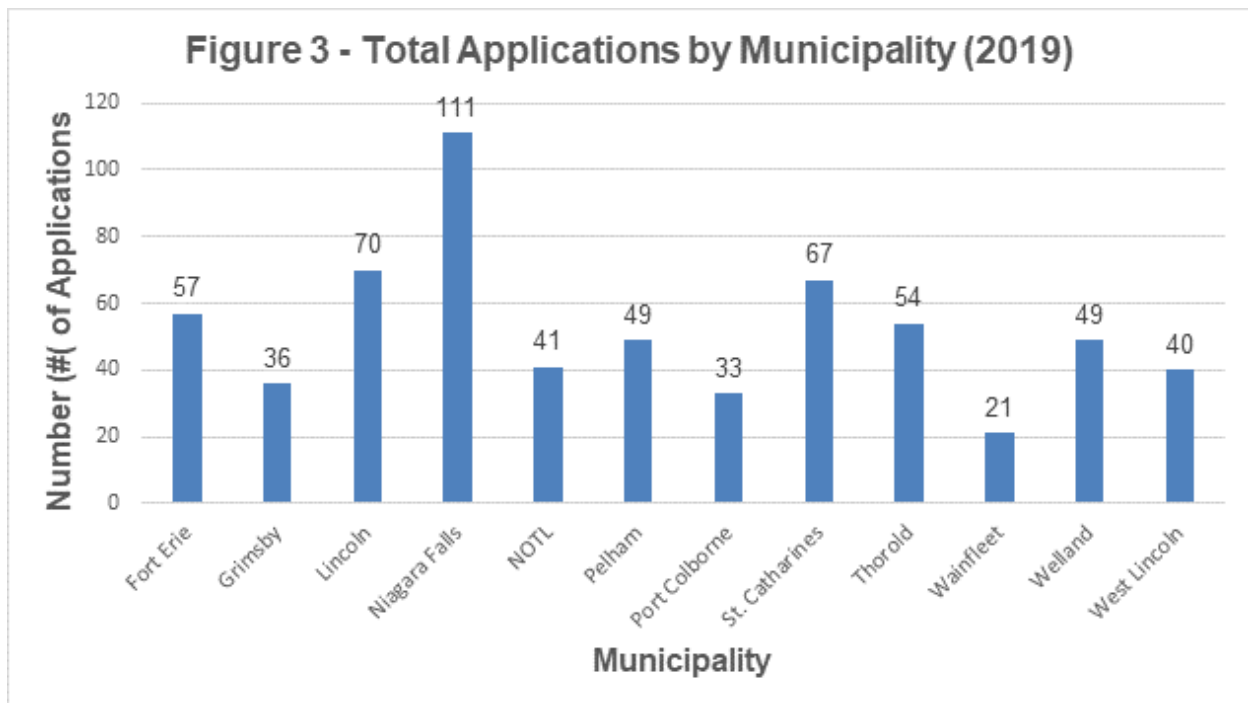
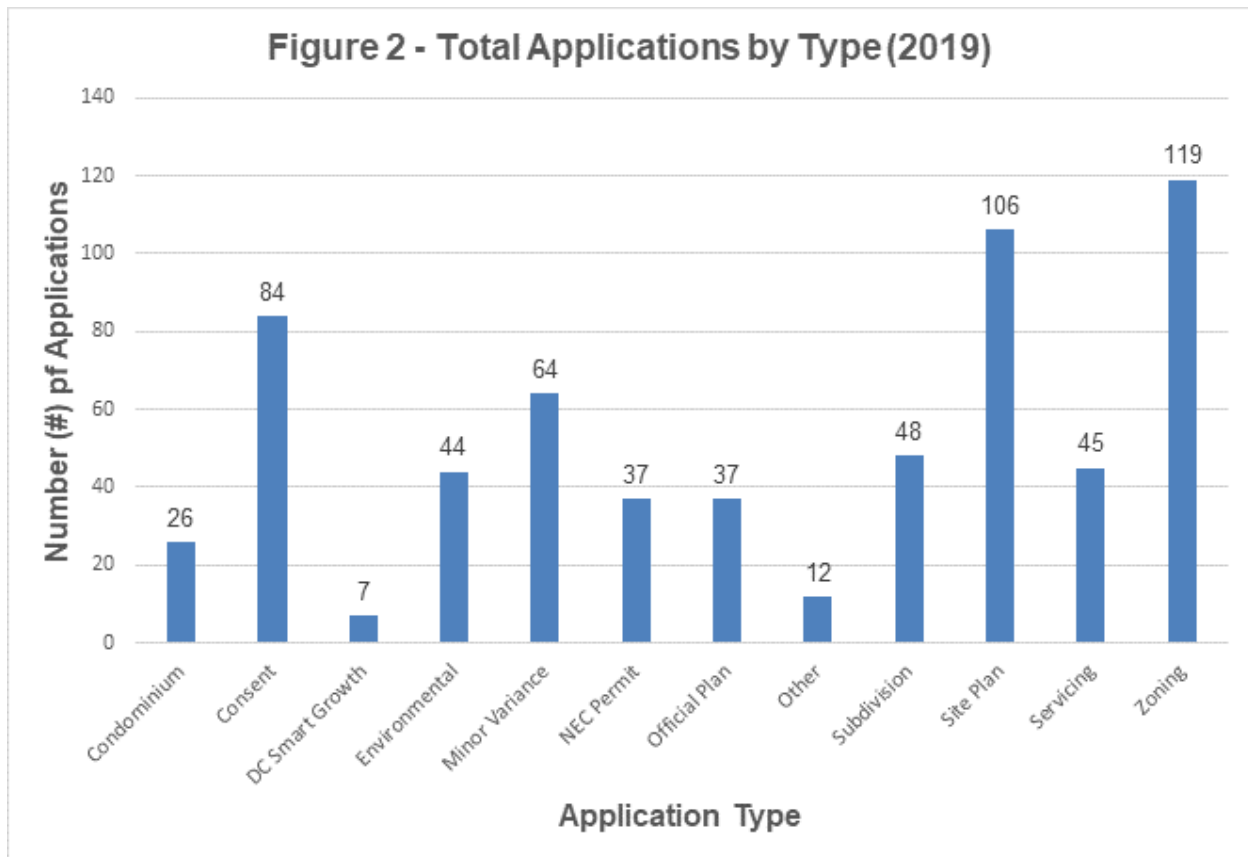


Figure 2 below provides the breakdown of development applications, by type, reviewed by Regional staff in 2019. Some complex development proposals often require multiple planning approvals. As an example, subdivision and condominium applications may also need amendments to the municipal Official Plan and/or Zoning By-law to facilitate the development. The categories with the most applications considered by Regional staff were Zoning By-law Amendments (119), followed by Site Plans (106), Consents (84), and Minor Variances (64).



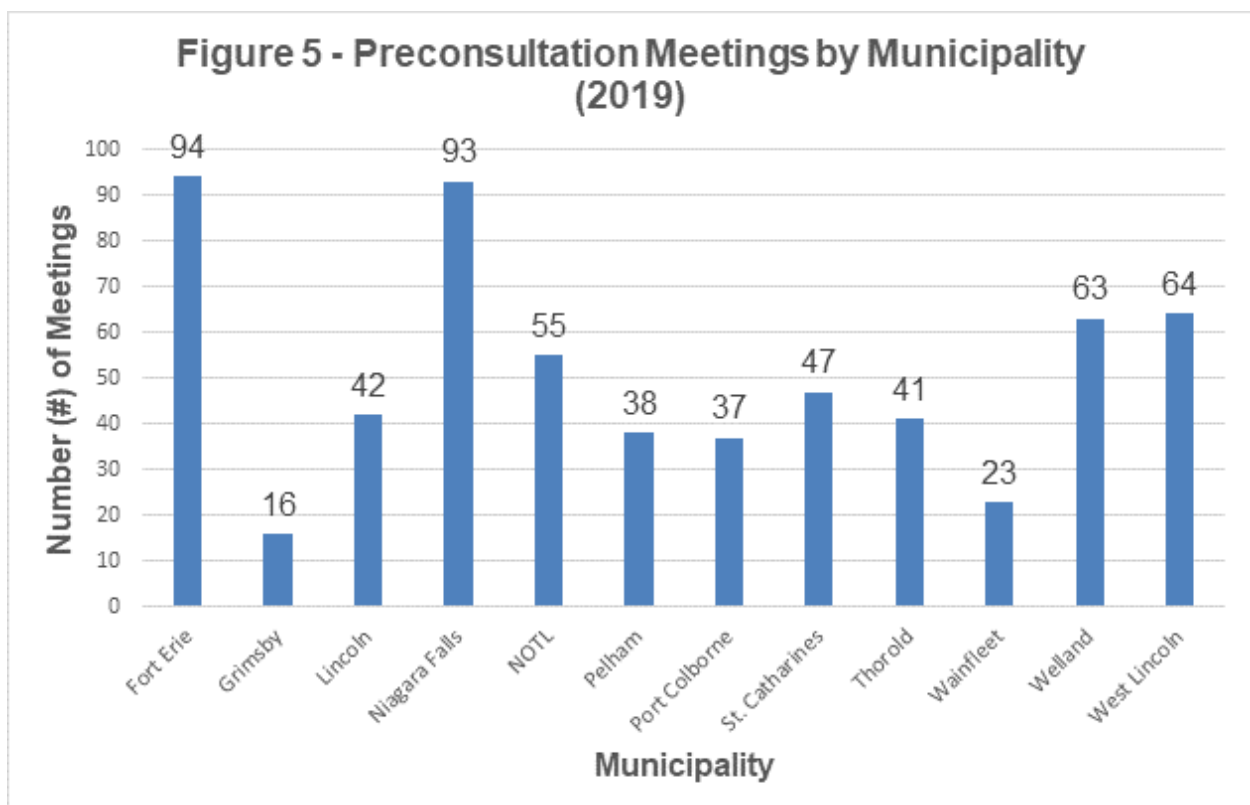
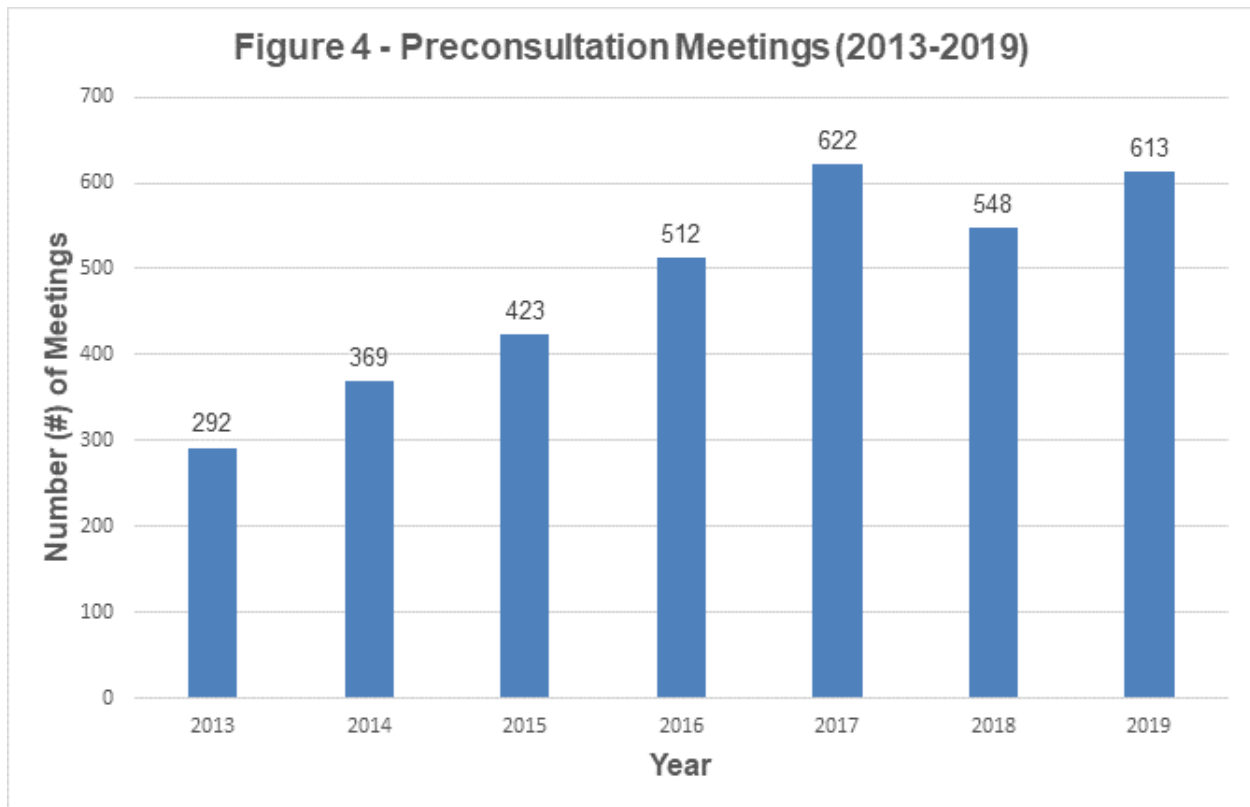
The distribution of applications circulated to the Region by local municipalities during 2019 is shown on Figure 3. This information indicates relatively high levels of development activity in several communities. The municipalities with the most applications circulated to the Region in the year were Niagara Falls (111), Lincoln (70), St. Catharines (67), Fort Erie (57) and Thorold (54). As stated previously, application volumes were lower in 2019 compared to recent years; few municipalities experienced an increase in volume from 2018 to 2019.

Despite the reduced application volumes, Regional Development Services staff was involved in reviewing several complex development applications, as highlighted later in this report, which often requires more extensive review functions. This can include, among other tasks, internal staff discussions as well as meetings/discussions with the local area municipality, developer and/or consulting team to discuss and resolve issues that can result in the submission and review of revised plans and/or technical studies, and preparation of follow-up Regional comments.

Pre-consultation Meetings

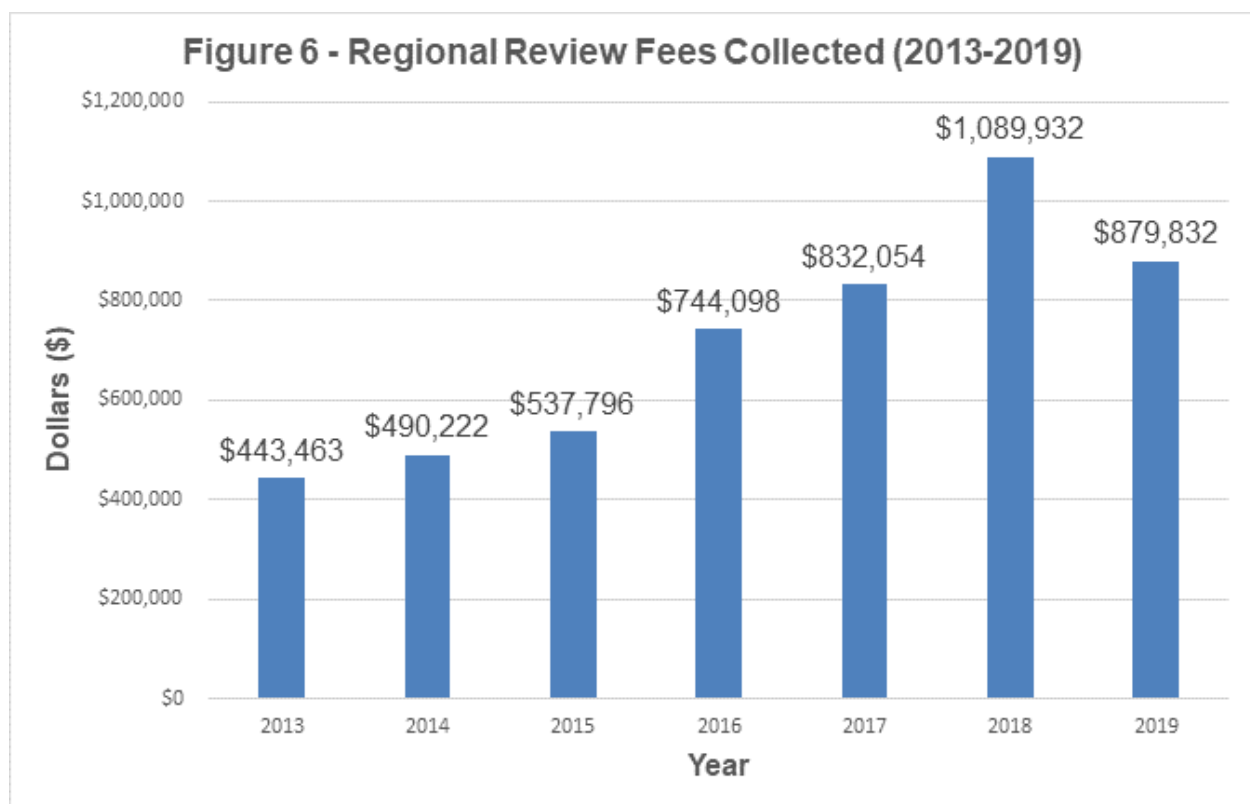
Development Services staff are scheduled to attend regular pre-consultation meeting sessions two days each month in each local municipal office. These meetings are intended to determine complete application submission requirements and assist in the processing of applications. Developers, property owners, local staff and agencies are normally present at pre-consultation meetings. In 2019, Regional staff attended 613 pre-consultation meetings which is a 12% increase from the 2018 total (see Figure 4). Generally, the number of pre-consultation meetings is an indicator of future development applications; accordingly, staff expect development application numbers to increase in 2020 from 2019.

Figure 5 illustrates the number of pre-consultation meetings by municipality in 2019 that involved Regional staff. The municipalities with the highest levels of pre-consultation activity were Fort Erie and (94) and Niagara Falls (93), followed by West Lincoln (64) Welland (63) and Niagara-on-the-Lake (55).



Regional Review Fees

Regional review fees are intended to offset Regional costs for the development review service. Figure 6 summarizes the fees collected between 2013 and 2019 for the Regional review of development applications. The 2019 total of \$879,832 represents a decrease of 19% from 2018, which relates to the decrease in total number of applications. As the total volume of development applications will likely increase from 2019 to 2020, development review fees are also expected to increase, although not to the 2018 level.



Application Review Timelines

Timeline response targets for municipal and agency files vary according to application type (complexity) and are established by Planning Act regulations and the Memorandum of Understanding between the Region and the Local Area Municipalities. The Region consults with municipal staff to establish local priorities and in several cases, extensions were granted to initial comment periods. This arrangement allowed for the resolution of issues, submission of additional information where required and addressed workload demands. Based on this consultation and cooperation with local municipal staff, Regional staff provided review comments satisfying timeline targets for

90% of all Development Planning and Engineering applications with due dates in 2019. Committees of Adjustment applications (i.e., consent and minor variances) represented almost one-third of responses which were past the timeline target. Committee of Adjustment review processes are often condensed and commonly result in delayed comments. In all cases, Regional staff communicate with local staff when timeline targets will not be met.

Current Major Development Applications

Planning and Development Services Staff participated in the review of a number of major development applications in 2019, highlighted in the table below.

Municipality	Application	Developer	Details	Status
Grimsby	Fifth Wheel site redevelopment; Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision	Losani Homes	6 mixed use buildings with 1,240 residential units and 46,000 ft ² of employment space; 36 townhouse units; 19,500 ft ² of commercial space; 2.25 ha of parkland and open space	In process; Public Meeting held on January 28, 2020
Lincoln	Prudhommes Landing site Redevelopment; Zoning By-law Amendment and Draft Plan of Subdivision	FBH Ontario Inc.	Estimated total of 1,173 residential units; single-detached, semi-detached, townhouse and apartment units; 3.92 ha of open space; 3.88 ha of natural area	Draft Plan of Subdivision Approved

Municipality	Application	Developer	Details	Status
Niagara Falls	Riverfront Residential Community; Zoning By-law Amendment and Draft Plan of Subdivision	GR (CAN) Investments Ltd.	Estimated total of 1,045 residential units; single-detached, semi-detached, townhouse and apartment units; 1.86 ha of parkland and open space; 17 ha of natural area	In process; Public Meeting to be scheduled
Niagara Falls	Splendour Residential Development; Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision	Cobas Developments Inc.	104 single-detached dwellings; 16 semi-detached; 148 townhouses; 1 block for future school(s) site	Draft Plan of Subdivision Approved
Niagara Falls	New South Niagara Hospital; Campus Plan	Niagara Health System	Campus Planning for new Niagara South Hospital site	Campus Plan finalized in September 2019; incorporated into Ministry of Health Functional Program Submission
Thorold	Canada Summer Games Complex; Site Plan	Games Operations, 2021 Canada Summer Games	Canada Summer Games Building and Playing Fields	Site Plan Approved; site works in progress

Municipality	Application	Developer	Details	Status
Welland	Hunter's Pointe Golf Course Redevelopment; Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision	2599587 Ontario Ltd.	735 single-detached dwellings; 250 townhouses; 170 residential units and 60,000 ft ² of commercial space within mixed use buildings	In process; Public Meeting to be scheduled

Commissioner Comments

In order to review service delivery and ensure Regional Planning continues to add value to the application review and approval process for local municipalities and developers/investors, an update to the Memorandum of Understanding (MOU) with the Local Area Municipalities was completed in 2019 and is now endorsed by all municipalities and in effect.

The increased level of development in recent years represents a “*new normal*” for the Region. Regional Development Planning has adjusted its approach and practices to be solution oriented and proactive. By providing ongoing support to our local Municipalities, the Region strives to realize complete community planning outcomes that encourage the best possible development throughout the Region. The Urban Design review function within Development Planning is a key component to elevate the quality of development in Niagara and achieve industry leading results, reflecting positively on the Niagara brand.

It is important to keep in mind that the development approval process is not intended to be a substitute for community planning. In the past, some municipalities have only relied on the development approval to achieve their land use objectives, mainly due to resource and staffing constraints. This is not a best practice and undesirable on a go forward basis. Municipalities should anticipate more growth and invest and increase their capacity for proactive planning such as Secondary Plans and Neighbourhood Plans in order to manage that growth, achieve desirable results and meet community expectations. In the coming years, local municipalities will also be challenged to respond to updated Provincial plans and policies as well as the new Regional Official Plan, likely causing even further demand for staffing and resources.

Alternatives Reviewed

None.

Relationship to Council Strategic Priorities

This report provides information on development application activity that contributes to strong economic prosperity throughout the communities within the Niagara Region and supports a sustainable and engaging government through ensuring high quality, efficient and coordinated core services.

Other Pertinent Reports

- PDS 3-2019: Development Applications Monitoring Report - 2018 Year End
- PDS 21-2019: 2018 End of Year Growth Report

Prepared by:

Aaron Butler, MCIP, RPP
Senior Planner
Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

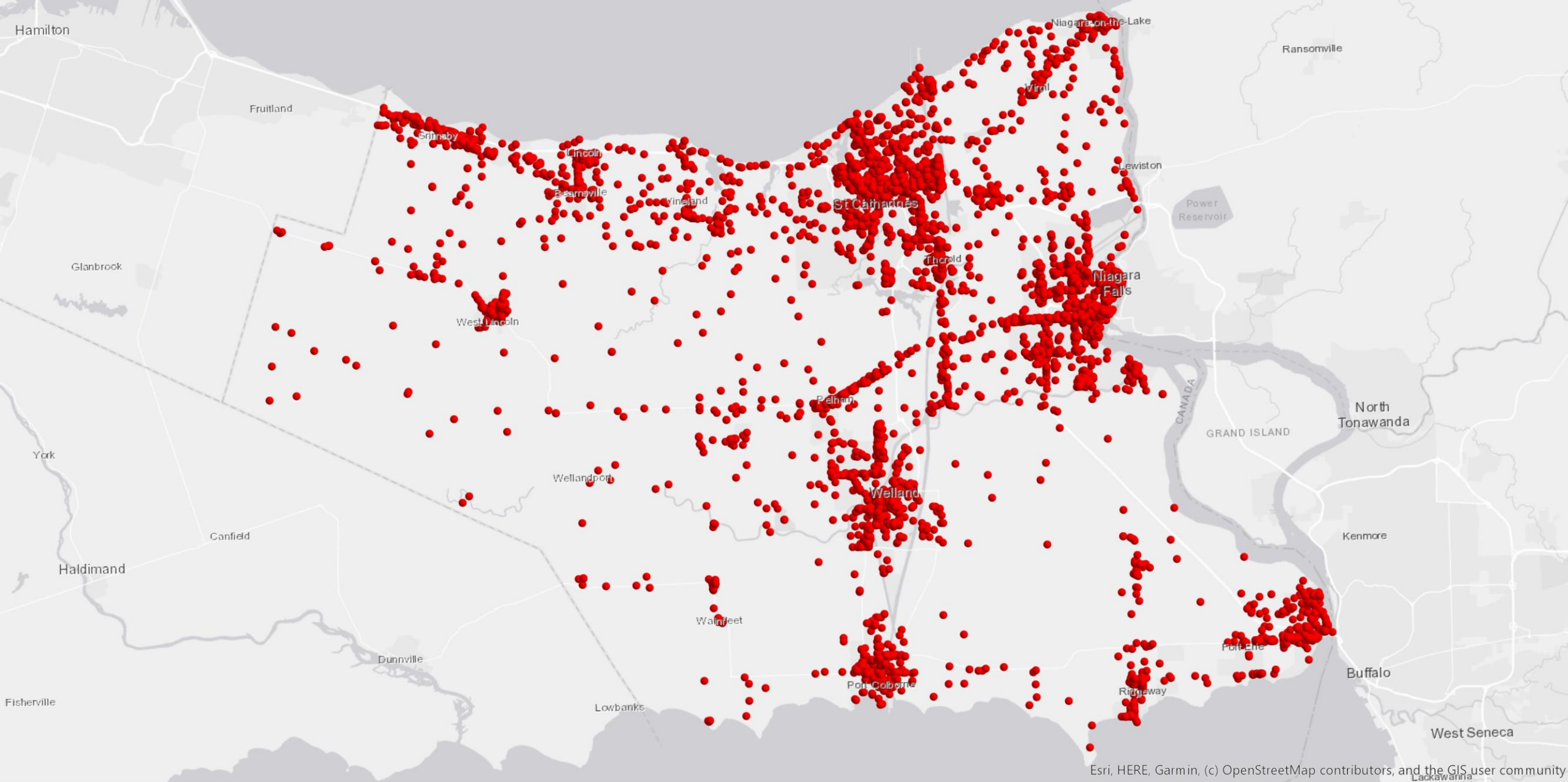
This report was prepared in consultation with Pat Busnello, MCIP, RPP, Manager, Development Planning and Diana Morreale, MCIP, RPP, Director, Development Approvals.

2019 Niagara Region Employment Inventory Results

Planning and Economic Development Committee
March 11, 2020

Employment Inventory Overview

- Annual primary data collection exercise (May – September)
- Team of six post secondary students conduct door-to-door surveys
- Targets all signed businesses in Niagara, in urban and rural areas

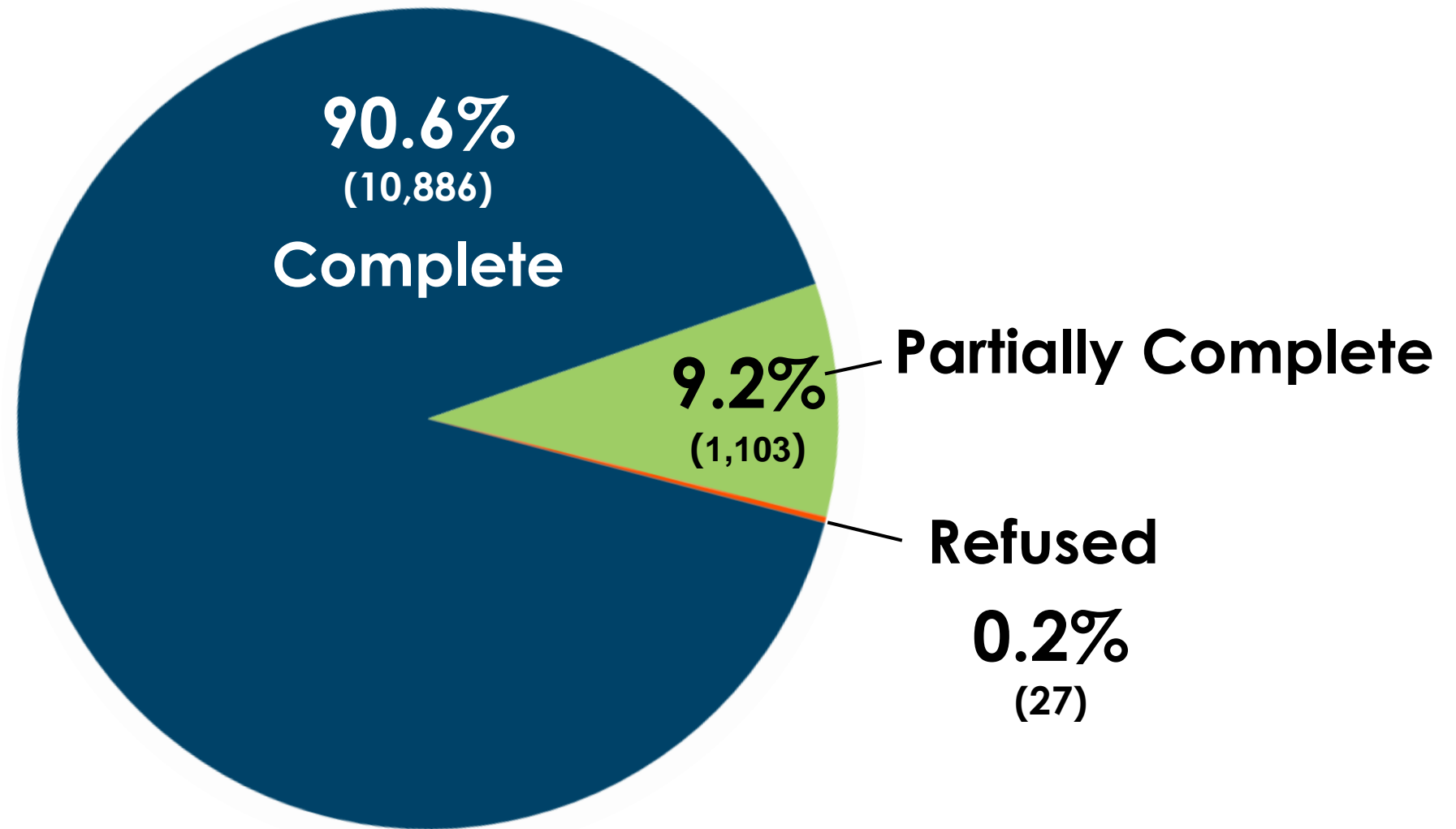


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

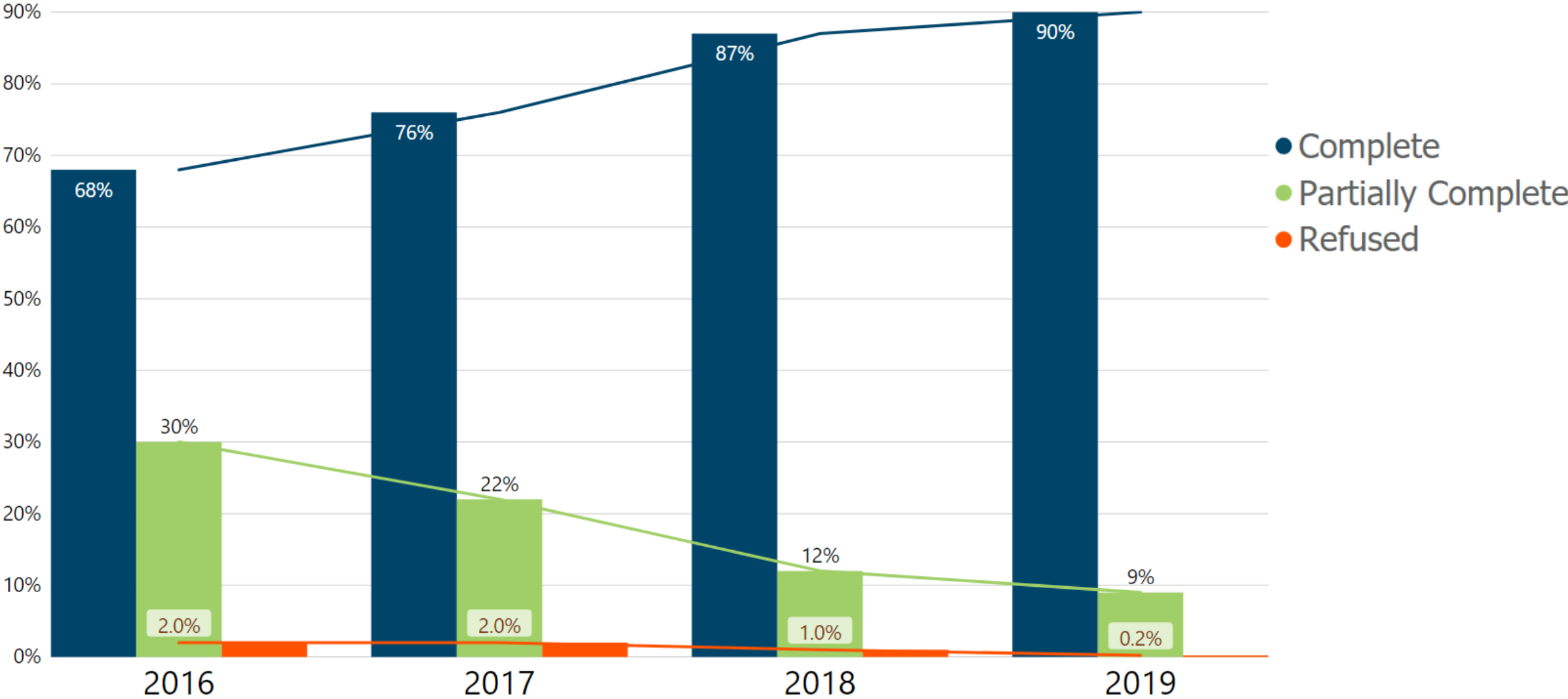


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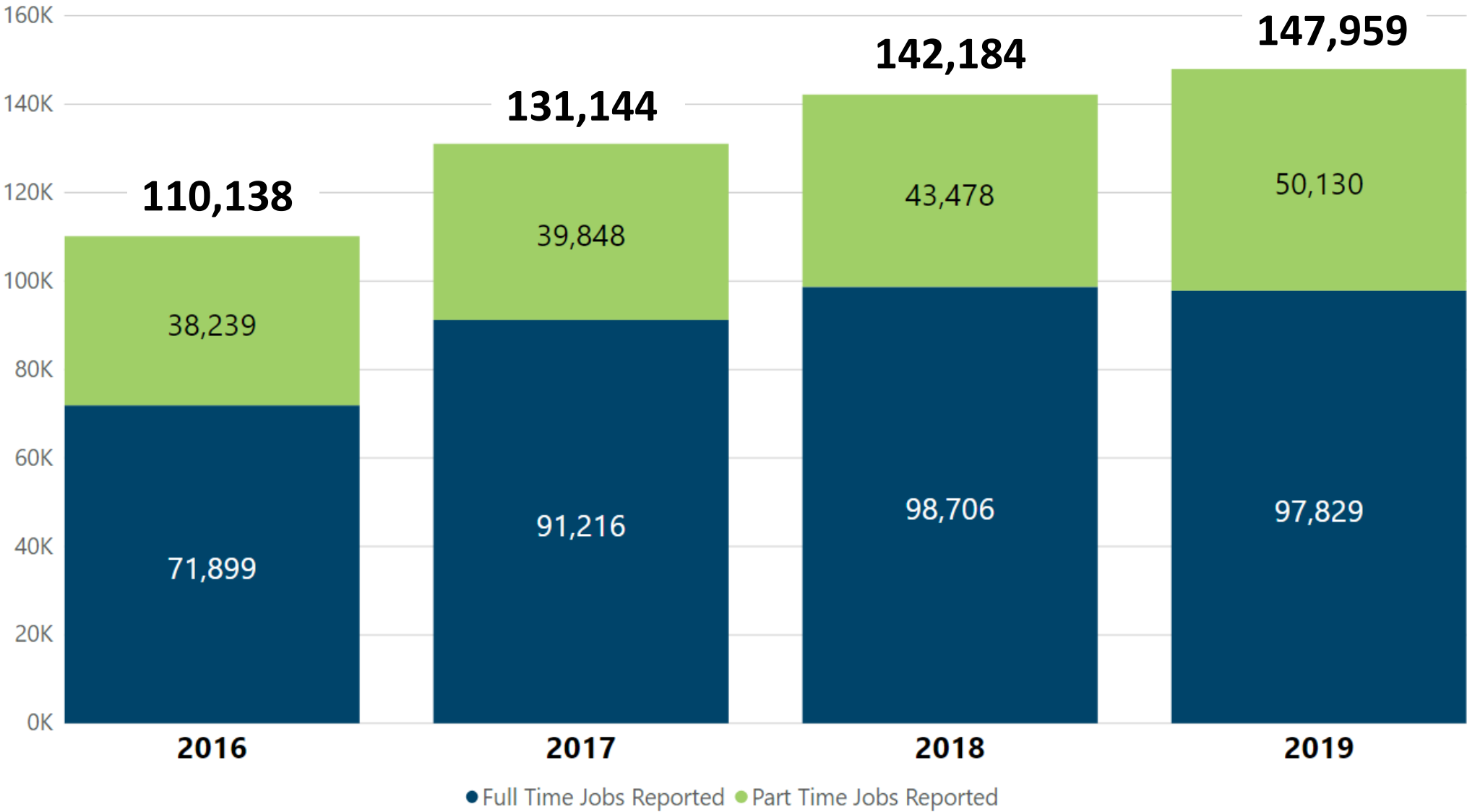
2019 Inventory Participation Rate



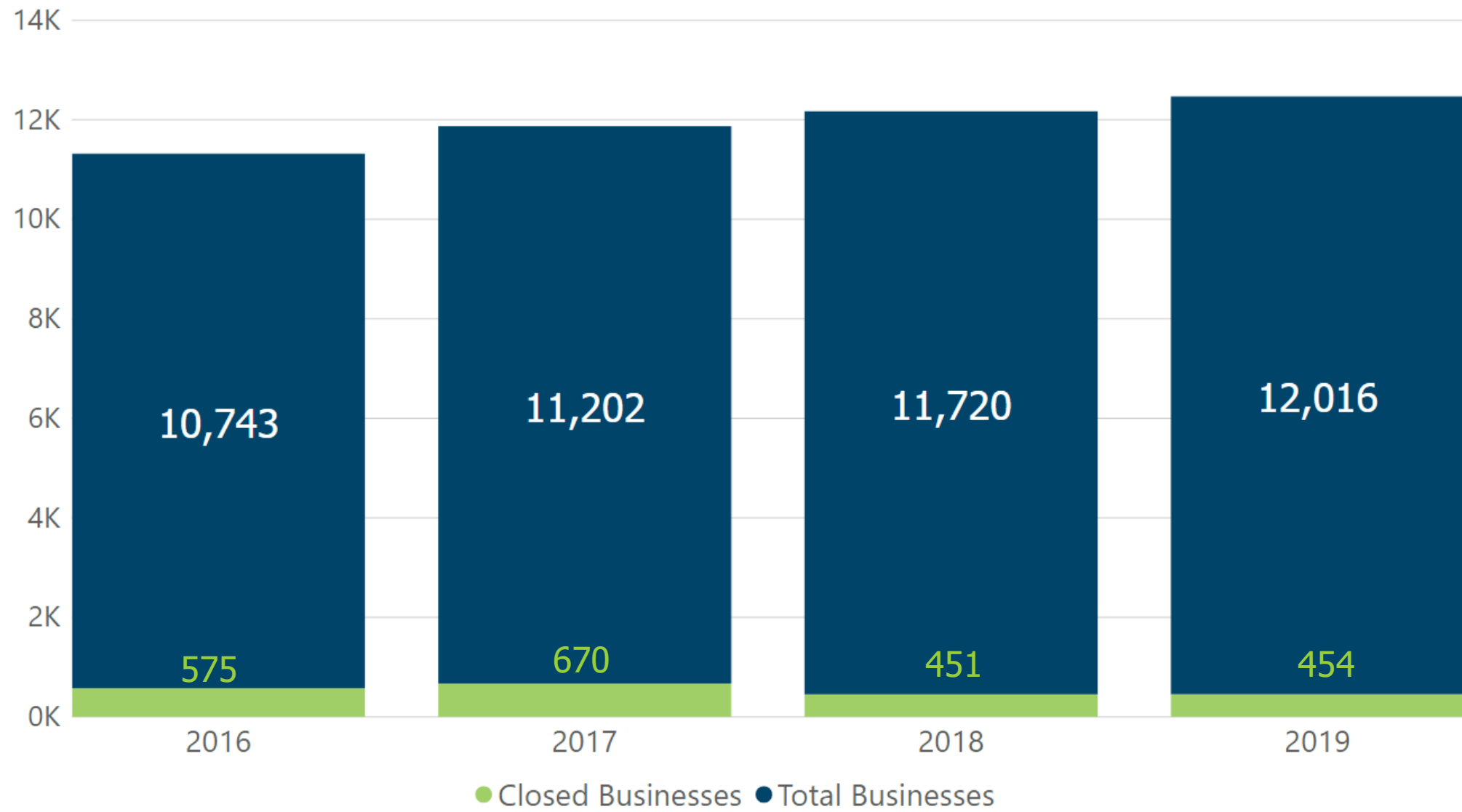
4-Year Participation Rate Trend



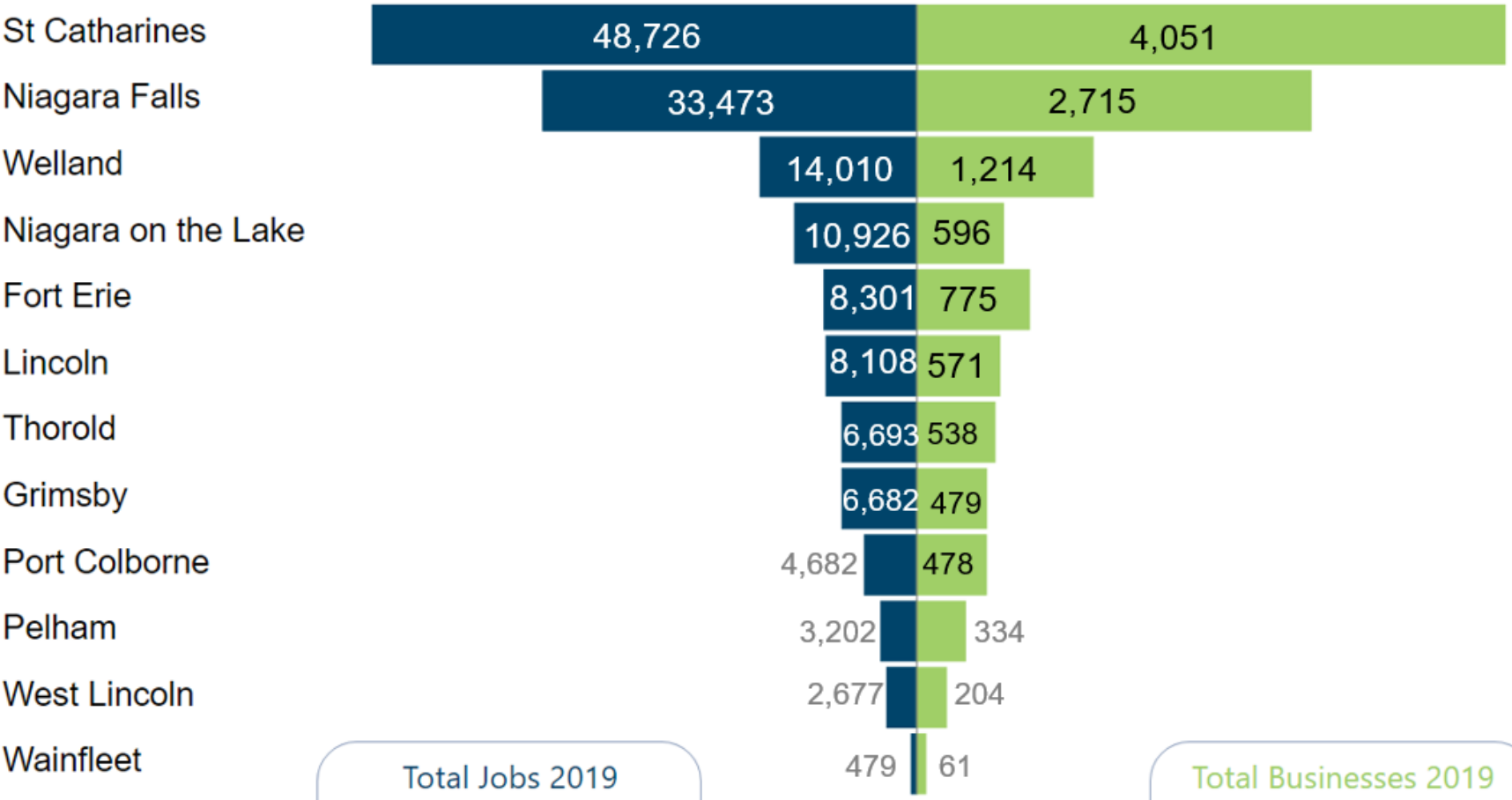
4-Year Job Counts



4-Year Business Counts



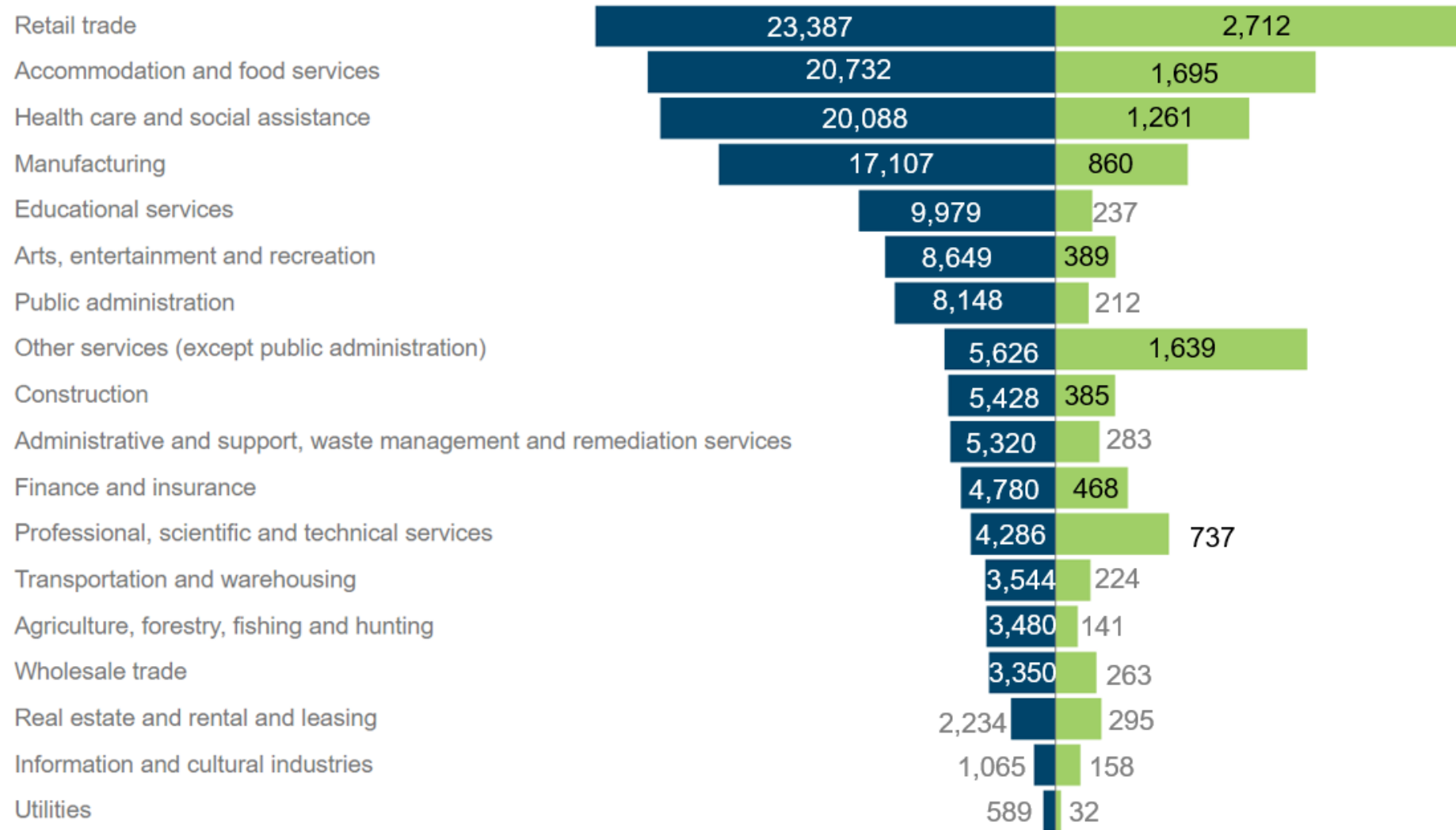
Distribution of Jobs and Businesses by Municipality



Total Jobs 2019
147,959

Total Businesses 2019
12,016

Number of Jobs and Businesses by NAICS Sector



Partnerships and Collaboration

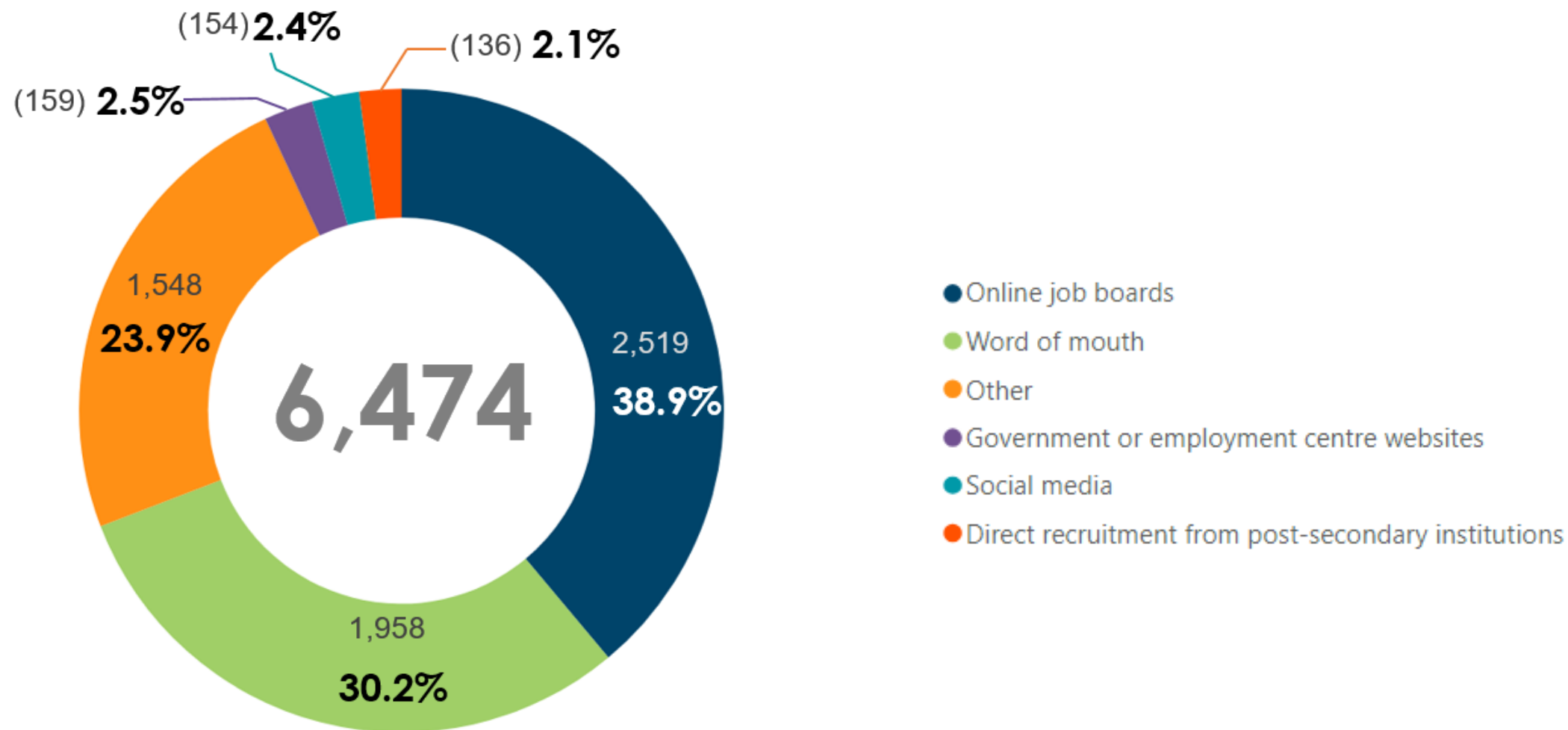


Partnerships and Collaboration

Which recruitment method do employers find most effective?



Preferred Recruitment Methods

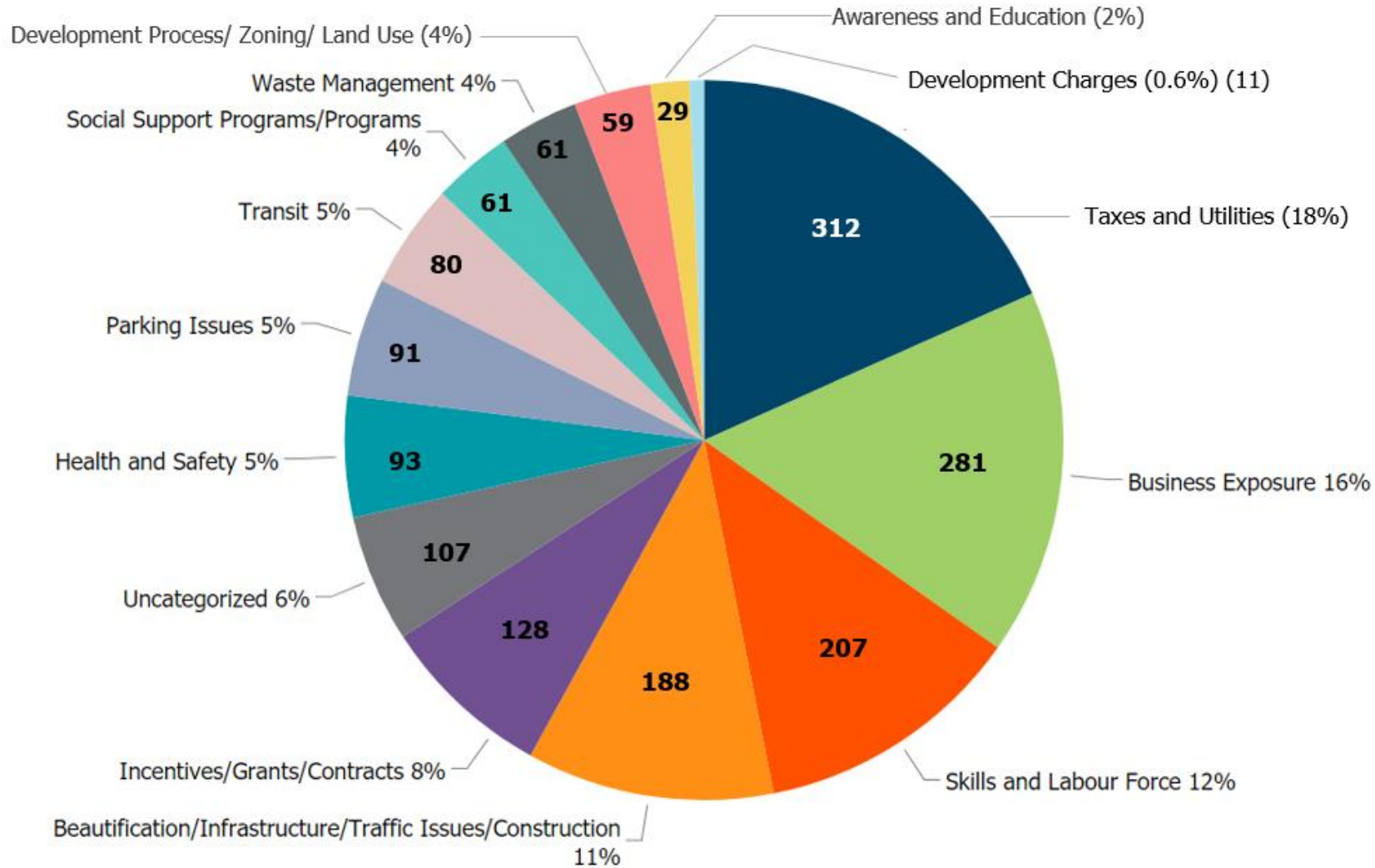


Engaging the Business Community

“Is there anything Niagara Region can do to support your business?”

1,713 responses received and classified into themes (15)

How Can Niagara Region Support Your Business 2019?



Projects, Initiatives

[Moving Niagara Forward](#)[Agricultural, Local Food](#)[Culture](#)[Niagara Community Design Awards](#)

Niagara's Employment Inventory

2019 Employer Survey

We're conducting our annual inventory of local employers from May 13 - Aug. 30

[Employment survey](#)[Business Services](#)

Regional and local business and economic development services

[2018 Survey Results](#)

Review the 2018 summary of results for Niagara's employment inventory

[Open Data](#)

Access, use, copy and redistribute anonymous data through our open data initiative

Contact Us

John Docker
905-980-6000 ext. 3388
[Email John Docker](#)

www.niagaraopendata.ca



1,200 download events since 2017

Next Steps

- Disseminate 2019 results to local municipal partners (March 2020)
- Publish to Niagara Region Open Data Portal (March 2020)
- 2020 Team deployment (active surveying) (May 2020)

Questions?

Subject: Niagara Region 2019 Employment Inventory Results

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Report PDS 5-2020 respecting the 2019 Niagara Region Employment Inventory Results report **BE RECEIVED** for information; and
2. That a copy Report PDS 5-2020 **BE CIRCULATED** to the Local Area Municipalities, Local Economic Development Offices, Niagara Workforce Planning Board and the Niagara Chambers of Commerce.

Key Facts

- This report highlights the key performance indicators of the data collected during the 2019 Employment Inventory period.
- The Employment Inventory is an annual primary data collection exercise where a small team of post-secondary students visits all publically accessible (signed) business within Niagara during the summer months.
- In 2019, the Employment Inventory team inventoried a total of 12,016 businesses throughout the urban and rural areas of Niagara and collected the location of 147,959 full and part-time jobs.
- This year's data collection resulted in a 90% full participation rate, which is an increase of over 20% since 2016. This increase is attributed to ongoing support from local municipal partners and other special interest stakeholders.
- Data captured through the Employment Inventory is a key asset for:
 - Internal Regional departments
 - Local area municipalities
 - Local Economic Development offices
 - Niagara Workforce Planning Board
 - Local Employment Ontario agencies

Financial Considerations

The Niagara Employment Inventory was funded through the Council-approved 2019 operating budget and has been included in the approved 2020 Planning & Development Services base budget. The total cost of the project was \$93,700.

Analysis

Niagara Region is among several municipalities in Ontario that collect employment data on an annual basis. Since 2016, Planning and Development Services has worked closely with Regional Economic Development to collect primary data on the types and sizes of businesses operating in Niagara. The data collected has become vital to monitoring the Region's economic health, as well as aiding in decision and policy making.

Each year, the Employment Inventory is conducted by a small team of post-secondary students between the months of May and September. The primary method of data collection is through door-to-door interviews with local business owners, with additional follow-up engagement conducted through email and telephone communication.

In 2019, the Employment Inventory team visited 12,016 businesses and collected the physical location of 147,959 full and part time jobs. Compared to the 2018 results, this is an increase of nearly 300 surveyed businesses and over 5,000 additional jobs identified.

The Employment Inventory is a comprehensive dataset of business information that indicates: number of jobs, business locations, business size, type of business activity, level of foreign investment, and exporting patterns relating to each business. The inventory is a geo-coded, spatially enabled dataset, which facilitates analysis at the street-address level.

The Employment Inventory has become a key dataset for informing a wide variety of Regional policies and service delivery decisions. The dataset is currently being used to help inform the following initiatives:

- Supporting development of ongoing District Plan studies
- Informing Niagara Region Employment Areas Strategy
- Facilitating Economic Development investment inquiries
- Providing up-to-date employer data for the Building Employment Networks Niagara (BENN) application
- Informing Economic Prosperity Dashboard indicators

Participation in the Employment Inventory is voluntary. Despite best efforts, the inventory team is unable to make direct contact with all business owners or, occasionally, a business refuses to participate. Due to these factors, the reported results may not fully align with other surveys conducted by Statistics Canada or other interest groups.

The business questionnaire (included as Appendix 1) was developed based on best practices from other municipalities in the Greater Toronto and Hamilton area as well as through consultation with the following stakeholders:

- Internal Regional departments
- Local area municipalities
- Local Economic Development offices
- Local Employment Ontario agencies
- Niagara Workforce Planning Board

With assistance from local municipal partners and other stakeholders, the inventory response rate continues to steadily grow. In 2019, it was a 90% participation rate.

Each year, the inventory questionnaire features a unique subset of questions that are specifically tailored to gain further insight into the local business community. This year, the Niagara Workforce Planning Board developed a question designed to better understand the recruiting methods used by local businesses. The results of these questions will directly inform the extent to which local employers are hiring through non-public channels.

Results

Table 1 (below) illustrates the proportion of complete and partially complete survey responses from 2016 to 2019. 2019 resulted in a 90% full participation rate, which has increased 22% since 2016. A full participation rate indicates that a business provided responses to all survey questions from beginning to end.

Table 1 – Inventory Response Rate

Year	Complete Survey Response	Partially Complete Survey Response	Refused to Participate
2016	68%	30%	2%
2017	76%	22%	2%
2018	87%	12%	1%
2019	90%	9%	<1%

The steady increase in the completion rate can be attributed to greater familiarity with the survey team, a streamlined data entry methodology, and joint communication outreach conducted by our local Chambers of Commerce and other interest groups. The Employment Inventory continues to see a low refusal rate of less than 1%.

Partially completed responses still capture several key attributes in the survey record. Data points, such as physical location and the associated industry code, are logged by the survey team despite not making direct contact with a business representative. Project staff continually work with local area municipalities and other partners to reduce the number of partially completed responses.

Table 2 (below) illustrates the number of businesses inventoried and the number of jobs reported from respondents over the 4-year survey period.

It is important to note that the totals reported do not reflect an overall increase in the number of business and jobs per year. Rather, the increase is the result of improved inventory participation rate.

Table 2 – Number of Businesses and Jobs Reported

Year	Businesses Inventoried	Full Time Jobs Reported	Part Time Jobs Reported	Total Jobs Reported
2016	10,743	71,899	38,239	110,138
2017	11,202	91,216	39,848	131,144
2018	11,720	98,706	43,478	142,184
2019	12,016	97,829	50,130	147,959

** Home-based and mobile businesses were not inventoried.*

Table 3 (below) illustrates the municipal breakdown of the number of businesses and jobs over the 4-year survey period.

Table 3 – Distribution of Businesses and Jobs by Municipality

	2016		2017		2018		2019	
	Total Businesses	Total Jobs	Total Businesses	Total Jobs	Total Businesses	Total Jobs	Total Businesses	Total Jobs
Fort Erie	709	6,351	719	6,867	763	8,414	775	8,301
Grimsby	443	4,009	455	4,750	465	5,204	479	6,682
Lincoln	440	4,198	543	6,650	564	6,964	571	8,108
Niagara Falls	2,514	22,929	2,553	32,982	2,642	32,687	2,715	33,473
NOTL	456	7,082	513	9,707	560	11,238	596	10,926
Pelham	271	1,743	301	2,275	318	2,677	334	3,202
Port Colborne	461	2,912	465	3,917	468	4,176	478	4,682
St.Catharines	3,657	43,045	3,771	44,254	3,966	48,130	4,051	48,726
Thorold	460	4,980	491	5,307	523	5,674	538	6,693
Wainfleet	43	179	58	402	60	507	61	479
Welland	1,161	11,221	1,158	12,122	1,188	14,149	1,214	14,010
West Lincoln	128	1,489	175	1,911	203	2,364	204	2,677
Niagara Region	10,743	110,138	11,202	131,144	11,720	142,184	12,016	147,959

Other Data Sources

The data collected each year through the Employment Inventory provides detailed local business information that is not available through Statistics Canada data. In most cases, Statistics Canada data is updated once every 5 years, whereas the Employment Inventory is updated on a yearly basis.

Statistics Canada data remains the authoritative data source for performing analysis at regional and municipal level geographies, but lacks the ability to analyze raw business data at the street address level. Collecting annual business data at the street address level allows for micro analysis to be done at custom geographies and time series.

The Employment Inventory results are used in conjunction with Statistics Canada data and other data sources to accurately monitor the Regional economy to better understand where the Region can take action to help facilitate economic growth.

Reliable business data is an integral resource to better understand the Region's employment context. This dataset plays a significant role in supporting decisions related to: population and employment growth, infrastructure investment (including public transit), economic development inquiries, and the ongoing monitoring of economic conditions and trends.

Job Type Results

Table 4 (below) illustrates the number of businesses and jobs captured in 2019 based on the 2-digit North American Industry Classification System (NAICS). NAICS is a standardized industry classification system used to sort business establishments according to type of economic activity or industry.

The top three number of businesses inventoried by NAICS code in 2019 were in the categories of: Retail trade, followed by Accommodation and food services, and finally Other services (such as repair shops, personal care facilities and laundry services). These sectors consist of over half (50.3%) of all the Region's businesses.

If we look at employment numbers, rather than number of businesses, the 2019 top three NAICS code jobs was for Retail trade, Accommodation and food services, and Health care and social assistance. Together, these types of businesses provided jobs for 43.4% of Niagara's workforce.

Table 4 – Number of Businesses and Jobs by NAICS Sector

NAICS Industry Sector (2-Digit)	Number of Businesses 2019	Number of Businesses Proportion of Region	Number of Jobs 2019	Number of Jobs Proportion of Region
Retail trade	2,712	22.6%	23,387	15.8%
Accommodation and food services	1,695	14.1%	20,732	14.0%
Health care and social assistance	1,261	10.5%	20,088	13.6%
Manufacturing	860	7.2%	17,107	11.6%
Educational services	237	2.0%	9,979	6.7%
Arts, entertainment and recreation	389	3.2%	8,649	5.8%
Public administration	212	1.8%	8,148	5.5%
Other services (except public administration)	1,639	13.6%	5,626	3.8%
Construction	385	3.2%	5,428	3.7%
Administrative and support, waste management and remediation services	283	2.4%	5,320	3.6%
Finance and insurance	468	3.9%	4,780	3.2%
Professional, scientific and technical services	737	6.1%	4,286	2.9%
Transportation and warehousing	224	1.9%	3,544	2.4%
Agriculture, forestry, fishing and hunting	141	1.2%	3,480	2.4%
Wholesale trade	263	2.2%	3,350	2.3%
Real estate and rental and leasing	295	2.5%	2,234	1.5%
Information and cultural industries	158	1.3%	1,065	0.7%
Utilities	32	0.3%	589	0.4%
Management of companies and enterprises	10	0.1%	99	0.1%
Mining, quarrying, and oil and gas extraction	8	0.1%	68	0.0%
Undetermined	7	0.1%	0	0.0%
Total	12,016	100%	147,959	100%

Relationship Building

The Employment Inventory also provides a key opportunity for the Region to personally connect with local businesses in order to further develop partnerships and foster an environment for innovation and development within the Niagara business community.

Addressing concerns of business owners is an important step in building and maintaining strong working relationships with the community. In an effort to address concerns raised, the inventory team distributed over 3,000 communication flyers directing businesses to an online directory of available Regional and local business support services. The online directory had over 250 page views since its launch in May 2019.

On occasion, concerns expressed by business owners required immediate action from Regional staff. In 2019, the inventory team received 18 concerns that required immediate follow-up. These concerns ranged from providing assistance for way-finding signage, to seeking help to recruit staff for skilled positions.

Table 5 (below) highlights the responses received when business owners were asked “Is there anything Niagara Region could do to help support your business?”

For reporting purposes, the responses have been categorized into theme only. The raw comments are shared with internal staff and local municipal partners, as needed.

Table 5 - “Is there anything Niagara Region could do to help support your business?”

Response Theme	Responses Received	Proportion 2018	Proportion 2019
Taxes and Utilities	312	15%	18.2%
Business Exposure	281	14.5%	16.4%
Skills and Labour Force	207	10.2%	12.1%
Beautification/Infrastructure/Traffic Issues/Construction	188	14.2%	11.0%
Incentives/Grants/Contracts	128	13.5%	7.5%
Uncategorized	107	3.6%	6.3%
Health and Safety	93	1.9%	5.4%
Parking Issues	91	3.9%	5.3%
Transit	80	5.3%	4.7%
Social Support Programs/Programs	61	4.9%	3.6%
Waste Management	61	3.4%	3.6%
Development Process/Zoning/Land Use	59	2.6%	3.4%
Awareness and Education	29	4.7%	1.7%
Development Charges	11	0.8%	0.6%
Minimum Wage Increase Concerns	5	1.5%	0.3%
Total	1713	100%	100%

In keeping with Niagara Region's corporate values on partnerships and collaboration, this year's inventory featured a question developed by the Niagara Workforce Planning Board (NWPB). The question was designed to determine the extent to which employers are hiring through non-public channels.

The responses to this question will support NWPB's work on sharing job demand data, and the analysis of in-demand skill requirements. It also helps support those employers, who do not hire through public-facing tools, to better understand the labour market and be more successful in their hiring efforts leading to better staffing outcomes.

Table 6 (below) illustrates the responses from businesses from the following question:

"Among the following recruitment methods, which do you find the most effective: word-of-mouth recruitment, online job boards, social media recruitment, or government employment centres/websites"?

Table 6 – Preferred recruitment methods

Method	Number of Businesses	Proportion
Online Job Boards	2,519	39%
Word of Mouth	1,958	30%
Other	1,548	24%
Government of employment centre websites	159	3%
Social Media	154	2%
Direct Recruitment from post-secondary institutions	136	2%
Total	6,474	100%

Open Data

Each year, a subset of the Employment Inventory results are released to the public through the Niagara Region Open Data Portal. Open Data places information in the hands of the public, promoting innovation and fostering greater transparency and accountability.

Since the dataset was initially released to the public in May 2017, it has generated a total of over 1,200 download events. This significant uptake demonstrates the importance of this information as it relates to our general public users.

The following attributes from the Employment Inventory dataset are made available to the public:

- Business Name
- Street Address, Unit #
- Municipality
- Postal Code
- Business Website
- 6-digit North American Industry Classification System (NAICS) code
- Employee Size based on Statistics Canada, Canadian Industry Statistics.
 - Micro 1-4 employees
 - Small 5-99 employees
 - Medium 100-499 employees
 - Large 500 + employees

Alternatives Reviewed

The goal of the Employment Inventory is to update the data on an annual basis to monitor, understand, and track trends over time. With successive years of data collection, historic trends analysis of the data will show how specific businesses, business sectors and geographic areas of employment in Niagara evolve over time as our economy changes.

Continuing to collect this level of data annually provides a baseline to analyze historical trends, forecast employment growth, supplement other employment sources and provide a resource back to the community.

Relationship to Council Strategic Priorities

The Employment Inventory is a key tool that the Niagara Region uses to strengthen its economic competitiveness by better understanding its current employment landscape and workforce composition.

Data collected through the Employment Inventory plays a significant role towards informing future decisions related to population and employment growth, infrastructure investment, public transit planning, economic development, and the ongoing monitoring of economic conditions.

The Niagara Region and Area Municipalities rely on this dataset as a valuable asset when developing robust business cases designed to attract investment, innovation, and entrepreneurship to Niagara and strengthen the Region's position globally.

Other Pertinent Reports

- PDS 13-2016 – Niagara Region Employment Survey
- PDS 1-2017 – Niagara Region Employment Inventory Preliminary Results
- PDS 5-2018 – Niagara Region 2017 Employment Inventory Results
- PDS 6-2019 – Niagara Region 2018 Employment Inventory Results

Prepared by:

John Docker
Planner
Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Darcy Persad, Employment Inventory Data Intern, and reviewed by Isaiah Banach, Manager, Long Range Planning.

Appendices

Appendix 1 2019 Employment Inventory Questionnaire

Page 12

2019 Niagara Region Employment Inventory

Niagara Region is conducting an annual inventory of businesses to gather information for planning policy and economic development purposes. Information collected through this inventory will be grouped together and publicly reported to Regional Council in 2019. Information collected through this inventory will also be shared with Niagara's local municipal governments, economic development offices and Employment Ontario agencies. A subset of the information collected will be released publically through Niagara Region's open data program, observing your rights and freedoms outlined in the Municipal Freedom of Information and Protection of Privacy Act. For more information about this initiative please visit www.niagararegion.ca/employmentinventory.

Business Identification

Business Name:	<input type="text"/>		
Business Contact Name:	<input type="text"/>		
Business Street Address:	<input type="text"/>		
Unit/Suite #:	<input type="text"/>	Municipality:	<input type="text"/>
		Postal Code:	<input type="text"/>
Public Business Telephone #:	<input type="text"/>	Business Contact Email:	<input type="text"/>
Business Website:	<input type="text"/>		
Business Mailing Address: (only if different from above)	<input type="text"/>		

What year did this business open in Niagara?

Is business involved in the tourism sector? Yes ☐ No ☐

Is business engaged in e-commerce activities, i.e. selling online and/or sourcing online? Yes ☐ No ☐

Does business sell goods or services outside Canada? Yes ☐ No ☐

Does business import goods from outside Canada? Yes ☐ No ☐

Does business have foreign or international ownership? Yes ☐ No ☐

***If yes**, what is the primary country of origin of the foreign ownership?*

Provide details about the specific services and/or agricultural activities associated with this business. (e.g. Full-service restaurant, Home furnishing store, Insurance agency, Machine shop, Engineering services, Roofing contractor, Vineyard, Dairy cattle farm, etc).

What is the INDOOR floor size (GFA) of this business?

What is the OUTDOOR operating area of this business (if applicable)?

☐ Feet ☐ Metres ☐ Estimate

☐ Acres ☐ Hectares ☐ Estimate

Please return completed form to Niagara Region, Planning and Development Services at your earliest convenience.

E-mail: employmentinventory@niagararegion.ca **Fax:** 905-641-5208 **Mail:** Employment Inventory, 1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

How many people are presently employed (including owners) at THIS location?

	# of Full Time Employees (work more than 30 hours per week)	# of Part Time Employees (work less than 30 hours per week)
PERMANENT		
SEASONAL (between 4-6 months per year)		
CONTRACT		

Do your employees work shift work?
(Work outside the hours of 7:00 am to 6:00 pm)

☐ Yes ☐ No

Do your employees work weekends? ☐ Yes ☐ No

Educational required to work for this business (payroll employees)

Do ALL positions (excluding students) within your business require a minimum grade 12 diploma or equivalency?

☐ Yes ☐ No

Recruitment Methods

Among the following recruitment methods, which do you find the most effective (Select One):

- ☐ Word-of-mouth recruitment
 ☐ Online job boards
 ☐ Social media recruitment
☐ Government employment centres/websites
 ☐ Direct recruitment from post-secondary institutions
 ☐ Other (Please specify below)

Additional Information

Is there anything the Niagara Region could do to help support your business?

Consent

Do you consent to receive email communication from NIAGARA REGION on specific regional programs or services that may be related to your business? Yes ☐ No ☐

Please return completed form to Niagara Region, Planning and Development Services at your earliest convenience.

E-mail: employmentinventory@niagararegion.ca Fax: 905-641-5208 Mail: Employment Inventory, 1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7



making our mark

NIAGARA

OFFICIAL PLAN

Niagara Official Plan

Consultation Details & Revised Framework

Planning and Economic Development Committee

March 11, 2020

PDS 9-2020



Summary of Engagement To Date

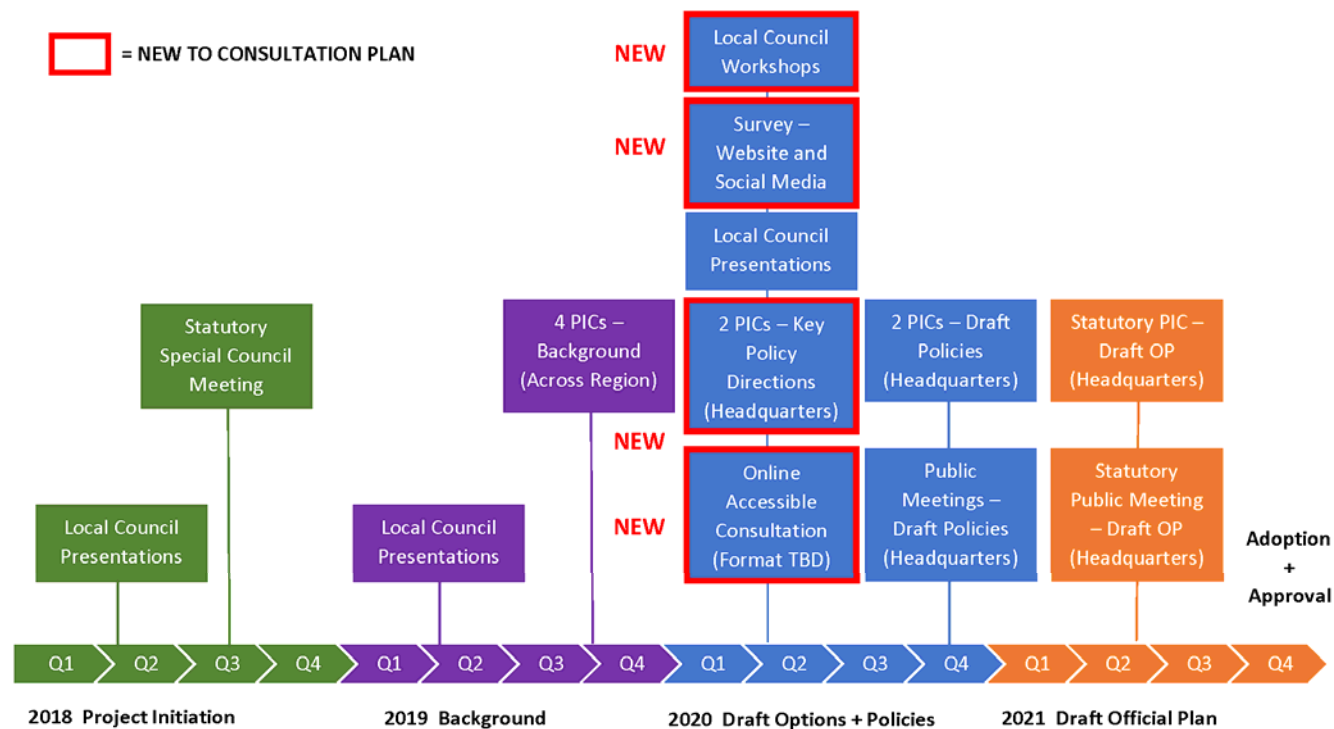
Group	Number
Area Planners	15+ meetings
Planning Advisory Committee	6 meetings
Niagara Peninsula Conservation Authority	4 meetings + 1 presentation
Stakeholder/Municipal Workshops	8 workshops
Public Information Centres	6 PICs
Local Councils	2 presentations / Council
Indigenous Groups	8 meetings

Digital Communication and Engagement Techniques To Date

- Website and Online Feedback Form
- Project Subscriber List for Email Updates
- Digital and Print Newspaper Ads for Consultations
- Facebook and Twitter Posts for Consultations
- Staff Videos in Social Media Posts
- Online Sharing Portals



Refinements to Consultation Timeline



Engagement with Area Planners, Indigenous Partners and Stakeholders Ongoing

12

Making our Mark Branding

- Consistent design theme across OP materials
 - Reports, Presentations, PIC materials, Brochures, etc.



Subject: Niagara Official Plan - Consultation Details & Revised Framework

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Report PDS 9-2020 **BE RECEIVED** for information; and
2. That a copy of Report PDS 9-2020 **BE CIRCULATED** to the Local Area Municipalities.

Key Facts

- This report is a follow up to Report PDS 1-2020 and provides further details on consultation that has occurred to date and additional consultation that will occur and that will contribute to the preparation of draft policy.
- A revised Consultation Timeline Framework is provided which adds local Council workshops, two Public Information Centres (PICs), online surveys and social media engagement.
- Preliminary vision statements and higher level directives, which have been derived from input received to date, have been drafted and will be presented for input as part of the additional consultation outlined above.
- To supplement this report a presentation will be made to the Planning and Economic Development Committee highlighting the contents of the Niagara Official Plan website.

Financial Considerations

Council approved the resources to complete the Niagara Official Plan over a 5 year period as part of the 2017 Budget Process, predominantly funded through Development Charges.

Analysis

This Report follows up on Report PDS 1-2020 which summarized the public/stakeholder consultation gathered to date on the Niagara Official Plan with a focus on the consultation received at the four Public Information Centres in November 2019. At this

meeting the Commissioner of Planning and Development indicated a report would be provided to the Planning and Economic Development Committee highlighting the consultation in further details such as the amount of consultation with Area Planners, local Councils, stakeholder groups and public, as well as provide an overview of the Niagara Official Plan website.

Gathering input from the public and stakeholder groups is an important component of the preparation of the Niagara Official Plan. Another important component is to involve those who will be making recommendations on Plan's adoption and ultimately implementing the Plan. Therefore considerable effort is made to involve Area Planners and local Councils in the process.

Consultation To Date

Consultation details are organized by category in Appendix 1 relative to local Council meetings, meetings with Area Planners, Planning Advisory Committee meetings, workshops with stakeholder groups, indigenous consultation and Public Information Centre (PIC) sessions. However, the following are key consultation detail highlights:

- The key themes that the public identified as being important to address were identified through Imagine Niagara (October 2013 – June 2014). This outreach involved 4,000+ survey responses, 3,700 comments through community events. The results were identified in Appendix 1 of Report PDS 1-2020 and confirmed through much of the Public Information centres carried out in November 2019.
- Throughout 2017, one on one meetings took place with local municipal planners to discuss policy planning issues in general relative to the Regional Official Plan.
- In February 2018, individual meetings took place with local planners to gather input to frame the priority background studies.
- A Special Meeting of Council was also held in July 2018 to hear input on the need for a new Official Plan and what planning matters it could address. A more detailed summary of public comments was provided in Appendix 2 of Report PDS 1-2020.
- Throughout the summer of 2019, there were individual Meetings with local municipal planners and in some cases Economic Development staff to discuss: growth scenarios; urban boundary expansion; and employment land conversion.

- There have been over 15 Area Planners meetings, from 2017 to 2020, where the new Niagara Official Plan, related background studies and related provincial policies have been discussed.
- The Region's Planning Advisory Committee has met six times so far, starting September 2018 providing comments on background work and directives to inform the new Official.
- There have been four meetings with NPCA staff on the Natural Environment Work Program and a presentation to the NPCA Board on September 18, 2019.
- In 2019, eight specific workshop sessions took place with stakeholder groups relative to either the Natural Environment, Housing or Employment Lands Work Plans.
- During 2019 there were two Public information Centre sessions on the Natural Environment Work Program and four on the Official Plan process and background work.
- Staff have travelled to consult with Indigenous groups. There have been eight different meetings in 2019.
- A Climate Change Discussion paper was released in November 2019 for comment. The following groups were contacted to provide input: Climate Change Working Group; Area Planners; stakeholder groups; Indigenous groups; Planning Advisory Committee; subscribers for updates to the Official Plan; Brock University and Niagara Peninsula Conservation Authority.

Refinements to Consultation Timeline Framework

The Consultation Timeline Framework was approved by Council in March 2019. At that time staff indicated that adjustments might be made as the Niagara Official Plan project proceeds. In light of considering the consultation to date, staff have made refinements by adding the following consultation steps during the end of second quarter/beginning of third quarter 2020:

- Workshops with Mayors, Local and Regional Council members to inform on growth allocations, land needs and natural environment options and discuss related issues.

- Two extra PICs to be held at Regional Headquarters on key options, directives/initiatives anticipated to be incorporated in to draft policy.
- Public surveys to gather input on key options, directives/initiatives anticipated to be incorporated in to draft policy. These surveys will be promoted through social media in an attempt to reach people and different demographics who do not attend traditional PICs. Other social media platforms will be explored if the survey responses are not satisfactory.

A revised Consultation timeline framework is attached as Appendix 2.

Preliminary Vision Statements and Higher Level Directives

Planning staff have developed preliminary vision statements and higher level directives for the main sections of the Niagara Official Plan in consideration of all the public input received. Appendix 3 outlines the vision statements and directives relationship to public feedback and Council's Strategic Plan. Planning staff anticipate making these available for public comment during the next public input sessions for the Niagara Official Plan.

New Niagara Official Plan Website

In coordination with the Region's Communications department, a website has been established to support all stages of development of the Niagara Official Plan and provide a platform for staff to share with and gather information from the public and stakeholders. The website is in a constant state of update as work is completed and compiled in support of the Plan's development process. The layout of the website is integrated with the "Making our Mark" branding aesthetic previously developed with the Communications team at the commencement of the project. The website provides a user-friendly platform with options for users to learn about the process of developing the Plan, view materials produced as part of the background work, provide feedback, and subscribe to circulated updates on the Plan's progress.

All submissions made through the website are sent to an email inbox monitored by the Official Plan team members. As Public Information Centres (PICs) are planned, dates and notices are posted at the top of the website homepage. Once the events have occurred, all materials are immediately made available for viewing through the webpage. Additionally, links to topic area specific project pages are also featured on the

website, to allow users to easily find information relevant to certain topic areas such as growth management, rural and natural systems, and archaeology. Contact information is provided on these pages as well.

Alternatives Reviewed

There are no alternatives to this report which provides further consultation details to Report PDS 1-2020 and highlights additional consultation, relative to options and key policy directives, to add to the Consultation Timeline Framework approved by Council in March 2019. Vision statements and high level directives are preliminary and are drafted to receive public input.

Relationship to Council Strategic Priorities

The Niagara Official Plan is important to address Council's priority as a Sustainable Engaging Government. The Plan will address Council's other priorities, being: Supporting Businesses and Economic Growth; Healthy and Vibrant Community; and Responsible Growth and Infrastructure Planning.

Other Pertinent Reports

PDS 1-2020 New Niagara Official Plan-Public Consultation Summary
PDS 33-2019 Growth Management Program Update for New Official Plan
PDS 9-2019 New Official Plan Consultation Timeline Framework
CWCD 421-2019 New Niagara Official Plan Updates

Prepared by:

Dave Heyworth, MCIP, RPP
Official Plan Policy Consultant
Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner of Planning and
Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Lindsey Savage, Senior Planner, and Karen Costantini, Planning Analyst and reviewed by Doug Giles, Director of Long Range and Community Planning.

Appendices

Appendix 1	External meetings and consultations	Page 6
Appendix 2	Consultation Timeline Framework	Page 12
Appendix 3	Alignment of Draft Vision and Directives	Page 13

Appendix 1 –

Niagara Official Plan: External Meetings and Consultations

Meetings with Local Planners: Planning Issues for new Niagara Official Plan

Meeting Date	Municipality
September 15, 2017	Niagara-on-the-Lake
September 28, 2017	Fort Erie
September 29, 2017	Niagara Falls
September 29, 2017	Thorold
October 12, 2017	West Lincoln
October 12, 2017	Pelham
October 16, 2017	Lincoln
October 16, 2017	Grimsby
October 17, 2017	Welland
October 29, 2017	St. Catharines
November 3, 2017	Wainfleet

*September 15, 2017 Greater Niagara Chamber of Commerce

*October 19, 2017 Niagara Peninsula Conservation Authority

Area Planners Meetings

Meeting Date	Official Plan Topic(s)
July 24, 2017	<ul style="list-style-type: none"> • Municipal Comprehensive Review • Niagara Official Plan • Growth Plan – Employment Lands Strategy
August 25, 2017	<ul style="list-style-type: none"> • Provincial Policy • Greater Golden Horseshoe – Agricultural System and Natural Heritage System
October 27, 2017	<ul style="list-style-type: none"> • Niagara Official Plan Update – Employment Areas and Employment Lands Strategy
November 17, 2017	<ul style="list-style-type: none"> • Land Needs Methodology • Growth Plan – Agricultural Impact Assessment and Natural heritage System
January 26, 2018	<ul style="list-style-type: none"> • Land Needs Assessment • Process for Individual Urban Boundary Expansion Requests • Urban Structure • Employment Lands Strategy

Meeting Date	Official Plan Topic(s)
	<ul style="list-style-type: none"> • Housing • Natural Environment • Aggregates • Agriculture • Climate Change
March 16, 2018	<ul style="list-style-type: none"> • Natural Environment Framework • Agriculture Framework • Climate Change Framework • Watershed Planning • MNR Species at Risk
June 22, 2018	<ul style="list-style-type: none"> • Greenbelt Alternative Land Use Analysis • Urban Boundary Expansion Requests
September 28, 2018	<ul style="list-style-type: none"> • Niagara Official Plan – Open Houses • Secondary Plans • 2016 Census Population
January 25, 2019	<ul style="list-style-type: none"> • Regional Official Plan Amendment – Exemptions from Approval • Niagara Official Plan Update • Rural Lots
March 22, 2019	<ul style="list-style-type: none"> • Niagara Official Plan Consultation Strategy • Growth Plan Comments
July 11, 2019	<ul style="list-style-type: none"> • New Growth Plan – Employment Land Conversion and Urban Expansion Criteria
July 26, 2019	<ul style="list-style-type: none"> • Niagara Official Plan Update • Employment Land • Housing • Urban Strategy • Land Needs • Natural Environment • Agriculture • Aggregates • Climate Change
September 27, 2019	<ul style="list-style-type: none"> • Niagara Official Plan – Public Information Centres • Employment Land Strategy and Regional Official Plan Amendment 16 • Provincially Significant Employment Zones

Meeting Date	Official Plan Topic(s)
January 24, 2020	<ul style="list-style-type: none"> • Niagara Official Plan – Update on Consultation • Employment Land Strategy and Regional Official Plan Amendment 16

Meetings with Local Municipal Planners

Meeting Date	Official Plan Topic(s)
February 2018 (Various Dates)	<ul style="list-style-type: none"> • Individual Meetings with Local Municipal Planners to discuss: <ul style="list-style-type: none"> ○ Key Issues Relative to Framing of Background Studies
June 27, 2018	<ul style="list-style-type: none"> • Meeting with Niagara Parks Commission Senior Staff to discuss: <ul style="list-style-type: none"> ○ Background Studies for Official Plan
Summer 2019 (Various Dates)	<ul style="list-style-type: none"> • Individual Meetings with Local Municipal Planners (and in some cases Economic Development) to discuss: <ul style="list-style-type: none"> ○ Growth Scenarios ○ Urban Boundary Expansion ○ Employment Land Conversion

Niagara Peninsula Conservation Authority Meetings

Meeting Date	Official Plan Topic(s)
February 2018	Meeting with NPCA Staff – Natural Environment Work Program
June 6, 2019	Meeting with NPCA Senior Staff – Natural Environment Work Program
June 13, 2019	Meeting with NPCA Technical Staff – Natural Environment Work Program
July 23, 2019	Meeting with NPCA Technical Staff – Natural Environment Work Program
September 18, 2019	Presentation to NPCA Board – Natural Environment Work Program

Local Council Presentations

Meeting Date	Municipality
May 22, 2018	Pelham
May 29, 2018	Wainfleet
June 4, 2018	Niagara-on-the-Lake

Meeting Date	Municipality
June 5, 2018	Thorold
June 12, 2018	Welland
June 18, 2018	Fort Erie
June 19, 2018	Niagara Falls
June 25, 2018	Port Colborne
July 9, 2018	Lincoln
July 23, 2018	West Lincoln
August 13, 2018	St. Catharines
September 11, 2018	Grimsby
April 15, 2019	St. Catharines
April 23, 2019	Fort Erie
May 6, 2019	Grimsby
May 7, 2019	Thorold
May 13, 2019	Niagara-on-the-Lake
May 14, 2019	Niagara Falls
May 27, 2019	Port Colborne
May 28, 2019	Wainfleet
June 3, 2019	Pelham
June 10, 2019	West Lincoln
June 11, 2019	Welland
June 17, 2019	Lincoln

Workshops/Sessions

Meeting Date	Official Plan Topic(s)
March 25 and 26, 2019	Niagara Housing Data Consultation Sessions with Local Municipal Planners
May 3, 2019	Natural Environment Workshop with Development Community, Consultants, and Local Planning Staff
May 16, 2019	Natural Environment Workshop with Agricultural Community
May 16, 2019	Natural Environment Workshop with Environmental Stakeholder Groups
June 6, 2019	Housing Database/Market Analysis and Scenario Development Workshop with Area Planners and Local Municipal Staff
October 8, 2019	Employment Strategy Municipal Workshop with Area Planners
October 10, 2019	Employment Strategy Industry Workshop with Industry Stakeholders

Meeting Date	Official Plan Topic(s)
February 25, 2020	Employment Area Strategy Update and Q/A Session with Industry Stakeholders

Public Information Centres

Meeting Date	Official Plan Topic(s)
May 30, 2019	Natural Environment – Public Information Centre (West Lincoln)
June 6, 2019	Natural Environment – Public Information Centre (Welland)
November 6, 2019	Niagara Official Plan Background Initiatives – Public Information Centre (Thorold)
November 7, 2019	Niagara Official Plan Background Initiatives – Public Information Centre (Niagara Falls)
November 13, 2019	Niagara Official Plan Background Initiatives – Public Information Centre (Grimsby)
November 14, 2019	Niagara Official Plan Background Initiatives – Public Information Centre (Fort Erie)

Planning Advisory Committee Meetings

Meeting Date	Official Plan Topic(s)
September 12, 2018	<ul style="list-style-type: none"> • Welcome and Introductions • Planning Areas of Responsibility • Planning Advisory Committee – Points of Interest • Official Plan Framework and Document Structure • Official Plan Themes – Key Priority Background Studies • Urban Structure
November 14, 2018	<ul style="list-style-type: none"> • Provincial Workshop Overview • Natural Environment • Urban Structure • Secondary Plans – Content and Performance Measures
March 20, 2019	<ul style="list-style-type: none"> • Provincial Planning Policy Restructuring • Update on Employment Lands Strategy • Performance Measures/Urban Structure and Secondary Plans
August 14, 2019	<ul style="list-style-type: none"> • Housing Strategy • Draft Vision and Directives
October 23, 2019	<ul style="list-style-type: none"> • Archaeological Management Plan

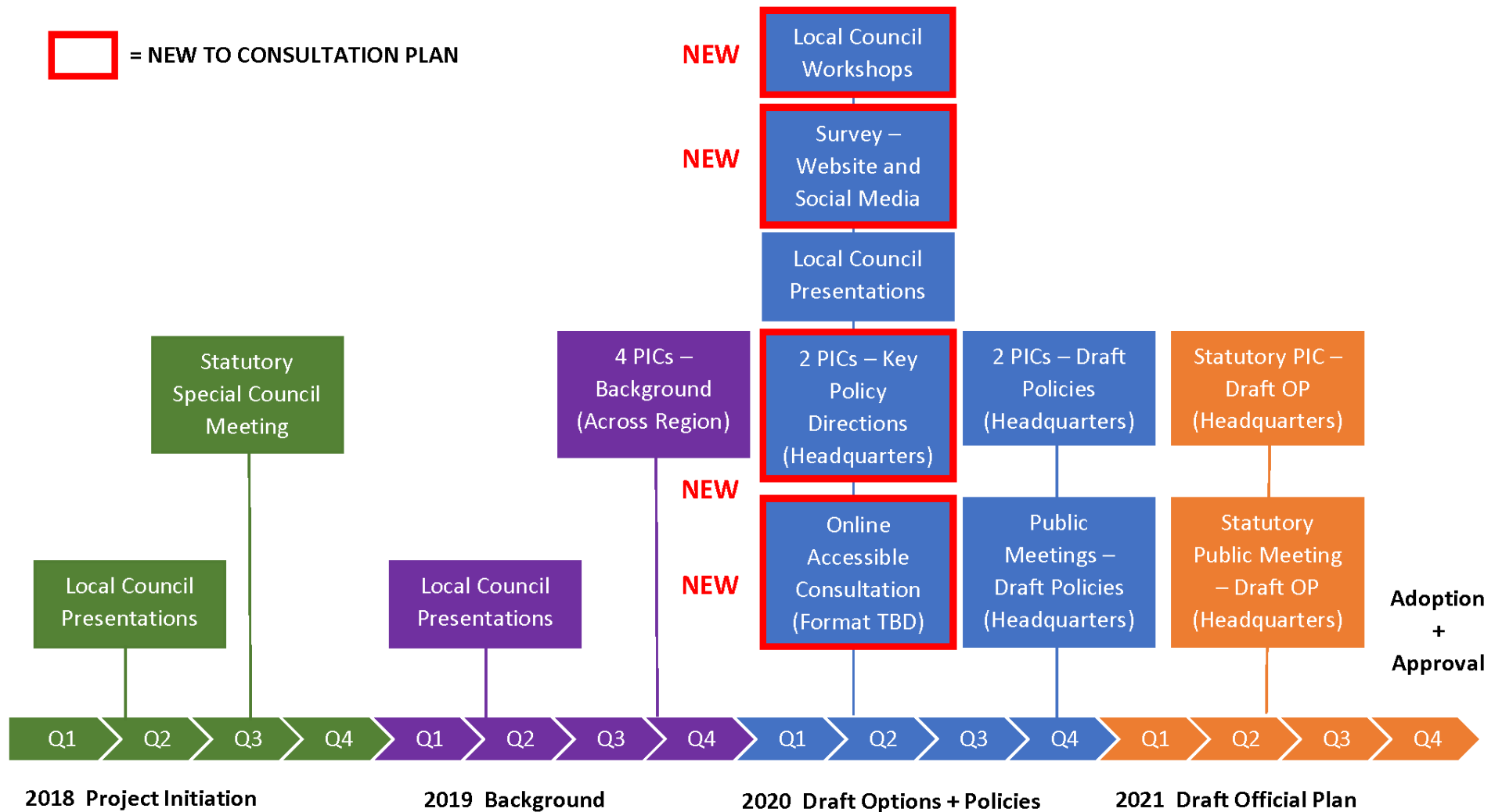
Meeting Date	Official Plan Topic(s)
	<ul style="list-style-type: none"> • Employment Lands Strategy • Vision and Directives • Proposed Provincial Policy Changes
January 15, 2020	<ul style="list-style-type: none"> • Climate Change • Official Plan Consultation Feedback

Meetings with Indigenous Groups

Meeting Date	Indigenous Group and Topic(s)
May 1, 2019	Six Nations Elected Council – Niagara Official Plan
May 1, 2019	Haudenosaunee Development Institute – Niagara Official Plan
May 7, 2019	Fort Erie Friendship Centre – Niagara Official Plan
May 29, 2019	Niagara Region Métis Council – Niagara Official Plan
June 5, 2019	Niagara Regional Native Centre – Niagara Official Plan
June 11, 2019	Mississauga of the Credit First Nation – Niagara Official Plan
August 21, 2019	Mississauga of the Credit First Nation – Regional Archaeological Management Plan
August 21, 2019	Haudenosaunee Development Institute – Regional Archaeological Management Plan

Appendix 2 – Niagara Official Plan – Consultation Timeline

 = NEW TO CONSULTATION PLAN



Engagement with Area Planners, Indigenous Partners and Stakeholders Ongoing

Appendix 3

Alignment of Draft Vision and Directives with Public Consultation Results and Council Strategic Plan

Draft Vision and Directives	Public Consultation Results Public Information Centres – Nov. 2019	Council Strategic Plan 2019-2022
Draft Vision:		
EXCEPTIONAL development and communities	<ul style="list-style-type: none"> Interest in well-planned, high quality development in appropriate locations that improves our communities, while protecting what's valuable 	<ul style="list-style-type: none"> Objective 2.1- enhance community wellbeing
DIVERSE housing types, jobs and population	<ul style="list-style-type: none"> Significant focus on achieving a greater mix of housing types, including affordable housing, for individuals and families living, studying and working in Niagara 	<ul style="list-style-type: none"> Objective 2.3- addressing affordable housing needs
THRIVING agriculture and tourism	<ul style="list-style-type: none"> Interest in leveraging the GO Train to boost tourism and advancing economic opportunities associated with agriculture and nature-based ecotourism 	<ul style="list-style-type: none"> Objective 1.1- economic growth and development Objective 1.4- strategically target industry sectors
RESILIENT urban and natural areas	<ul style="list-style-type: none"> Strong emphasis on the importance of protecting the natural environment and enhancing resilience of urban areas to mitigate and adapt to climate change 	<ul style="list-style-type: none"> Objective 3.2- environmental sustainability and stewardship
Draft Directives:		
GROWING REGION #1 Manage growth strategically and diversify the housing stock to accommodate all ages and incomes	<ul style="list-style-type: none"> Interest in directing growth to appropriate locations supported by infrastructure and servicing, and achieving a greater mix of housing types to support affordability, such as semi-detached dwellings, row housing and apartment buildings 	<ul style="list-style-type: none"> Objective 2.3- addressing affordable housing needs

Draft Vision and Directives	Public Consultation Results Public Information Centres – Nov. 2019	Council Strategic Plan 2019-2022
VIBRANT REGION #2 Elevate the livability and engaging qualities of communities, facilities and attractions	<ul style="list-style-type: none"> • Interest in proactive planning and design excellence that improves community livability, while celebrating Niagara's unique features and cultural assets 	<ul style="list-style-type: none"> • Objective 2.1- enhance community wellbeing
CONNECTED REGION #3 Provide connections within and between communities and outside of the region	<ul style="list-style-type: none"> • Strong emphasis on the importance of infrastructure to support growth, and enhancing public transit and active transportation opportunities 	<ul style="list-style-type: none"> • Objective 3.1- advancing regional transit and GO rail service • Objective 3.3- maintain existing infrastructure • Objective 3.4- facilitating the movement of people and goods
COMPETITIVE REGION #4 Plan and manage growth to position Niagara for economic prosperity	<ul style="list-style-type: none"> • Significant interest in managing resource extraction and rehabilitation wisely, as well as protecting employment lands and supporting economic opportunities through investments in transit and tourism 	<ul style="list-style-type: none"> • Objective 1.1- economic growth and development • Objective 1.4- strategically target industry sectors
SUSTAINABLE REGION #5 Enhance the sustainability and resilience of Niagara's built and natural environment	<ul style="list-style-type: none"> • Strong emphasis on protection and enhancement of the natural environment and opportunities within urban areas to both mitigate and adapt to climate change to build resilience 	<ul style="list-style-type: none"> • Objective 3.2- environmental sustainability and stewardship

Subject: Overview of Regional Involvement in Port Colborne Quarry Proposal

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Report PDS 8-2020 **BE RECEIVED** for information

Key Facts

- The purpose of this report is to respond to a request for information that was made at the Planning and Economic Development Committee meeting on January 15, 2020.
- Information was requested regarding the Region's involvement in the Port Colborne Quarry proposal and any action taken as part of the Region's obligations under Provincial policies.

Financial Considerations

The cost associated with preparing this report were accommodated within the Planning and Development Services 2020 Operating Budget.

Analysis

At the Planning and Economic Development Committee on January 15, 2020, Council requested information: *"respecting how much the Region has been engaged in the Port Colborne quarry proposal and any action taken as part of the Region's obligations under Provincial policies"*.

To date, Region staff's involvement has included providing information, advice, and formal comments related to a range of issues including:

1. Long-term planning/redevelopment of the quarry lands
2. Interpretation of aggregate definitions and policies
3. A provincial ANSI designation
4. The City of Port Colborne Site Alteration By-Law

5. The role of Regional Public Health in the protection of private drinking water systems
6. Source water protection planning
7. The implementation of O. Reg. 153/04
8. The identification of a water resource system in the new Niagara Official Plan

1. Long-Term Planning / Redevelopment of the Quarry Lands

Region planning staff have participated in periodic discussions over the past several years regarding the long-term redevelopment of the Port Colborne Quarry lands. This has included the potential for employment uses in the area and the need to ensure an appropriate interaction with surrounding land uses. Region planning staff provided comments on a proposed zoning by-law amendment and official plan amendment in December 2016. Discussions have included Port Colborne planning staff as well as the owner of the quarry lands. The position of Region planning staff continues to be that a secondary planning process would be the appropriate mechanism to ensure the development of a long-term comprehensive plan. To support the secondary planning process a range of environmental and water resource studies could potentially be required.

2. Interpretation of Aggregate Definitions and Policy

In March 2019, Region planning staff were contacted by planning staff at the City of Port Colborne to provide support in the interpretation of aggregate definitions and policy as it related to the City's zoning by-law and the Port Colborne Quarry Lands.

As the definitions were the implementation of provincial policy and direction, Region planning staff reached out to the Ministry and Municipal Affairs and Housing (MMAH) for support. A clarification on the definition was provided to the City as requested.

3. Provincial ANSI Designation

In March 2019, Region planning staff were contacted by planning staff at the City of Port Colborne regarding a provincially-identified ANSI (area of natural and scientific interest) within Pit 1 of the Port Colborne quarry.

Region planning staff completed research into the matter which lead to contacting staff at several provincial ministries, including the Senior Conservation Geologist at the

Province. The original earth science inventory checklist from 1980 was provided to Port Colborne planning staff to provide the requested information.

4. City of Port Colborne Site Alteration By-Law

The Municipal Act identifies that the preparation and implementation of Site Alteration By-Laws are a local responsibility. It is Region planning staff's understanding that a site alteration permit application has been made to the City for the Pit 1 lands. The Ministry of Environment, Conservation, and Parks (MECP) provided comments related to that application. It is Region staff's understanding that discussion around this site alteration permit have triggered the City to consider updates to its Site Alteration By-Law. It is our understanding that a site alteration permit has not been granted, and that the City has not yet passed a new by-law.

The Region does not have a Site Alteration By-Law. Because the proposed filling of Pit 1 does not require Planning Act approval, the policies of the Regional Official Plan are not triggered.

5. Role of Regional Public Health in the Protection of Private Drinking Water

Over the course of mid-2019, Niagara Region Public Health received several inquiries regarding the role of the department in the protection of groundwater as it related to private drinking water wells (in reference to the proposed filling of Pit 1). There were inquiries from both local residents and Councillors. It was advised that Niagara Region Public Health did not have a role in permitting and would only become involved if a contamination of groundwater was detected. Niagara Region Public Health will continue to provide support if there are questions on any potential health impacts.

6. Source Water Protection Planning

Source water protection is a process for the protection of municipal drinking water sources (i.e. not individual private wells). In Niagara, all municipal drinking water is lake-based. In November 2019, Region planning staff met with Councillor Butters regarding the protection of drinking water in south Niagara. As a follow-up to that meeting, Region planning staff had a detailed discussion with Source Water Protection Coordinator (an NPCA staff person) to learn more. Councillor Butters was provided follow-up information and a point of contact for the source water protection program.

7. O. Reg. 153/04 – Environmental Protection Act: Records of Site Condition

In March 2019, Region planning staff had discussions with staff at the Ministry of Environment, Conservation, and Parks (MECP) regarding O. Reg 153/04 as it pertains to the proposed filling of Pit 1. At that time it was confirmed by MECP that O. Reg. 153/04 only applies if there is a change to a more sensitive use, which is not being triggered by the proposed filling of Pit 1. MECP staff advised that the Excess Soil Best Management Practices document should be followed, and that land owners need to ensure that filling does not cause adverse effects.

8. The New Niagara Official Plan

A relatively new direction from the Province is the requirement for Municipalities to identify and protect a water resource system. A water resource system, including groundwater resources will be identified in the new Niagara Official Plan. Over the past several months Region planning staff have had numerous discussion with Councillors and members of the public regarding ground water resources in south Niagara. This has included discussions at PEDC, public information centres, and other events attended by Region planning staff.

Alternatives Reviewed

Not applicable – this report is in response to a request for information

Other Pertinent Reports

None

Prepared by:
Sean Norman, PMP, MCIP, RPP
Senior Planner
Planning and Development Services

Recommended by:
Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting, Chief Administrative Officer

This report was prepared in consultation with Erik Acs, MCIP, RPP, Manager, Community Planning, Pat Busnello, MCIP, RPP, Manager, Development Planning, Phill Lambert, P. Eng, Director, Infrastructure Planning & Development Engineering, and Anthony Habjan, MEd, B.A.,B.A.Sc., C.P.H.I.(C), Manager Environmental Health, and reviewed by Doug Giles, Director, Community and Long Range Planning.

Subject: Niagara Falls GO Station Area Zoning Update

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

That Report PDS 10-2020 **BE RECEIVED** for information.

Key Facts

- The purpose of this report is to update Planning and Economic Development Committee with respect to a land use planning project to be completed in partnership with the City of Niagara Falls to implement GO Hub and Transit Station Secondary Plan policies.
- Niagara Region and City of Niagara Falls collaborated to complete the GO Hub and Transit Station Secondary Plan in 2018.
- To fully implement the policies of the Secondary Plan and establish appropriate land use and built-form zoning regulations, an update to the local zoning by-law is required.
- Zoning is a local matter. However, Niagara Region through the GO Implementation Office, is collaborating with City of Niagara Falls to update the zoning around the GO Station.
- GO Implementation Office staff with support from Planning and Development Services staff will work with City of Niagara Falls staff to draft an amending by-law for zoning in a key priority area around the station.

Financial Considerations

There are no financial considerations with respect to this report. Work required to undertake the review is being done in-house by the current staffing complement. It is not envisioned that any consultants will be required. Any costs associated with public engagement would be the responsibility of the City of Niagara Falls.

Analysis

In June 2015 Niagara Region and the City of Niagara Falls executed a Memorandum of Understanding to work together to develop and adopt a Secondary Plan for the City of

Niagara Falls GO Hub and Transit Station area. This project was undertaken to ensure that Niagara region would be prepared to take advantage of GO Train service and to demonstrate to the Province and Metrolinx that Niagara Region was committed to the project. Enabling land use policies that provide for appropriate densities to support transit service is a critical component of achieving sustainable levels of ridership which is the cornerstone for successful transit service. Typically, once Official Plan policies are in place the next step is to update the Zoning By-law to align the land use policies and zoning regulations. The Secondary Plan was adopted and approved in the summer of 2018.

The GO Implementation Office has agreed with the City of Niagara Falls that updating the zoning by-law to reflect the land use policies set out in the GO Station Secondary Plan is a critical next step in ensuring that the City of Niagara Falls is ready for development that will support GO Train service. Higher densities around the station is critical for transit sustainability; allowing for these densities by updating the zoning by-law removes a barrier to development in this priority area.

Zoning is a local planning function, therefore, all approvals will be the responsibility of the City of Niagara Falls. The role of Niagara Region staff is to provide assistance to the City of Niagara Falls in undertaking the work which will facilitate adoption of zoning regulations that implement the land use policies of the Secondary Plan. The work plan that has been agreed to includes preparation of a draft zoning by-law amendment, public engagement with the Downtown Business Association, and public engagement with the broader community.

Niagara Region staff will provide technical planning expertise with the GO Implementation Office Planning Lead being responsible for drafting the zoning amendment and assisting with public consultation as directed by the City of Niagara Falls Director of Planning. In addition, Niagara Region Planning and Development Services staff will provide urban design and 3D visualization assistance.

The zoning amendment will focus on the priority area of the downtown where the highest densities are planned. The current zoning of this area does not allow the uses and built-form anticipated by the Secondary Plan. The updated zoning will ensure a quality built environment that accommodates future businesses, residents, and tourists to the City of Niagara Falls.

Alternatives Reviewed

Niagara Region could choose to not offer planning assistance to the City of Niagara Falls for the zoning bylaw update but this would delay adoption of important zoning regulations that will guide and facilitate future growth around the transit station. The GO Implementation Office was specifically created to facilitate delivery of GO service to

Niagara, enabling land use regulations to promote transit oriented development are a key component of making Niagara Region ready for increased levels of GO service.

Relationship to Council Strategic Priorities

This project is directly related to Council Strategic Priority: Responsible Growth and Infrastructure Planning Objective 3.1 of Advancing Regional Transit and GO Rail Services.

Other Pertinent Reports

[PDS 24-2018—Official Plan Amendment No. 125 \(OPA 125\) Niagara Falls Transit Station Secondary Plan—City of Niagara Falls](#)

Prepared by:

Cheryl Selig, MCIP, RPP
Planning Lead
GO Implementation Office
Public Works

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting, Chief Administrative Officer

This report was prepared in consultation with Ken Mech, Manager, Current Planning, City of Niagara Falls and reviewed by Diana Morreale, Director, Development Approvals; Matt Robinson, Director, GO Implementation Office.

Subject: Background of Town of Niagara-on-the-Lake New Adopted Official Plan

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 11, 2020

Recommendations

1. That Report PDS 11-2020 **BE RECEIVED** for information; and
2. That report PDS 11-2020 **BE CIRCULATED** to the Town of Niagara on the Lake, prescribed agencies and interested parties.

Key Facts

- The purpose of this report is to update Council on the status of the new Niagara on the Lake Official Plan, which was received for Regional review on January 30, 2020.
- Niagara Region is the approval authority for all local municipal Official Plans within the Region and typically must make a decision with respect to the approval or refusal of a plan within 120 days.
- The Town's Manager of Planning has provided the Region with a statement that indicates the Town's new Official Plan is not consistent with Provincial Policy and does not conform to the Regional Official Plan.
- The Planning Act provides an exception to the 120 day timeframe by allowing for a temporary pause when a local Official Plan does not conform to an upper tier (Regional) Official Plan.
- Appendix I is a Statement of Opinion of Non-conformity with the Regional Official Plan signed by Niagara Region's Commissioner of Planning and Development Services.
- The Region has met with Town staff and elected officials regarding a path forward to bring the plan into Regional conformity so that Regional Council can consider it for approval.

Financial Considerations

Costs associated with the review are accommodated within the Planning & Development Services 2020 Operating Budget.

Analysis

The Town of Niagara on the Lake (NOTL) began their Official Plan project in 2012 with the development of a Community Vision and draft policy direction. Regional staff were consulted throughout this process and provided substantive feedback related to Provincial and Regional conformity. However, since 2012 the Provincial policy planning framework has changed considerably.

The Changing Policy Framework:

- 2014 - release of the 2014 Provincial Policy Statement;
- 2015 – Royal Ascent of Bill 73: Smart Growth for our Communities Act (2015)
- 2015-2017 Coordinated Policy Review:
 - release of the 2017 Growth Plan for the Greater Golden Horseshoe;
 - release of the 2017 Greenbelt Plan; and
 - release of the 2017 Niagara Escarpment Plan;
- 2019 - Royal Ascent of Bill 108, More Homes, More Choice: Ontario's Housing Supply Action Plan;
- 2019 - release of the current 2019 Growth Plan as part of the Housing Supply Action Plan;
- 2019 - changes to the *Planning Act*, R.S.O. 1990, as amended;
- 2019 - changes to existing regulations issued under the *Planning Act*; and,
- 2019 – proposed changes to the Provincial Policy Statement.

Despite the rapid changes to the land use planning policy framework, the *Planning Act* (1990) continues to require local Official Plans and decisions related to planning matters to be consistent with Provincial policies and plans, be consistent with the Provincial Policy Statement, meet the requirements of the *Planning Act* (1990) and conform to the upper tier (Regional) Official Plan.

Throughout the changing planning policy framework, Regional and Town staff met on several occasions (see Appendix II) to discuss conformity matters between the Town's draft OP and the Regional Official Plan, the 2017 Provincial plans and 2019 Growth Plan. Regional staff also noted that the Region is currently preparing a new Regional Official Plan and encouraged the alignment of these OP programs to achieve improved and coordinated policy outcomes. Regional staff has developed a comprehensive OP program to ensure conformity with new Provincial planning directions released as part

of the suite of policy and legislative changes over the last several years. This OP program has been messaged to both Town staff and Council.

On October 22, 2019, NOTL Town Council adopted its new Official Plan through By-law 5180-19. This new Official Plan will replace the in effect Official Plan adopted on March 14, 1994 through By-law 2735-94, and any amendments made thereto, once approved by the Region.

The Region is the approval authority for all local Official Plans. Submission of a Record for the adopted NOTL Official Plan was hand delivered to Niagara Region on January 14, 2020, with an addendum item sent by e-mail on January 30, 2020.

On February 13, 2020, Regional Planning staff circulated a letter to the Town Clerk acknowledging that requirements under Section 7 of Ontario Regulation 543/06 (as amended) issued under the *Planning Act (1990)* with respect to submission of a complete record had been satisfied. The Region's review and approval process commenced as of this date.

As the approval authority for the Town's new adopted Official Plan, Niagara Region has 120 days after the day the Record is deemed complete to review the Official Plan for conformity and consistency and for Council to either give a decision to approve, modify and approve, or refuse the Official Plan. If Council fails to give a decision within 120 days, an appeal may be filed for non-decision with the Local Planning Appeal Tribunal.

As an exception, subsection 17(40.2) of the *Act* allows a temporary pause in processing timeframe of a local OP when in the opinion of the approval authority, the Plan does not conform to the upper-tier municipality's Official Plan. Provided the opinion is stated within the legislated 120 days after receiving the local Official Plan, no appeal of the approval authority's opinion of non-conformity is allowed. Additionally, no appeals for a non-decision can be filed until the non-conformity is resolved.

Subsection 17(40.2) was added to the *Act* through a suite of reforms under Bill 73, *Smart Growth for Our Communities Act*, (2015) in an effort to ensure better coordination between various levels of government.

As the upper-tier of government and approval authority, Niagara Region is responsible for reviewing and determining local Official Plan conformity and consistency. Regional Council is responsible for making decisions with respect to approval or refusal of local

Official Plans. Upon resolving matters of conformity and consistency with the NOTL new Official Plan, staff will prepare a report for consideration recommending a decision with respect to the Official Plan.

In addition to the Town's statement that the new adopted Official Plan is not consistent with Provincial Policy and does not conform to the Regional Official Plan, Regional staff have identified multiple areas where conformity with the Regional Official Plan has not been achieved. These include, but are not limited to:

- the identification of and permitted uses within the Natural Heritage System;
- the identification of and permitted uses within agricultural lands;
- growth management; and,
- proposed employment land conversions and permitted uses within the employment areas.

A statement of opinion of non-conformity with the Regional Official Plan has been attached as Appendix I. The statement is intended for circulation to all prescribed agencies and all persons who have requested to be circulated on matters related to the NOTL Official Plan.

In discussion with Town staff, the development of a work program has been prioritized as a means to ensure that non-conformity is resolved and the Official Plan continues through the approvals process. The 120-day processing period under subsection 17(40.4) will not begin until the issues related to non-conformity have been resolved.

Alternatives Reviewed

None.

Relationship to Council Strategic Priorities

This report advances Council's strategic priority of a sustainable and engaging government by ensuring delivery of high quality, efficient and coordinated core services (i.e. the review and approval of local Official Plans).

Other Pertinent Reports

N/A

Prepared by:

Morgan, Casciani, MCIP, RPP
Senior Planner
Community Planning

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Erik Acs, Manager of Community Planning, and reviewed by Doug Giles, Director of Long Range and Community Planning and Rino Mostacci, Commissioner of Planning and Development Services.

Appendices

Appendix I: Statement of Opinion of Non-Conformity with the Regional Official Plan

Appendix II: Niagara on-the-Lake Official Plan Background – Timelines and Regional Staff's Points of Engagement (2012 – 2020)



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

DELIVERED BY MAIL

March 11, 2020

To All Prescribed Agencies and All Persons Who have requested
Notice of the Region's Decision of the
Town of Niagara-on-the-Lake Official Plan
File: D.10.M.18.12

**RE: Statement of Opinion of Non-Conformity with the Regional Official Plan under
Subsection 17(40.2) of the *Planning Act***

On October 22, 2019, Niagara-on-the-lake City Council adopted its new Official Plan (the "Plan"). On January 30, 2020, the record pursuant to subsection 17(31) of the Planning Act was received by Niagara Region as the approval authority to make a decision on the Plan. On February 13, 2020 Niagara Region circulated a letter of acknowledgement of complete record to the Town.

Beginning in 2012 the Town of Niagara-on-the-Lake commenced a three-phase Official Plan project. As part of the project, the Town retained consulting services in 2015 for the preparation of the new Official Plan. Over the years, a number of draft versions of the Plan have been circulated to Niagara Region's Planning staff for review and comment. Through the Region's review, staff have identified a number of issues with respect to the Plan's conformity with the Regional Official Plan. The Plan does not conform to the Regional Official Plan with respect to policies and mapping related to, among other matters:

- the identification of and permitted uses within the Natural Heritage System;
- the identification of and permitted uses within agricultural lands;
- growth management; and,
- proposed employment land conversions and permitted uses within the employment areas.

The identified matters above is not an exhaustive list of non-conformity, but reflect a sample of matters that need to be resolved prior to the approval authority making a decision on the Plan. Regional Planning staff will continue to work closely with Niagara-on-the-Lake Planning staff to ensure matters of non-conformity with the Regional Official Plan are resolved and that the Town's Official Plan continues through the approvals process.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Mostacci".

Rino Mostacci, MCIP, RPP
Commissioner, Planning and Development Services

cc: Craig Larmour, Director of Community and Development Services, Town of Niagara-on-the-Lake

Niagara on-the-Lake Official Plan Background – Timelines and Regional Staff's Points of Engagement (2012 – 2020)

2012: The Town of Niagara on-the-Lake commenced a Community Vision process as a first phase in the OP project to guide the future development of the Town over the next 20 years. The process resulted in the formation of eight (8) strategic pillars and associated goals, which would be implemented through the Town's new Official Plan.

2013 – 2014: Following the development of the community vision, the Town commenced Phase 2 background work on the new Official Plan, including producing a series of issues papers and draft policy development for various introductory sections of the new OP. Regional Planning staff were provided the opportunity to comment on background papers during this phase of the OP project.

March 2015: The Town moved to the third phase of the project with a request for proposal for consulting services for a new Official Plan. Through the procurement process, Planscape was the successful proponent and awarded the contract.

November 2015: The Town circulated first draft of the Official Plan prepared by the consultant to the Region for comment. Regional and Town staff met to discuss high-level comments on the first draft OP.

March 2016: The Town circulated Draft 2 of the Official Plan to the Region for comment. A third draft was circulated to the Region for review and comment in June 2016.

Summer 2016: The Region circulated Draft 3 of the Town's OP to the Province through the One Window Planning Service to obtain comments from the respective ministries on Provincial conformity.

December 23, 2016: The Province provided written comment on Draft 3 of the OP to both the Region and Town, identifying concerns with the general organization of the Official Plan, issues with terminology, and a series of non-conformity matters with Provincial policies.

January 2017: Regional staff consolidated Provincial and Regional comments into a matrix detailing over 215 itemized non-conforming draft policies in the third draft of the local OP. The matrix was provided to the Town for its review and consideration.

January 23, 2019: Niagara Region was circulated Draft 5 of the Town's Official Plan with a request for comment by March 6, 2019. (An interim fourth draft version of the OP was not circulated to the Region for comment.)

February 13, 2019: In an effort to scope the review and meet the requested comment deadline, Regional staff requested the Town provide a "track changes" document for the over 350-page draft OP. Regional Planning also requested comment responses detailing how past Provincial and Regional comments provided in the Draft 3 comment matrix had been incorporated into Draft 5 of the Town's OP and how matters of non-conformity with Provincial and Regional policy had been addressed.

February 2019: The Town hosted an Official Plan Open House and Public Meeting, pursuant to the *Planning Act*.

March 6, 2019: Niagara Region Planning staff provided the Town with preliminary comments on Draft 5. Preliminary comments highlighted a letter in February 2019 from the Minister of Municipal Affairs and

Housing Minister, Steve Clark. The Minister's letter was sent to municipal Heads of Council advising of anticipated changes to the *Planning Act*, the Provincial Policy Statement, along with other provincial legislation and policies. The Minister's letter indicated that the upcoming changes may help to inform local actions and therefore, municipalities may wish to consider an interim "pause" on major planning documents (i.e. Official Plans and Zoning By-laws).

Regional staff re-iterated in both written comments and in-person meetings with Town staff the uncertainty of the changing policy context relative to completion of the Town's new Official Plan. Regional staff highlighted that the Town's OP would need to demonstrate conformity with all in effect Provincial plans and policies and the Region's Official Plan.

Regional Planning staff also discussed timing of the new Niagara Region Official Plan project and opportunities for coordinating these major planning projects to achieve policy conformity.

The Region is currently preparing the new Niagara Official Plan to guide growth and development in Niagara over the long-term and to conform to the suite of new policy documents released by the Province, including the 2014 PPS, the 2019 Growth Plan for the Greater Golden Horseshoe, the 2017 Greenbelt Plan and the 2017 Niagara Escarpment Plan. Regional staff is also reviewing existing Regional Official Plan policies against the proposed changes to the Provincial Policy Statement. In light of these recent and on-going policy changes, Regional and Town staff discussed the option and advantages of synchronizing the local and Regional Official Plan projects.

June 4, 2019: Niagara Region circulated Draft 5 of the Town OP to the Province for a One Window Planning Service review and comment.

August 1, 2019: The Town of Niagara on-the-Lake held a Special Council Meeting with an update on the Town's new Official Plan from their consultant, Planscape.

August 15, 2019: The Town held another Special Council Meeting on the new OP (Draft 5). During the meeting, more than 35 changes were made by resolution to this draft of the Official Plan. Town Council adopted the Official Plan with the changes to the document made during the Special Council meeting.

October 22, 2019: Town Council passed By-law No. 5180-19, being a By-law to adopt the new Official Plan under Section 17 of the *Planning Act*.

January 13, 2020: The Region received comments from the Province through the One Window Planning Services on Draft 5 of the Town's Official Plan. Provincial comments outlined a series of issues and concerns with the Plan's alignment and conformity to Provincial policies. Regional staff provided Town staff with an e-mailed copy of the province's comments on January 30, 2020. The Province had not circulated the Town a copy of the comments as they had done with the December 23, 2016 comments.

January 14, 2020: The Town forwarded the official record for the Niagara on-the-Lake Official Plan to the Region for review and approval.

January 30, 2020: The Town forwarded Region additional materials requested as part of the complete record package.

January 31, 2020: Region and Town Planning staff met to discuss the Town's Official Plan, including Provincial comments dated January 13, 2020 and concerns of the adopted Official Plan's non-conformity with Provincial policies and the Regional Official Plan.

February 13, 2020: Regional Planning staff circulated a letter to the Town acknowledging completeness of the OP record under subsection 7 of Ontario Regulation 543/06 (as amended) issued under the *Planning Act* and commencement of the review and approvals process.