

Appendix 2: Planning Policy Review

The following is a planning policy analysis undertaken in support the Glendale District Plan.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides direction on land use planning to promote sustainable, strong communities, a strong economy, and a clean and healthy environment. PPS, 2020 took effect on May 1, 2020.

The PPS encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities by promoting a mix of housing (including affordable and market-based range of residential types), employment, recreation, parks and open spaces. It encourages transportation choices that increase the use of active transportation and transit before other modes of travel. Policies of the PPS also seeks to protect and enhance natural heritage, cultural heritage and archaeological resources.

The Glendale District Plan vision, key directions and strategies are consistent with the PPS, 2020.

A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") provides a strategic, long-range growth management framework for the Greater Golden Horseshoe area. The Growth Plan supports Ontario's vision of building stronger, more efficient, prosperous communities.

The guiding principles of the Growth Plan are focused on achieving complete communities, stimulating economic growth, prioritizing intensification and higher densities to optimize infrastructure investments, and mitigating the adverse impacts of climate change.

The built boundary mapping of the Growth Plan (2008) identified Glendale as an undelineated built-up area due to the low existing population within this settlement area. Through its conformity exercise, the Region designated the Glendale urban settlement area as Designated Greenfield Area to recognize its potential to achieve a contemporary urban community.

The Glendale District Plan conforms with the policy direction and guiding principles of the Growth Plan.

Draft Amendment 1 to the Growth Plan (2019) is currently being considered by the Province. Amendment 1, among other changes, proposes to provide new population

and employment forecast numbers for Greater Golden Horseshoe municipalities to the year 2051. The amendment also focuses on impacts to climate change and market-based housing. The Glendale District Plan, being a long term growth strategy, conforms with draft Amendment 1.

Greenbelt Plan, 2017

The Greenbelt Plan designates the urbanized area of Glendale as 'Towns/Villages'. Applicable policies support the achievement of complete communities and provide significant economic, social, and commercial functions to surrounding areas.

The remainder of the District Plan area lands are designated 'Protected Countryside' and 'Niagara Escarpment Plan Area.' The Protected Countryside lands are further designated as 'Niagara Peninsula Tender Fruit and Grape Area' or Specialty Crop Area by Schedule 2 and 'Natural Heritage System' by Schedule 4. The Specialty Crop Area within the Agricultural System is considered unique prime agricultural land and has restrictions for non-agricultural uses.

The Glendale District Plan conforms with the policies and direction of the Greenbelt Plan.

Niagara Escarpment Plan, 2017

The Niagara Escarpment Plan serves as a framework of objectives and policies that balance development and protection of the Niagara Escarpment. Map 1 of the Niagara Escarpment Plan designates portions of the southern area of Glendale primarily as 'Niagara Escarpment Protection Area', with a 'Niagara Escarpment Parks and Open Space System' overlay, and a small area is designated as 'Escarpment Natural Area'.

Southwest Glendale and the south portion of the Niagara College site are within the Niagara Escarpment Plan Development Control Area. Lands located within the area of development control require a development permit from the Niagara Escarpment Commission.

The Southwest Glendale area is subject to a request to re-designate the lands from Escarpment Protection Area to Urban Area in the Niagara Escarpment Plan through the Provincial Coordinated Plan Review (2017). This request was deferred by the Ministry of Natural Resources and Forestry (MNRF), with a request for additional information to support the request. The Province is currently reviewing the proposal and a decision has not yet been made.

The Glendale District Plan shows Southwest Glendale as a Special Study Area to indicate that it is subject to the deferral noted above. Although the land use concept and demonstration plan show the lands as being eligible for development, this will not occur if the Minister denies the request to amend the NEP designation. It is also recognized

that Southwest Glendale will require additional planning approvals to permit development on these lands.

The Glendale District Plan, including the use of the Special Study Area, does not conflict with the Niagara Escarpment Plan.

Regional Official Plan (ROP)

The ROP designates the urban area of the Glendale District Plan area as 'Designated Greenfield Area' (DGA) on Schedule A – Regional Structure. The DGA requires compact, mixed-use development that contributes towards the Region's density target of 50 persons and jobs per hectare.

The remaining District Plan area is designated as 'Protected Countryside' and 'Niagara Escarpment Plan Areas' on Schedule A and 'Unique Agricultural Area' on Schedule B. Schedule C designates environmental features throughout the study area as 'Environmental Protection Area' and 'Environmental Conservation Area.' Development and site alteration within these designations is generally not permitted without further study.

The Region is creating a new Niagara Official Plan (OP). As part of this OP work, the Region is preparing a Regional Structure to strategically direct growth across the Region. Within the Regional Structure, the Region will designate 'Strategic Growth Areas' (SGA). SGAs are to be planned to accommodate a significant portion of population and employment growth to allow for the establishment of a complete community. Glendale has been identified within the draft Regional Structure as a SGA.

Further details on the draft Regional Structure is provided in the Regional Structure Background Report (Report PDS-28-2020).

The Glendale District Plan provides the land use and implementing study guidance to support the strategic growth direction of the Regional Official Plan.