
MEMORANDUM

PDS-C 24-2020

Subject: Correspondence received for Regional Official Plan Amendment 17 – Glendale District Plan

Date: November 9, 2020

To: Planning and Economic Development Committee

From: Kirsten McCauley, Senior Planner – Secondary Plans

Attached below are public and agency comments received as of November 4, 2020 for Regional Official Plan Amendment No 17 – Glendale District Plan. This memo is related to Report PDS 30-2020 titled Statutory Public Meeting for Regional Official Plan Amendment (ROPA) 17 - Glendale District Plan.

The comments submitted below as well as the comments and input provided at or after the public meeting will be addressed through a future staff recommendation report.

Respectfully submitted and signed by

Kirsten McCauley, MCIP, RPP
Senior Planner – Secondary Plans

Comments received:

City of Niagara Falls:

Hi Kirsten,

Thank you for circulating Niagara Region Official Plan Amendment 17- Glendale District Plan to the City for review and comment. City staff have reviewed the draft ROPA (policies and mapping) and offer no objections.

Regards,

Brian Dick

Brian Dick, MCIP, RPP | Manager Policy Planning | Planning, Building & Development | City of Niagara Falls

Resident – Eric Galloway (provided in separate emails):

Thank you for the consideration. If you have time could you tell me in the new development if natural gas will be run to the rural boundaries and if so if that is something that the adjacent properties along this new development can receive. Or if there are any benefits to the property owners beside this new development that we might be able to be compensated with in what is being planed at this time or are the boardering properties not considered with the changes that are happening.

Thank you for the up date is there any talk of considering all the properties in the yellow hatched boarder to become part of the city limits it would allow future growth and municipal services to all those lots that is a interest to me if there is all of this development in our back yard. Us locals sitting lust out side the boarder are seeing the opportunity of growth and development but in the plan it cover the area to queenston street ad york road but no development changes have been made in our rr zoning. We see this change happening around us and we are in the Glendale zone. But are missing out on any benefits of this change to the properties we own in this area. It would be nice for a consideration for our lots to be apart of this change happening around us in the Glendale area

Niagara Peninsula Conservation Authority:

Good Morning,

Thank you for the opportunity to review and provide comments on the above noted application. The NPCA has no concerns in principle to the overall plan to incorporate policy related to the vision and key directions of the Council endorsed Glendale District Plan into the Regional Official Plan.

The NPCA would request that reference be made to the NPCA and our Regulations/policies particularly in section 4.G.14.B.14 along with other applicable policies and pieces of legislation pertaining to the Natural features within the Plan area.

Please let me know if you have any questions.

Sarah Mastroianni
Manager, Planning and Development, Niagara Peninsula Conservation Authority

City of Thorold:

November 2, 2020

EMAIL ONLY

Kirsten McCauley, MCIP, RPP
Senior Planner, Secondary Plans, Planning and Development, Niagara Region

RE: Glendale District Plan- ROPA No. 17

Thank you for the opportunity for the City of Thorold to review and comment on ROPA No. 17 regarding the Glendale District Plan.

The City of Thorold has no concerns with ROPA No. 17. Consideration may be given to numbering/labelling the Districts on the Regional Structure- Schedule A map to clarify the locations of the various Districts (i.e. Glendale District, Brock District, etc.).

With the on-going conformity exercise of the Brock District Plan/Brock Business Park Secondary Plan, there may be opportunity to implement similar policies in the mixed-use and employment areas.

If the City can be of any further assistance, please advise.

Yours truly,

Julie Hannah, MES, MA, MCIP, RPP
Senior Planner

Development Planning, Niagara Region:

Good afternoon Kirsten,

Thank you for circulating Regional Development Planning staff on Regional Official Plan Amendment (ROPA) No. 17 to implement the Glendale District Plan, which was endorsed by Regional Council on September 17, 2020. Regional staff has reviewed the Draft Amendment (received October 5, 2020), which proposes to add policy to the Niagara Region Official Plan that reflects and supports the implementation of the vision, key directions and strategies of the Council-endorsed Glendale District Plan, and include an asterisk identifier on Schedule A of the Regional Official Plan (ROP) to denote the general location of the Glendale District Plan area.

Regional Development Planning staff are supportive of the intent of ROPA No. 17 to guide development within the Glendale District area, and to implement policies in-text and identify the Glendale District Plan area on Schedule A of the ROP. It is recommended that wording be added to Policies 4.G.14.B.9, 4.G.14.B.10 and 4.G.14.B.13 to clarify when these requirements will be undertaken, whether that be as part of the Regional Technical Advisory Committee to be formed through Policy 4.G.14.B.22 or as part of the update to the Niagara-on-the-Lake Glendale Secondary Plan.

Regional Development Planning staff looks forward to continued collaboration with the Town of Niagara-on-the-Lake, City of St. Catharines and the Technical Advisory Committee to facilitate the development of the Glendale District area, and contribute to creating a vibrant and complete community.

Should you have any questions regarding the above comments, please contact the undersigned or Lola Emberson (lola.emberson@niagararegion.ca or 905-980-6000 ext. 3518).

Kind regards,

Aimee Alderman, MSc, MCIP, RPP
Development Planner
Planning and Development Services
Regional Municipality of Niagara