Planning and Development Services

We provide recommendations, strategies and oversight to support community development outcomes that are sustainable, healthy, efficient and supports prosperity.

Planning and Development Services

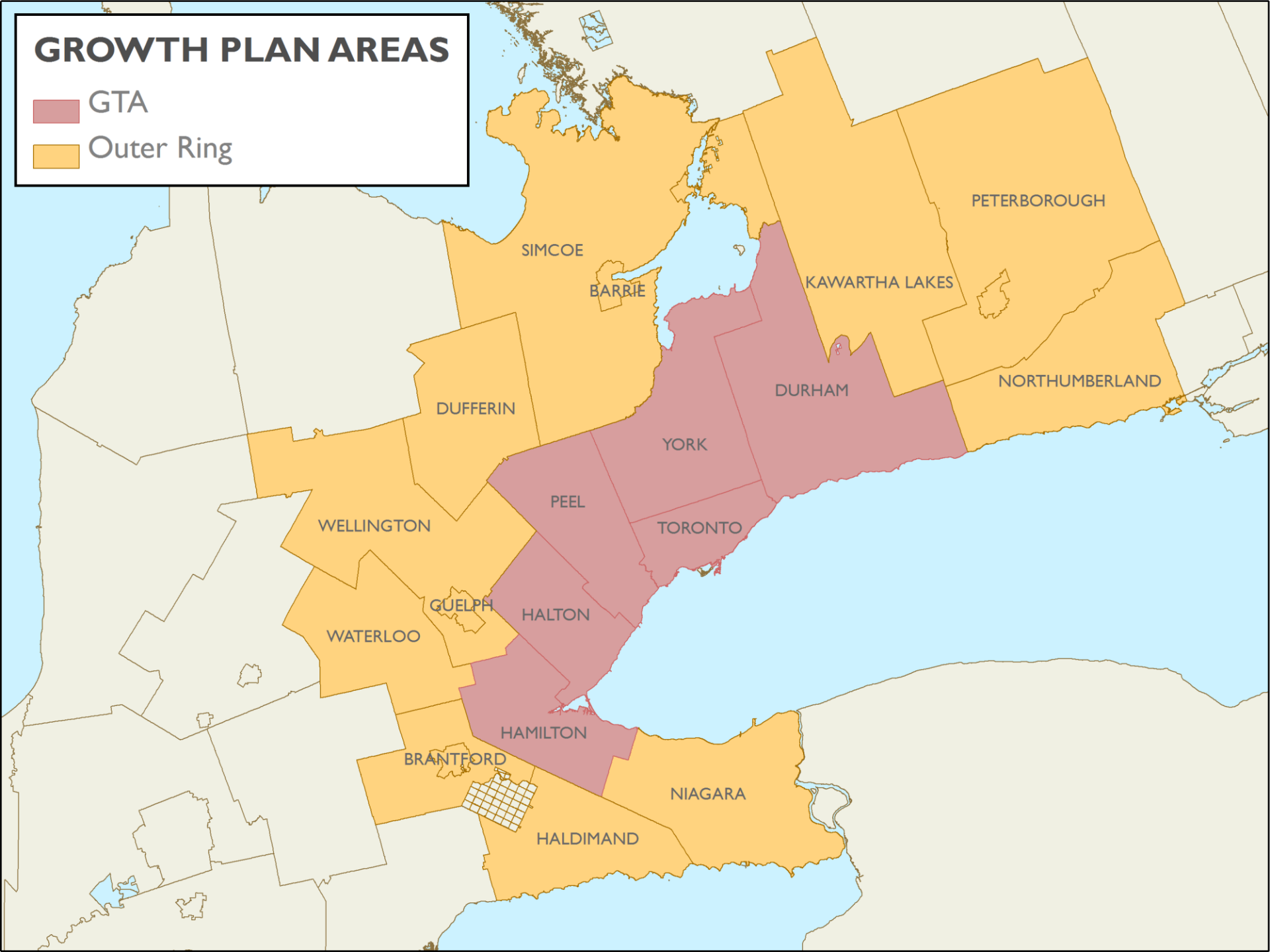
Legislative Considerations

Provincial Legislation

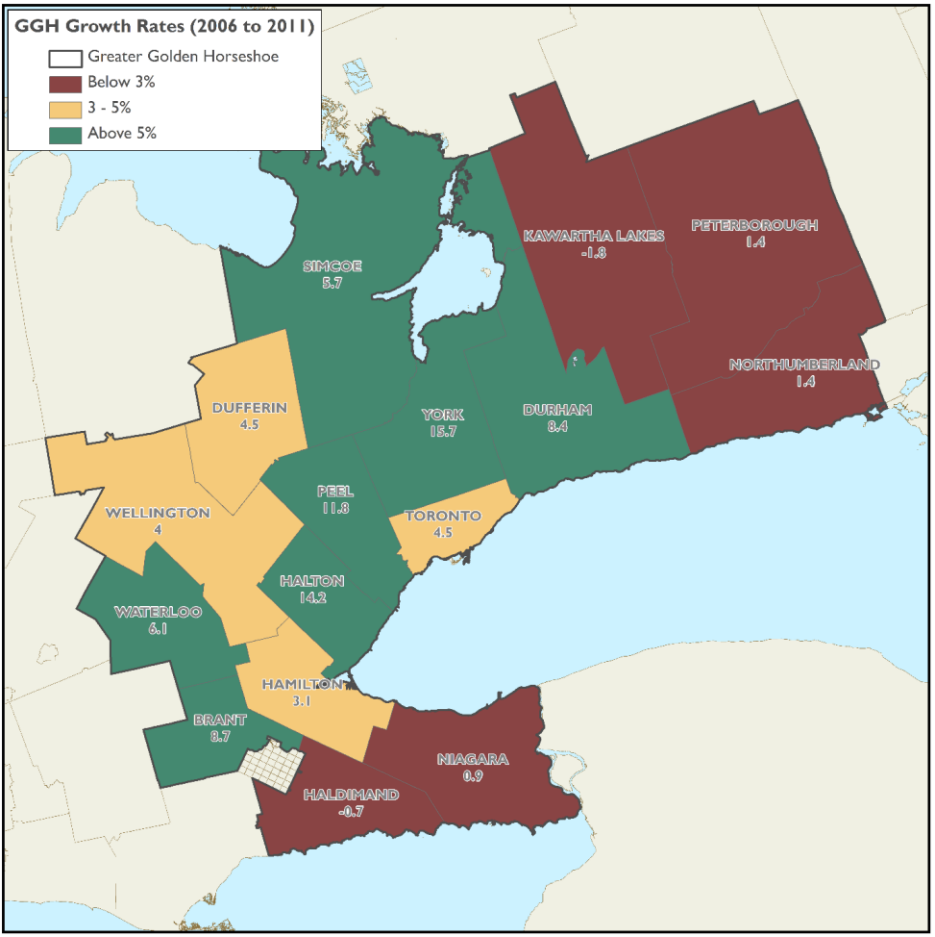
- Planning Act, Clean Water Act, Environmental Assessment Act (others), Ontario Building Code Act,

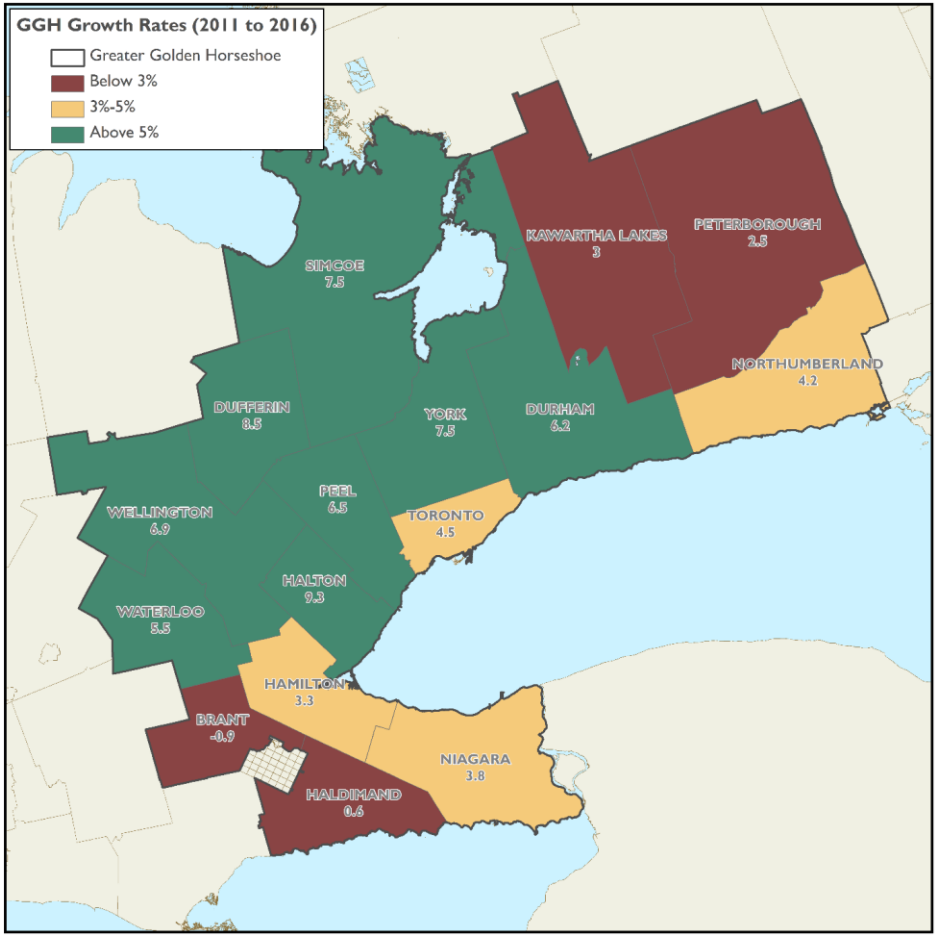
Provincial Plans

- Provincial Policy Statement
- Places to Grow aka Growth Plan for the GGHA
- Greenbelt Plan/ Regional Response to Coordinated Plan Review
- Niagara Escarpment Plan


GROWTH PLAN AREAS
GTA
Outer Ring
SIMCOE
BARRIE
KAWARTHA LAKES
PETERBOROUGH
NORTHUMBERLAND
DURHAM
DUFFERIN
YORK
PEEL
TORONTO
WELLINGTON
GUELPH
HALTON
WATERLOO
HAMILTON
BRANTFORD
NIAGARA
HALDIMAND

Growth Rates of the GTHA



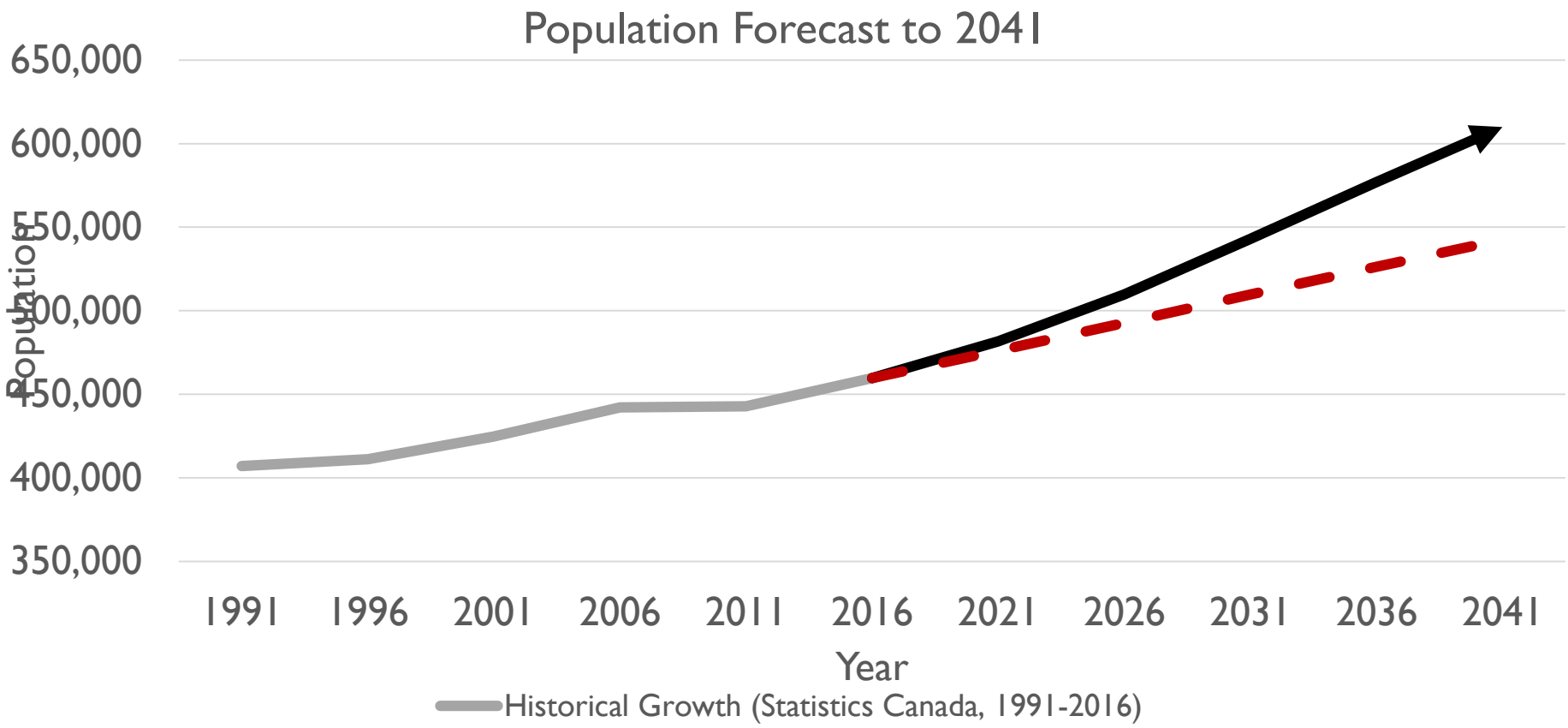


Planning and Development Services

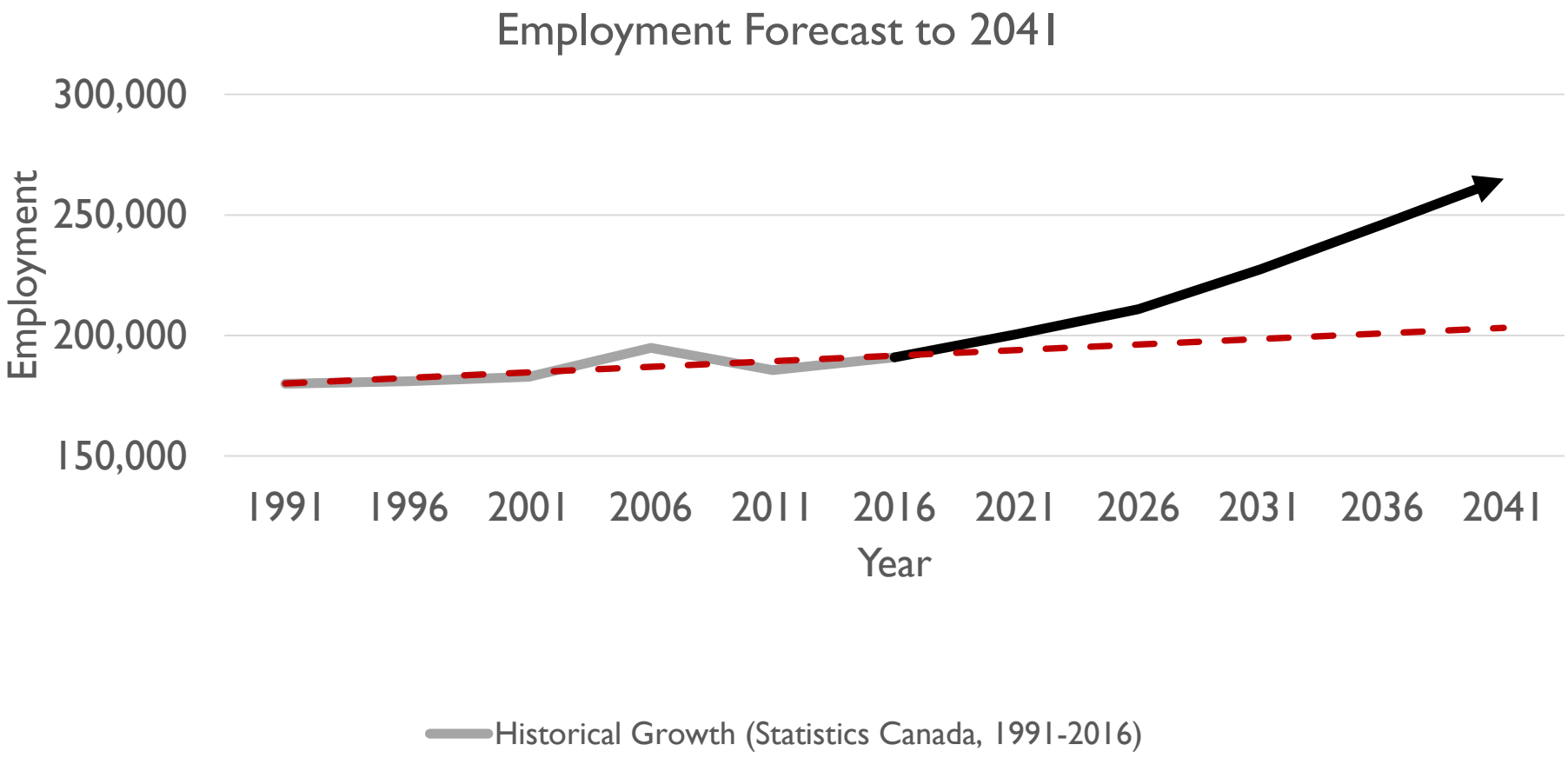
Proactively Positioning Niagara

- Global Niagara
- Net new population of 10,000 people
- GO Secondary Plans
- Coordinated Plan Review
- Expedited Development Approval Process

Understanding Niagara's Expected Growth



Understanding Niagara's Expected Growth



Planning and Development Services

Growth Management Projects

- Brock District Plan
- Go Secondary Plans (Grimsby, Lincoln, St. Catharines, Niagara Falls)
- Prudhommes District Plan
- Glendale District Plan

Planning and Development Services

Priorities

- New Regional Official Plan
- Grants/ Incentive Rationalization
- Protecting property from flooding
- Support for Development Approvals
- Support to LAMs
- Implementation of GO Secondary Plans

Planning and Development Services

Priorities

- Glendale District Plan
- South Niagara Falls Development Plan
- On farm diversification/value add - wineries
- Modernize Service Delivery- Development Portal
- Environmental Planning Review

Planning and Development Services

Current Projects

- Regional Headquarters Civic Park - The International Plaza
- Niagara Biennial (Former Niagara Design Excellence Awards)

Planning and Development Services

- Development Planning
- Infrastructure Planning and Development Engineering
- Community and Long Range Planning

Development Planning

Development Review

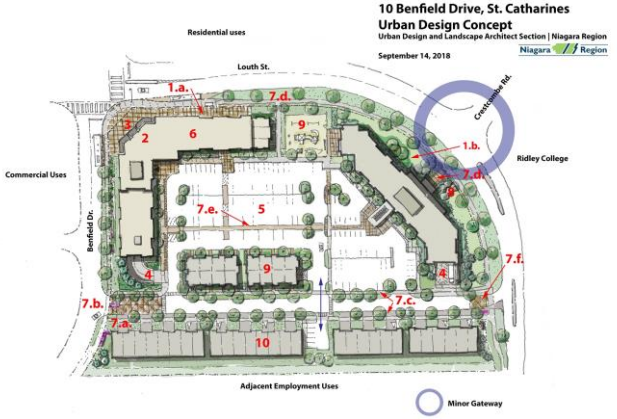
- Review development applications (based on Provincial legislation requirements and the existing Memorandum of Understanding)

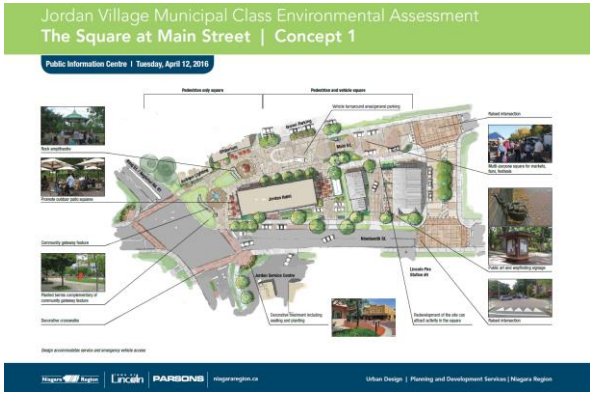
- Involvement in Pre-Consultation Meetings

Development Planning

Urban Design

- Implementation of the Public Realm Investment Program (PRIP 2016-2019)
- Planning Review
- Review of Environmental Assessment Studies
- Capital Projects
- Urban Design Services Internal
- Urban Design Services External





Development Planning

Environmental Planning

Development application and technical clearance reviews

- For conformance with Regional Official Plan and Provincial Policies
- Per the “Protocol for Plan Review and Technical Clearance between the Region and NPCA” (2017)



Environmental Impact Study (EIS) review

Infrastructure Planning and Development Engineering

Providing strategic infrastructure planning and engineering to support growth management, land use planning and development, and private servicing / septic review and approval.

- Water & Wastewater Master Servicing Plan Updates
- Technical engineering review and approvals for Development
- Development Agreements for Infrastructure Improvements
- Alignment of Growth with Infrastructure
- Development Industry Engagement

Infrastructure Planning and Development Engineering

- Stormwater Management Review and Approvals
- Enforcement of Part 8 of the Ontario Building Code (Private Sewage Systems/Septic Systems)
- Planning review, applications and permitting for Private Sewage Systems (approximately 400 applications per year)
- Hydrogeological Study Review (protecting groundwater resources)
- Wet Weather Management Program

Community and Long Range Planning

Regional Official Plan

- Approval to proceed - November 2016
- Completion - December 2021

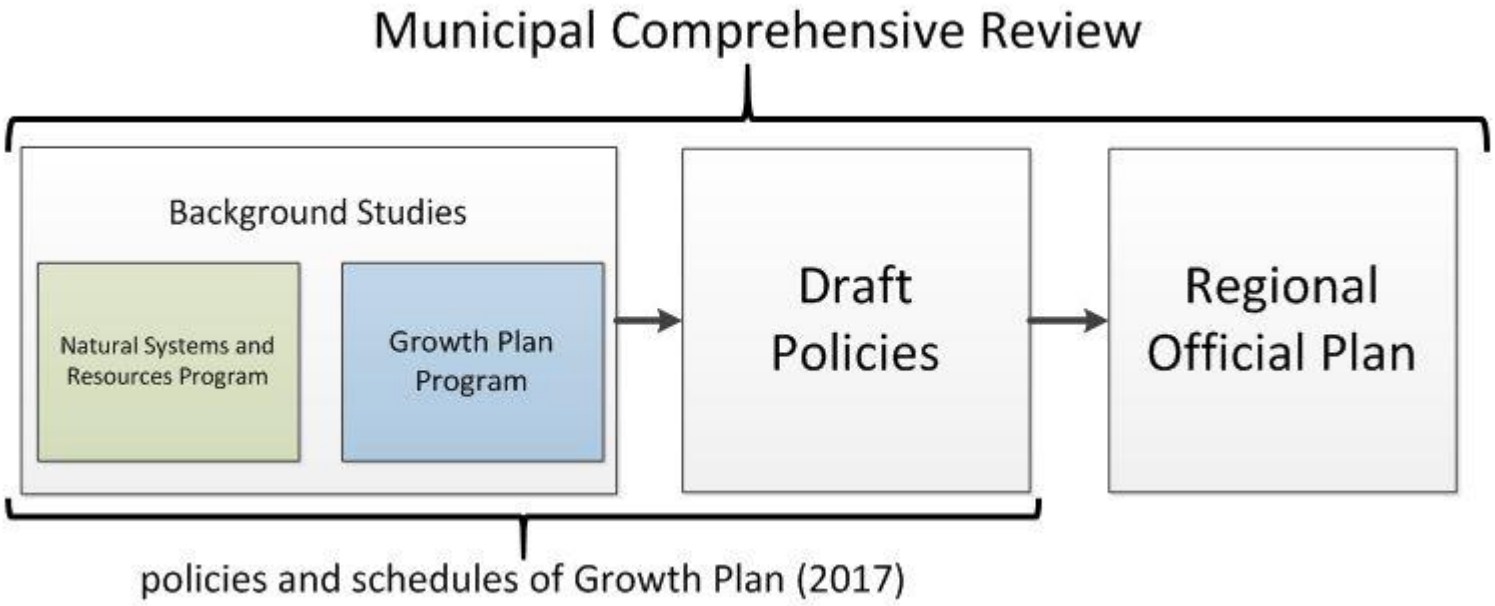
Timeline is influenced by 3 factors:

- Provincial policy and guidance
- Completion of background reports
- Consultation

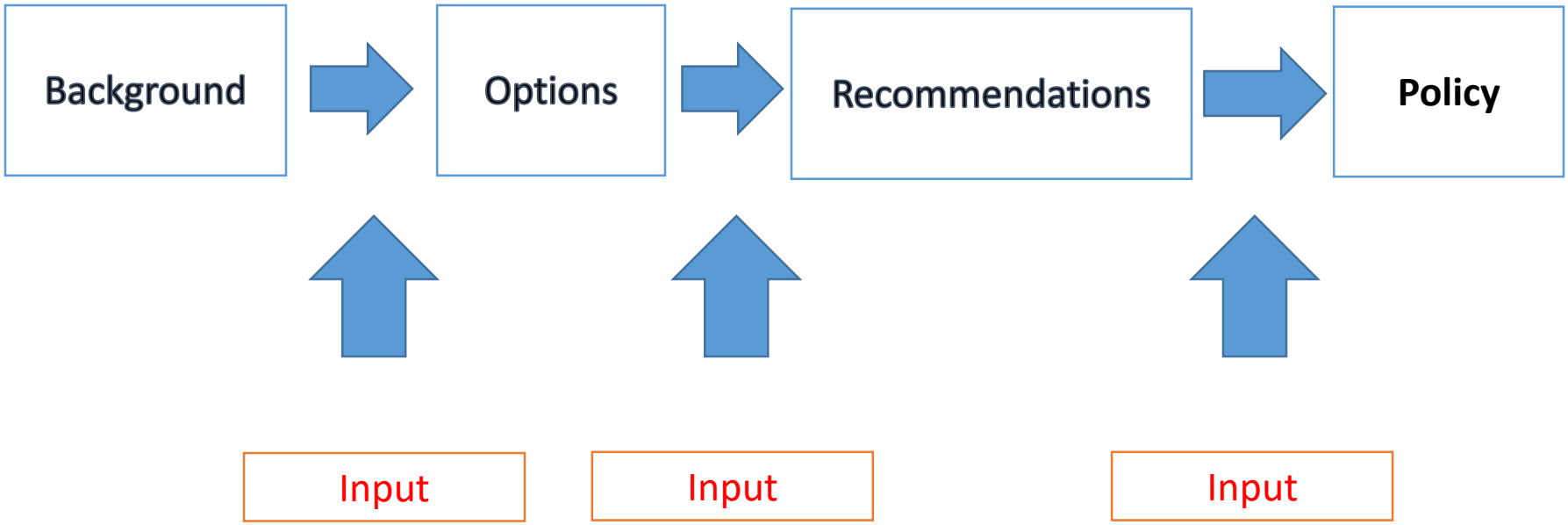
Objectives

- Manage growth
- Concise clear policy direction
- Address provincial requirements, regional mandate and provide guidance to local municipalities

Municipal Comprehensive Review Process



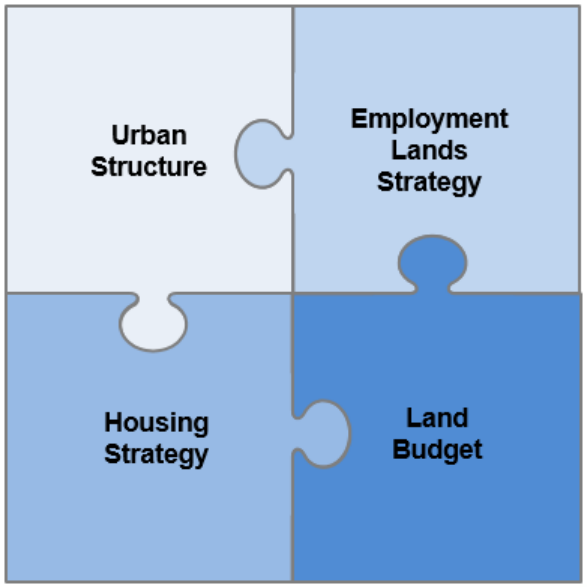
General Background Studies Process (Housing, Rural, Natural Systems Planning)



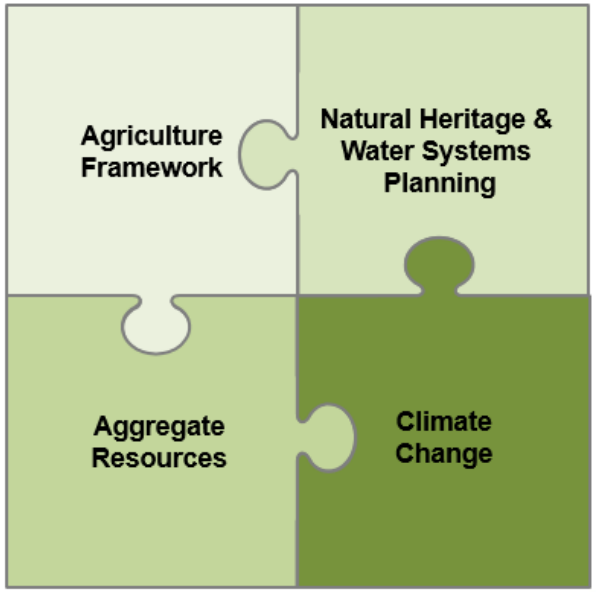
Community and Long Range Planning

Regional Official Plan

Growth Management



Rural and Natural Systems



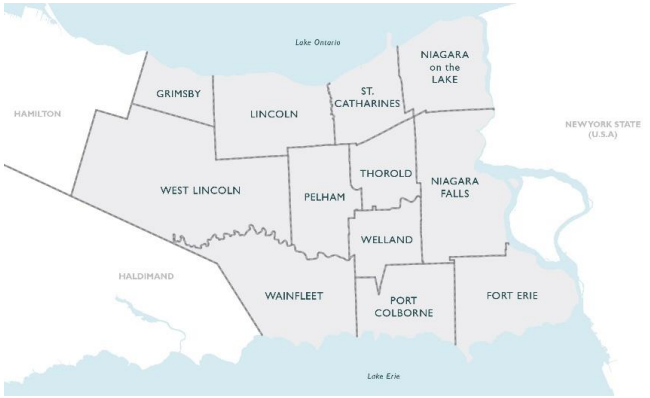
Land Needs Assessment

- The amount of developable urban land needed for residential and employment purposes to 2041

- Identify any excess lands. (not developable by 2041) Excess lands will need to be designated for development post 2041

- Alternative greenfield density targets to the required 80 people and jobs per hectare can be requested to the Province

- Opportunity to rationalize urban area boundaries and ensure that sufficient lands are in the proper location to accommodate growth.



- Urban area boundary expansions can take place, even if there are excess lands, provided there is a de-designation of lands.

Employment Lands Strategy

- Ensure sufficient and marketable supply for traditional industrial employment

- Identify *Regional Employment Areas* - areas of business and economic activity for long term employment development which are to be protected from conversion

- The Region is currently working with the local municipalities, specifically area planners at this stage.

- This project will be informed by the Region's annual Employment Inventory.



Urban Structure

- The urban structure is a significant component for the Region to achieve an eventual 60% intensification rate under the Growth Plan while protecting established neighbourhoods.



- Identify a hierarchy of settlement areas



- Identify important strategic regional intensification areas to direct growth to areas best served by a combination of transportation/transit, public works and community infrastructure and services

- Assign population and density accordingly

Housing Strategy

- Promote an appropriate range and mix of housing forms
- Promote choice, aging in place opportunities and affordability
- Set affordable ownership and rental housing targets
- Identify tools to support affordable housing
- Align with Housing and Homelessness Action Plan
- Support complete communities





Agriculture Framework

- Recognize agriculture is a primary driver of the regional economy
- Protect the unique land
- Update specific policy, such as agricultural- related and on-farm diversified uses.
- Consider Area Planners concerns regarding:
  - viability of certain agricultural lands
  - refinements to Province's agricultural system mapping
  - how wineries are addressed in NEP and Province's Permitted Uses Guidelines
  - importance of Agricultural Impact Assessment
  - importance of compatibility between the Regional Natural Heritage System and Agricultural System
  - concerns about use of greenhouses for cannabis



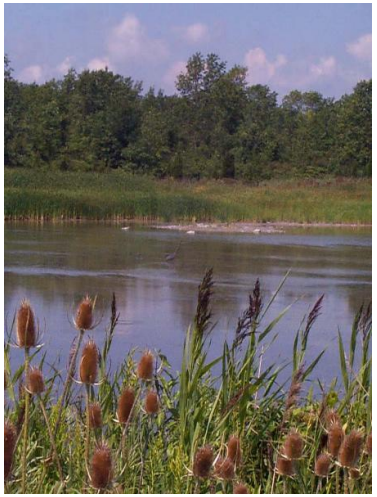




Natural Environment & Water Systems Planning

- Will be a significant component of the new ROP to meet Provincial policy direction
- It is recognized that accurate mapping and appropriate methods to interpret and update mapping is critical and is planned to be discussed early.
- Establish criteria and identify features for provincial compliance (ex. woodlands).
- Develop watershed planning policy framework
- Specific topics for consideration – offsetting, shorelines, watercourse mapping
- Education is a priority component of the engagement process





Aggregate Resources

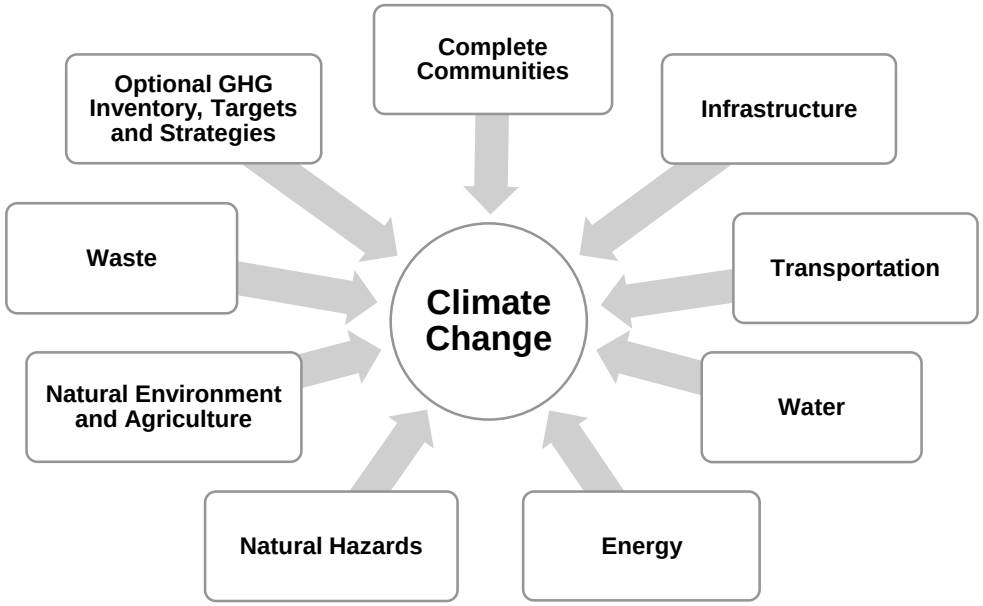
- Aggregate resources are located throughout the region.
- Extraction of the resource is necessary - a need to address land use compatibility
- “State of Aggregates in Niagara Region: Background Report” was brought to Committee and Council in 2016
- A Technical addendum has just been completed to supplement the Background Report as a result of changes to Provincial Plans, *Aggregate Resources Act*, and Bill 139
- Draft policies will be presented to the TAG, planning advisory committee, industry stakeholders, Provincial ministries, and public



Climate Change

Opportunities for climate change adaption and mitigation

A climate change study will assess obligations and options on the region's role relative to GHG targets.



Questions?

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