

DRAFT

REGIONAL OFFICIAL PLAN AMENDMENT 19

TO THE NIAGARA REGION

OFFICIAL PLAN

PART "A" – THE PREAMBLE

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

PART "B" – THE AMENDMENT

The Amendment describes the additions and/or modifications to the Niagara Region Official Plan, constitutes as Official Plan Amendment No. 19.

- Map Changes

PART "C" – THE APPENDICES

The Appendices provide information, public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

PART "A" – THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the Planning Act, 1990, shall be known as Regional Official Plan Amendment 19 (ROPA 19) to the Niagara Region Official Plan. Part "A" – The Preamble, contains background information and does not constitute part of this Amendment. Part "B" – The Amendment, consisting of map changes, constitutes Amendment 19 to the Niagara Region Official Plan. Part "C" – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this amendment is to update mapping to the Regional Official Plan to remove the subject lands from "Employment Land" designation and to further delineate/refine the boundary limits of the "Environmental Conservation Area" and add "Environmental Protection Area" designation on the subject lands.

LOCATION OF THE AMENDMENT:

This amendment applies to the lands known municipally as 475-635 Canal Bank Street in Dain City, Welland Ontario.

BACKGROUND:

This is a privately initiated Regional Official Plan Amendment (ROPA) to accommodate the redevelopment of the subject lands from vacant industrial to a residential and mixed-use community that includes Commercial, Residential, Parks and Open Space, Environmental Conservation Areas and Environmental Protection Areas.

The amendment consists of mapping changes to remove the lands from the Employment Land designation on Schedule G2 – Niagara Economic Gateway Employment Lands, which will result in an urban designation in the Region's Official Plan. The Amendment will also refine/delineate the boundaries of the "Environmental Conservation Area" and add "Environmental Protection Area" to the subject lands on Schedule C based upon review of the technical studies submitted in support of the application to allow for additional protections.

As a requirement of this land use change, the lands must retain space for a similar number of jobs. A mixed use employment block is proposed to accommodate a minimum of 280,000 sq ft of space for employment and jobs. The mixed use employment block will be designated as such in the local Official Plan.

BASIS FOR THE AMENDMENT:

1. This Amendment establishes a new land use designation for the subject site.

2. Rationale (to be added following formal review and collection of comments)
3. The Amendment was the subject of a Public Meeting held under the *Planning Act* on March 10, 2021. Public and agency comments were addressed as part of the preparation of this Amendment.
4. Based on the Region's review of the *Planning Act 1990*, the Provincial Policy Statement, the Provincial Plans, the Regional Official Plan, public consultation, and agency consultation, Regional staff is of the opinion that the Amendment is XXXXX.

IMPLEMENTATION:

Section 14, Implementation of the Niagara Region Official Plan, shall apply where applicable.

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PART “B” – THE AMENDMENT

Amendment 19

To the Niagara Region

Official Plan

The Official Plan for the Niagara Planning Area is amended as follows:

Map Change:

1. The following Regional Official Plan Schedules are amended for the lands within the City of Welland shown on Schedule A, as follows:

- a) Schedule C, Core Natural Heritage, is amended by further refining/delineating the limit of the “Environmental Conservation Area” and adding “Environmental Protection Area” designations on the subject lands.
- b) Schedule G2, Niagara Economic Gateway Employment Lands, is amended by removing the subject lands from the “Employment Land” designation.

Text Change:

Not Applicable to this Amendment.

PART "C" – THE APPENDICES

Add schedules

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