

**From:** [Norio, Ann-Marie](#)  
**To:** [Norio, Ann-Marie](#)  
**Subject:** FW: Glendale District Plan. OP Policies  
**Date:** Tuesday, March 09, 2021 9:35:28 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**From:** Stephen Bedford <[sbcc@stephenbedford.ca](mailto:sbcc@stephenbedford.ca)>  
**Sent:** Tuesday, March 9, 2021 2:19 PM  
**To:** McCauley, Kirsten <[Kirsten.Mccauley@niagararegion.ca](mailto:Kirsten.Mccauley@niagararegion.ca)>  
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**Subject:** Glendale District Plan. OP Policies

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Hi Kirsten, THX for getting back to me.

You and yur colleagues both t the Town and Region have completed a yeoman's task to move this project to its present point. Well dome!.

I have reviewed again in detail the policies being proposed. My concern has been, after all this time and energy has been consumed in order to come to this point that the policies being proposed on the ROPA would in fact offer clear direction and a stepping off point for the Secondary Plan being prepared by the Town.

I have reviewed the ROPA in more detail and do have some comfort that there are policies bing proposed to ensure that the Secondary Plan will not overturn the direction of the District Plan.

Even with this "comfort" I would recommend consideration be given to amend Policy 4G.14.B.17 to include "... vision, objectives, policy direction and the Land Use Concept and Demonstration Plan Map of the Glendale District Plan..."

#### **4.G.14.B.17**

Local municipal Official Plans, Secondary Plans, and Zoning By-laws shall be updated to implement the vision, objectives, and policy direction of Glendale District Plan, as required.

In addition it is recommended that Policy 4.G.14.B.18 be amended to use the term "direct" rather than "guide" the layout and design of permitted development within the District Plan settlement area. "Direction" rather than "guidance" provides great confidence in what has been accomplished so far.

#### **4.G.14.B.18**

The Land Use Concept and Demonstration Plan Map as shown in the Glendale District Plan shall be used to guide the layout and design of permitted development within the District Plan settlement area.

I have commented several times on this 2 step process, Regional District Plan and then Local Secondary Plan. After seeing within this District Plan document the work anticipated by the Town to eventually approve a Secondary Plan, I suggest as I have done before that the Region and Local Municipalities rethink for the future how to consolidate this process and reduce significantly the processing time to move from a Regional Direction to a Detailed Secondary Plan.

Best Wishes

Stephen

Stephen Bedford MCIP, RPP, PLE  
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