

DRAFT - NIAGARA REGION

MCR ASSESSMENT CRITERIA - SETTLEMENT AREA BOUNDARY REVIEW FOR URBAN AREAS

GENERAL NOTES

Where a need has been identified, the Region has prepared the Settlement Area Boundary Review Criteria to assess the urban area boundary and assist in determining the appropriateness and suitability of lands for boundary expansion. The Region's assessment tool is informed by the policies of the *Growth Plan* and *PPS*. It follows a qualitative assessment process for considering potential areas for urban area boundary expansions. The Regional review criteria is intended to screen potential areas using a two- step graduated advancement process.

Step 1 - is the initial screening and a precursor for advancement to Step 2.

Step 2 - is completed by an assessment team with the applicable expertise to review and make recommendation on the criteria.

Following Step 2 assessment, the Region will consolidate the qualitative information to assess the suitability and appropriateness of areas being considered for urban area boundary expansion.

Supportive planning documents may be voluntarily submitted as an accompaniment to a private landowner or a local municipal request for Regional staff's background and information. Supplemental submissions will be reviewed for context only by the assessment team during Step 2.

Staff will consider the results of the assessment, including any additional information submitted, and consult with local municipal staff prior to finalizing the outcome of the assessment.

Regional staff will receive local Council endorsed requests, as they represent the vision and preference for their community. Details of local Council endorsement will be provided to Regional Council in staff's recommendation report.

The outcome of this process will be a recommendation to Regional Council on the most appropriate location(s) for urban area boundary expansion(s) based on the conclusions of the assessment.

All recommendations, including private landowners, municipal staff or through Council endorsement, shall demonstrate consistency with the PPS and conformity to Provincial Plans.

Step 1 - Remove Unqualified Requests				
Primary Sorting	Primary Sorting Criteria			Notes
	Is the parcel or collection of parcels located within a local municipality that has an identified need in Niagara Region's Land Needs Assessment (LNA)?	Yes	No	<p>If YES to ALL of these questions, assessment may proceed to Step 2</p>
	Is the parcel or collection or parcels located outside of the Greenbelt Plan area? (1)	Yes	No	
	Is the parcel or collection of parcels contiguous with an existing Urban Area Boundary? (2)	Yes	No	
	The parcel or collection of parcels are located entirely outside of Specialty Crop Area?	Yes	No	

Step 2 - Site Level Analysis - Requests for Consideration							
Topic Area	Criteria	Criteria Response					Provincial Policy Relationship
Sanitary Servicing	What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) c), 3.2.6.1, 3.2.6.2 PPS 2020 - 1.1.1 g), 1.6.1.a)
	How easily can a sanitary servicing be made available to the lands?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS2020 - 1.6.6.1 a)1 b)1 b)3
	When extending sanitary services, what is the level of impact on natural environment, including key hydrologic features and areas?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 2.2.8.3 d) e) PPS 2020 - 1.1.1 c) h)
	In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG - 3.2.6.2 c) d) 4.2.1.3

Topic Area	Criteria	Criteria Response					Provincial Policy Relationship
Municipal Water Supply	What is the feasibility of existing system capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) c), 3.2.6.1, 3.2.6.2 PPS 2020 - 1.1.1 g), 1.6.1.a)
	How easily can a water supply connection be made?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) PPS 2020 - 1.6.1.b), 1.6.6.1 b)3
	When connecting water services, what is the anticipated level of impact on natural environment, including key hydrologic features and areas?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 3.2.6.3 a) PPS 2020 - 1.6.6.1.b)4
	In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG - 3.2.6.3 a), 4.2.1.3
Transit and Transportation	How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) PPS 2020 1.1.1 e)
	How feasibility can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7
	What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	PPS 2020 - 1.6.7.2
	What is the feasibility of extending transit services to the parcel or collection of parcels?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7.4
	What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7.4

Topic Area	Criteria	Criteria Response					Provincial Policy Relationship
Environmental Protection and Natural Resources	In terms of Provincial Natural Heritage System, how much the parcel or collection of parcels are affected/impacted?	No NHS	Less than half shown as NHS	Approx. half shown as NHS	More than half shown as NHS	All shown as NHS	APTG - 2.2.8.3 d) e), 4.2.1.3 c)
	In considering the parcel or collection of parcels in the context of NHS constraints, and as part of the broader NHS, what level of feasibility would be represented on the parcel or collection of parcels in gaining access to fragmented development parcels (without existing R.O.W. frontage)?	Available. No NHS identified All lands accessible	Highly Feasible. Multiple options from adjacent lands	Feasible. Reliance on single adjacent property for access	Low Feasibility. Multiple properties in opposing direction required	Not Feasible. All shown as NHS	APTG - 1.2.1 PPS 2020 - 1.1.1 a), c), d)
	With respect to Watershed Planning and the overall health of the respective Watershed, what is the impact should the parcel or collection of parcels be added to the urban area and developed for urban use?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 3.2.7.1 , 3.2.7.2
	In consideration of potential mitigating measures for watersheds or sub watersheds, what is the level of feasibility related to introducing such measures as enhanced storm water management and increased infiltration opportunity to improve water quality?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG - 2.2.8.3d), 3.2.7.1 , 3.2.7.2 PPS 2020 - 1.6.6.7, 2.2.1 i)
	With available information concerning species at risk, what level of impact would be experienced if the parcel or collection of parcels were to be added to the urban area and developed for urban purpose?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	PPS 2020 - 2.1.6, 2.1.7
	What is the impact of including the parcel or collection of parcels on topography and the ability to minimize significant earthworks that could interfere with hydrogeological function?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 3.2.7.2 c), 4.2.9.3 PPS 2020 - 3.2.3

Topic Area	Criteria	Criteria Response					Provincial Policy Relationship
Agriculture Agri-Food Network	As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?	Completely Rural	Mix of Mostly Agricultural Area and Rural	Agricultural Area Completely (Class 4-7)	Agricultural Area Completely (Class 1-7)	Agricultural Lands Completely (Class 1-3)	APTG 2.2.8.2 f) PPS 2020 1.1.3.8, 1.1.5, 2.3.5.1
	What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?	Outside any Setback	Setbacks Impact less than half	Setbacks Impact half	Setbacks Impact more than half	All within Setbacks	APTG 2.2.8.3 g)
	What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG 2.2.8.3 h)
Aggregate Resources	In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG 4.2.8 PPS 2020 - 2.5.1, 2.5.2.4, 2.5.2.5
Growth Management	Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)	Highest Contribution	Higher Contribution	Modest Contribution	Lower Contribution	Little to No Contribution	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8
	Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?	Most Favourable	Higher Favourability	Favourable	Lower Favourability	Least Favourable	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8
	What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8

1. Any individual parcel or collection of parcels that are contained fully within the Greenbelt will not proceed any further in consideration and must be separated out. Individual parcels that are split with designation of being within and outside of the Greenbelt may proceed for further assessment.
2. Regional staff, within its purview, may consider additional lands not formally requested for expansion consideration, privately or municipally, that would have the effect of creating or improving a contiguous grouping of parcels adjacent to the existing Urban Area Boundary.
3. Smaller parcels that are characterized as rounding out of serviced urban area edge can be considered for inclusion that would collectively contribute to meeting complete community objectives.