

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO PROVIDE FOR THE ADOPTION
OF AMENDMENT 19 TO THE OFFICIAL PLAN FOR THE NIAGARA PLANNING AREA
TO REMOVE THE EMPLOYMENT LANDS DESIGNATION ON SCHEDULE G2 AND
UPDATE ENVIRONMENTAL CONSERVATION AREA AND ENVIRONMENTAL
PROTECTION AREA DESIGNATIONS ON SCHEDULE C IN ORDER TO PERMIT A
MIXED-USE RESIDENTIAL SUBDIVISION AT 475-635 CANAL BANK STREET
IN THE CITY OF WELLAND

WHEREAS subsection 17(22) of the Planning Act, 1990 states when the requirements of subsections (15) to (21), as appropriate, have been met and Council is satisfied that the plan as prepared is suitable for adoption, Council may by by-law adopt all or part of the plan; and

WHEREAS it is deemed suitable to amend the Official Plan as adopted by Regional Council for the Niagara Planning Area.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the text and map attached hereto is hereby approved as Amendment 19 to the Official Plan for the Niagara Planning Area.
2. That the Regional Clerk is hereby authorized and directed to give notice of Council's adoption in accordance with Section 17(23) of the Planning Act, 1990.
3. That this By-law shall come into force and take effect on the day after the last day of appeal provided no appeals have been received.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: <date>

AMENDMENT No. 19
TO THE OFFICIAL PLAN
FOR THE NIAGARA PLANNING AREA

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. The amendment has been supported by required studies to justify the removal of the Employment Land designation and retain space for a similar number of jobs on the subject lands in accordance with Policy 2.2.5.14 of the Growth Plan.
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 Growth Plan, applicable Provincial Plans, the Regional Official Plan, public consultation, and agency consultation, Regional staff is of the opinion that the Amendment is consistent with and conforms with provincial policy and represents good planning.

IMPLEMENTATION:

Section 14, Implementation of the Official Plan for the Niagara Planning Area, shall apply where applicable.

PART “B” – THE AMENDMENT

**Amendment 19
To The Official Plan for the
Niagara Planning Area**

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

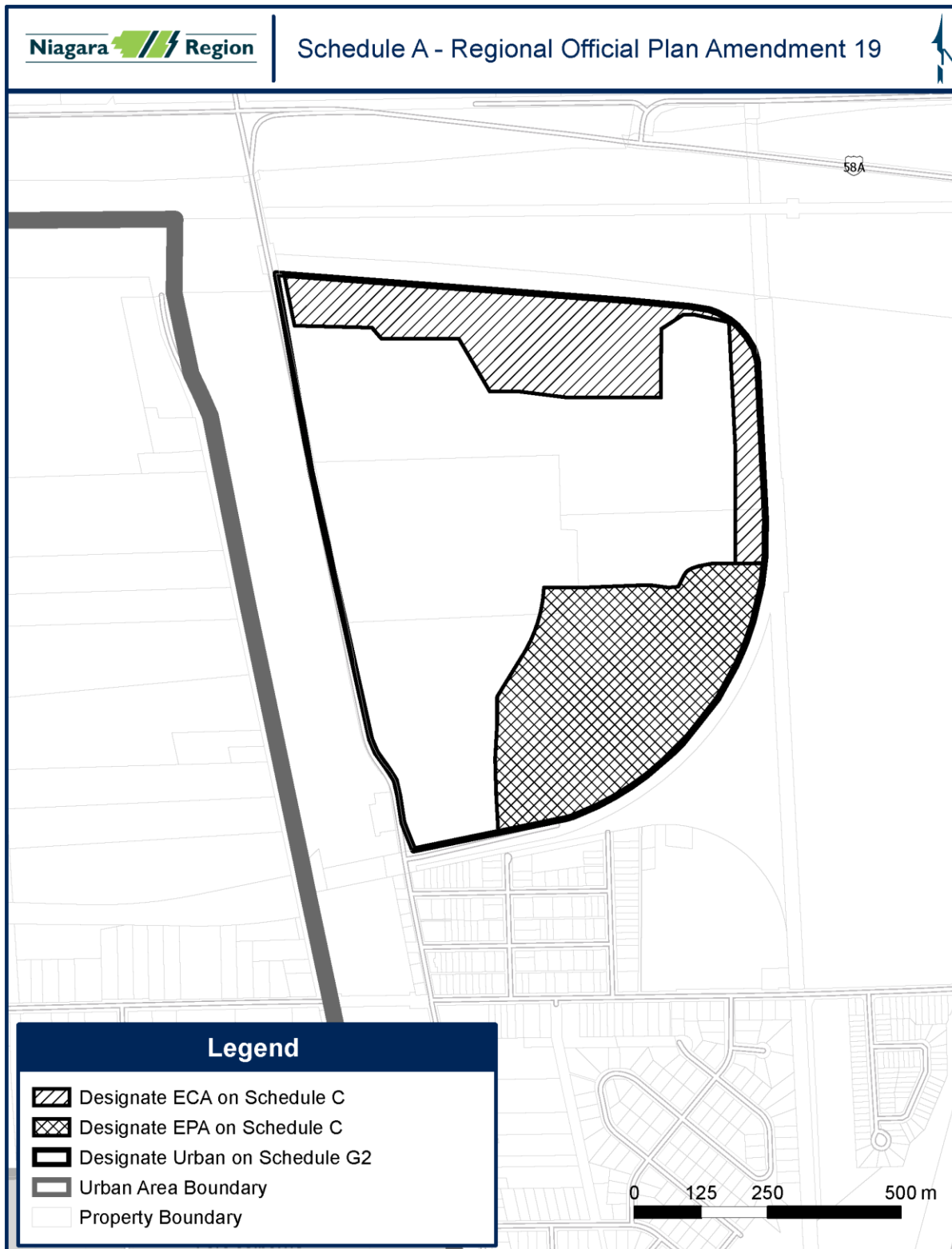
Map Changes (attached):

1. The following Regional Official Plan Schedules are hereby amended for the lands located at 475-635 Canal Bank Street within the City of Welland shown on Schedule A to this amendment, 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.

SCHEDULE "A" – LAND USE PLAN



PART “C” – THE APPENDICES

The following appendices do not constitute part of Amendment No. 19 to the Niagara Region Official Plan, but are included only as information supporting the amendment.

- APPENDIX I - Affidavit
- APPENDIX II - Notice of Adoption
- APPENDIX III - Minutes of Public Meeting
- APPENDIX IV - Staff Report
- APPENDIX V - Council Resolution (Certified)