

Chapter 2: Growing Region

Below is a summary of written comments received on [PDS 17-2021](#) between May 2021 and July 15, 2021, related specifically to the Land Needs Assessment, Regional Structure, Housing, Settlement Area Boundary Review, and employment conversions.

Where text is bolded under 'Regional response', revisions will be occurring to draft policy. Where the 'Regional response' box is highlighted in blue, revisions will be considered.

Comments received verbally through municipal meetings and Public Information Centres (PIC) are not summarized below. Video recordings, presentations, as well as Regional responses to comments not addressed at the June PICs can be found at the Region's website: [Niagara Official Plan](https://www.niagararegion.ca/official-plan/public-information-centres.aspx) (<https://www.niagararegion.ca/official-plan/public-information-centres.aspx>)

Detailed comments of the submissions below are available at the Region's website: [Niagara Official Plan](https://www.niagararegion.ca/official-plan/) (<https://www.niagararegion.ca/official-plan/>)

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Preservation of Agricultural Land Society (PALS)	Stakeholder	Niagara-on-the-Lake	2.1	PALS regards the use of a higher population projection by Niagara than that provided by the province as subversive of good land use planning across Ontario. Comments with respect to rejecting provincial population projections.	The Region must plan for the population forecasted in the Growth Plan, as a minimum. Decision of Regional Council must conform to the Growth Plan. In developing forecasts, Staff consider all planning matters, including climate change, the natural environment system, and core housing needs/affordability.

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					<p>The Made-in-Niagara Forecasts best address these matters.</p> <p>Staff recommend proceeding with the Made-in-Niagara Forecasts for the reasons identified here and in PDS 33-2021.</p>
Preservation of Agricultural Land Society (PALS)	Stakeholder	Niagara-on-the-Lake	2.1	<p>Understands that a 460 hectare urban expansion for residential needs has been determined. Comments that this figure hasn't been defended and logically explained. Confusion with this being subject to change and why there is need for expansion of employment lands, with no precise figure provided. This does appear to eliminate however, the notion that residential needs can be accommodated through re-designating employment lands.</p>	<p>A detailed May 2021 Draft Land Needs Assessment (LNA) is provided in Appendix 3.2 of PDS 17-2021. An updated version of the LNA is attached PDS 33-2021 as Appendix 1. This LNA was developed in conformity to the Provincial Land Needs Assessment Methodology, which identifies the specific components, inputs and assumptions required.</p> <p>Employment Areas are a component of the LNA. The additional Community Area land cannot be supported through re-designating employment lands. A reduction in existing Employment Areas to support Community Area development</p>

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					<p>would create a greater need for Employment Area.</p> <p>Staff recommend proceeding with the Made-in-Niagara Forecasts for the reasons identified here and in PDS 33-2021</p>
City of Welland	PA Circulated Agency		2.1	Section 1: Growth Allocations and Land Needs (p.1). If the Housing Report explains housing need will get worse if growth continues at this level, why is the Traffic Zone study showing a decrease in population in established neighbourhoods?	Established neighbourhoods generally have an older demographic than new neighbourhoods; as a result, the average number of people per unit is expected to decline slightly from 2021- 2051.
City of Welland	PA Circulated Agency		2.1	Table 2- Accessory Dwelling Unit forecast seems low as the City of Welland itself has been processing approximately 50 accessory dwelling unit permits a year.	<p>Through consultation with Welland staff after receipt of this comment, the Region and City agreed that 50 additional units per year for Secondary Suites was an achievable target.</p> <p>Welland is assigned an additional 1,600 apartment units in the Made-in-Niagara Forecast. The majority of additional</p>

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					apartment units are anticipated to be Secondary Units.
City of Welland	PA Circulated Agency		2.1	Table 3 (Welland). As discussed, this forecast seems low for Welland. Planning applications and pre-consultations alone is higher than these figures, especially for apartment units. These projects will commence within the next half decade or less. How will the Region work with municipalities to address these issues? Does the apartments figure also take into consideration accessory dwelling units?	Based on a detailed review of development proposals and servicing to 2051, more population is needed in Welland's built-up area. In the updated Made-in-Niagara Forecast, Welland is assigned an additional 10,000 people to 2051, exclusively in the built-up area. This results in an intensification rate of 75% and no additional need for Community Area lands to 2051.
City of Welland	PA Circulated Agency		2.1	Table 12- Employment Area Land Need Figure will be greater once you take into consideration the updated natural heritage mapping.	Refinements to the Natural Environment System (NES) have been on going since the May report. Since that time, the Region has protected more environmental lands in Employment Areas, including in Welland. This results in less developable Employment Area in Welland.

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					The revised LNA has a small need for additional Employment Area land in Welland. NES work, including consultation on it, is ongoing. Thus, the final land need may have minor adjustments prior to completion in the Official Plan.
City of Welland	PA Circulated Agency		2.1	Natural Environment System impacts (p.27, paragraph 4)- The document states 'The approach set out in the Methodology is to remove all natural features and systems from the developable land supply (i.e. DGA).' Yet, the NES Options characterize developed and already excavated and cut lands as Natural Heritage. Does this mean our Employment Area land need is not actually as great as what is stated?	The Employment Area calculations for the LNA are based on developable land supply and remove natural heritage features and encumbered lands.
City of Welland	PA Circulated Agency		2.1.1.9 c) 2.1.2.1	The City is currently having its own forecasts being created as part of our own Official Plan review. These forecasts will be included in the	The Growth Plan identifies that the Region is responsible for allocating forecasts. Until the Region allocates forecasts, the forecasts that existed on

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			2.1.2.2 a)	updated Official Plan document. The city will consider policies in its Zoning and OP where necessary that are in adherence to the requirements of Provincial Policy.	August 28, 2020 remain in effect. Future forecasts established by Welland must conform to the Niagara Official Plan and Growth Plan.
Township of West Lincoln	PA Circulated Agency		2.1	West Lincoln supports the Regional growth allocations as provided to West Lincoln.	Staff acknowledge the Township's support of the Region's work to date on the forecasts.
Timberlee Glen Development Ltd. (IBI Group)	Stakeholder		2.1	IBI Group representing Timberlee Glen Development Ltd., respecting lands in the Port Weller East area of St. Catharines, south of Lakeshore Road, between Read Rd and the Welland Canal, outlines reasons for making these lands a mixed-use area. These lands are currently employment and comprise approximately 18.4ha.	This matter is the subject of an OLT appeal relating to St. Catharines OPA 26. At this time, the Region does not agree to change the designation on these lands from employment area. Employment Area conversions remain under consideration as part of the SABR process, for reporting in Fall 2021.
City of Thorold	PA Circulated Agency		2.1	Identified excess lands through the Regions' LNA need to be addressed through tools and policies in the Region's Official Plan. However, at	Work is ongoing on policies and tools to manage lands that are currently designated beyond the 2051 planning horizon.

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				this time those policies and tools have not yet been prepared. Development of these policies and tools should be done in conjunction with local Planning staff.	Additional policies are forthcoming in Fall 2021 to address this comment. Region and Thorold staff will meet to collaboratively work on policies.
Town of Lincoln	PA Circulated Agency		2.1	Staff are of the opinion that the population growth forecast for Lincoln is low considering current development proposals and the planned higher densities in the Beamsville GO Station Area and Prudhommes area. As such, staff are of the opinion that further consultation is needed with Niagara Region prior to finalizing growth allocations for Lincoln.	Based on a detailed review of the development proposals and servicing to 2051, more population is needed in Lincoln's built-up area. Lincoln is assigned an additional 10,000 people to 2051, exclusively in the delineated built-up area. This results in an intensification rate of 90% and no additional need for Community Area lands to 2051.
Town of Lincoln	PA Circulated Agency		2.1	The Region has allocated an additional 900 households to Lincoln's Designated Greenfield Area (DGA) over the next 30 years. Staff are of the opinion that this figure is low, considering the majority of Lincoln's vacant DGA is	The DGA lands in the Beamsville GO Transit Station Area Secondary Plan Land Use Schedule are predominately Office Commercial and Transit Station Area. Thus, only 900 residential units are

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				located in the Beamsville Go Transit Station area, which has planned for higher transit-oriented densities.	forecast. However, this unit forecast is a minimum target. Minor refinements may be made to the housing unit mix prior to the completion of the Niagara Official Plan.
Town of Lincoln	PA Circulated Agency		2.1	Consistent with these policies, the Region has allocated 0.5% of Lincoln's growth to the Rural Area. Town staff are supportive of this.	Staff acknowledge the Town's support of the Region's work.
Town of Lincoln	PA Circulated Agency		2.1	Staff are of the opinion that the LNA be refined for Lincoln prior to finalizing. A larger proportion of growth should be allocated to apartment unit types. This considers both market demand based on development proposals the Town has been receiving in the Built Up Area (BUA), the planned densities in the BUA, and the limited supply of vacant land available in the BUA.	On further data review, Staff have adjusted the unit mix and included a greater share of apartment units. This is assigned exclusively within the built-up area. Lincoln is assigned an additional 4,225 apartment units through the Made-in-Niagara Forecast.

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City of Niagara Falls	PA Circulated Agency		2.1	The City accepts the 2051 population target of 141, 560 people and housing growth of 20, 220 units for the 2021 to 2051 period.	Staff acknowledge the City's support of the Region's the work to date on the forecasts
City of Niagara Falls	PA Circulated Agency		2.1	Recognizing the City's Housing Needs and Supply Report, the City requests that the intensification rate currently set at 50% for the Built Up Area be revised to 60%. A change in the intensification rate will result in the need to amend Tables 3-6 and Table 8 in the Draft LNA summary.	<p>Niagara Region staff support the City's Housing work. The Region's Intensification Rates are based on the Land Needs Assessment Methodology released by the Province. The City's Housing work suggested increased intensification to address Housing needs, but did not include analysis of land needs, including market demand.</p> <p>The Region will continue to work with the City to support the City's Housing work. The City is encouraged to apply a greater intensification rate, above the minimum identified in the Niagara Official Plan, through the City's future Official Plan conformity exercise. At this time, in the Region's Official Plan, we do not</p>

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					intend to change the City's intensification rate from 50% to 60%.
Town of Fort Erie	PA Circulated Agency		2.1	Town Staff reviewed the Draft LNA and Draft Forecasting Policies and are generally satisfied with the proposed intensification rates, growth allocation numbers and land needs assessment. However, the Town felt although close, more employment area was needed based on its consultant findings (Report PDS-54-2021).	Staff acknowledge Town's support of Region's work on the LNA and allocations. The revised Made-in-Niagara Forecast and updated LNA has more employment area in Fort Erie than the May Forecast and LNA. Region Planning staff will continue to consult with Fort Erie staff on the LNA and related processes.
Amie Chung	Other		2.2.2.5 2.2.2.10	Request for information pertaining to the designation of the Niagara Falls MTSA as a Strategic Growth Area	Staff responded to Amie with report links and information.
Ramune Angela Bell	Public	NOTL	2.2	Contends that a hospital in Niagara-on-the-Lake is necessary given population growth and projections for NOTL.	Decisions for hospital locations are decided by the Ministry. This comment was received previously through the Glendale District Plan.
Susan Murphy	Public		2.2	Clarification regarding 'complete communities' and if it describes new	Complete communities is a guiding principle applying to both infill and

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				infill development or greenfield development.	greenfield development.
Susan Murphy	Public		2.2	Are there opportunities to incentivize intensification in urban areas and transit corridors?	<p>The Regional Structure policies are allowing higher densities, in this way incentivizing this type of development to occur in urban areas and along transit corridors.</p> <p>The Region is also undertaking an incentive review. For more information please visit the Regional Incentive Review website: https://niagararegion.ca/projects/regional-incentive-review/default.aspx</p>
Susan Murphy	Public		2	What impact will the Regional Council's recent request for more mapping of the Natural Heritage System have on the expected timeline on completing the Growth Management policies of the Official Plan?	Report PDS 33-2021 addresses NHS impacts with growth management policies.

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City of Thorold	PA Circulated Agency		2.2	Build Complete Communities introduction, second paragraph: complete communities should include reference to outdoor amenities, so that the whole live, work, play concept of a complete community is achieved.	Staff will update the introduction to reference outdoor amenities.
City of Thorold	PA Circulated Agency		2.2.1.3 c)	This policy refers to tenure and unit size. Staff cannot regulate tenure in any planning document and unit size is regulated through the Ontario Building Code.	Staff will consider removing tenure and keeping unit size.
City of Thorold	PA Circulated Agency		2.2.1.3 I ii)	How will this policy be implemented? Will the Region be requiring green infrastructure and LID practices at the Site Plan Approval stage?	The intention was not to make this a requirement. Staff will revise policy to clarify.
City of Thorold	PA Circulated Agency		2.2.2.12	The phrase 'where permitted by scale' should be removed to avoid confusion. The phrase is unnecessary and it is unclear whether a scale requirement is	Staff will consider removing 'where permitted by scale'.

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				intended to apply to the whole list of uses, or just to employment uses.	
City of Thorold	PA Circulated Agency		2.2.3.3 c)	Promoting redevelopment of brownfields in the rural area is a bit peculiar. Remediation of a brownfield is done to allow a more sensitive land use, i.e. residential. Encouraging redevelopment is good, but provincial policy may limit what you can actually allow in a rural area. This is really an "urban" policy.	Thank you, Staff will consider this comment.
City of Thorold	PA Circulated Agency		2.2.6.1 k)	An application cannot be predetermined as suggested in this policy. The density is to be achieved across the entire DGA or Built Boundary. Some sites may warrant being down zoned/designated based on site criteria/surrounding area/built form/local concern and should be assessed accordingly.	Staff will consider revising the language of this policy.

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City of Thorold	PA Circulated Agency		2.2.6.1 l)	Secondary plans cannot be prepared for future urban areas. Secondary plans should be prepared after the urban area expansion has been approved.	Staff agree language does not consider approval of secondary plans prior to expansion.
City of Thorold	PA Circulated Agency		2.2.6.3	Local municipalities should have the flexibility to add these policies at the time of preparing the local OP update.	Staff will revise policy to address comment.
City of Thorold	PA Circulated Agency		2.3.1.5 d) and e)	Not sure how the Region can ask developers to provide a mix of household sizes and incomes and minimize the cost of housing.	Staff will revise policy to address comment.
City of Thorold	PA Circulated Agency		2.2.6.2	Local growth centres: this term is used to provide direction to the local municipalities to identify 'local growth centres'. The term is italicized but there is no definition. Including a definition will provide more clarity.	Staff will include a definition for local growth centres in the glossary of the plan.

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City of Welland	PA Circulated Agency		2.2.5.6	This policy states 'The Region will develop criteria to guide the review of settlement area boundary expansions and adjustments as set out in Policies 2.2.5.2 to 2.2.5.5'. Should municipalities not be included in the development of this review process? Has the Province already created this type of criteria?	Staff will revise policy to address comment.
City of Welland	PA Circulated Agency		2.2.6	The City will consider policies in its Zoning and OP where necessary that are in adherence to the requirements of Provincial Policy.	Local Official Plans must comply with both Regional and Provincial Policy where relevant.
City of Welland	PA Circulated Agency		2.2	How will new strategic growth areas be identified? Will there be criteria created to determine this?	Policy 2.2.2.7 references new strategic growth areas.
City of Welland	PA Circulated Agency		2.2	When will the Smart City policies be developed?	Smart City policies will be developed following completion of the new Niagara Official Plan.

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City of Welland	PA Circulated Agency		2.2	Map is missing Innio lands as part of Delineated Built Up Area.	The Province establishes the delineated built up area in 2008, which is what is reflected in the Regional Structure Schedule.
Better Neighbourhoods	Stakeholder		2.2.1.3 c)	Suggested policy language change from 'provide' a diverse range and mix of housing types to 'prioritize.	Staff are satisfied with the current language.
Better Neighbourhoods	Stakeholder		2.2.1.3 e)	Suggested policy language inclusion of 'minimize vehicle miles travelled' (VMT).	The objective is to provide alternative or diverse forms of transportation, not to specifically minimize vehicle miles travelled. Public forms of travel may increase miles travelled.
Better Neighbourhoods	Stakeholder		2.2.1.3 f)	Suggested policy language inclusion of 'by introducing quality bike infrastructure and pedestrian walkways within new development'.	Thank you for your suggestion. This is addressed in Section 5.1 Transportation.
Better Neighbourhoods	Stakeholder		2.2.1.3 h)	Suggested policy language inclusion of 'by promoting human-scaled design and the development of rear lanes, greenways, and pedestrian walkways'.	The Official Plan will focus on integrating urban design concepts and provides flexibility in urban design.

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Better Neighbourhoods	Stakeholder		2.2.1.3 g)	Suggestion of an additional sub-policy: 'Promote the design of Regional and local roads that prioritizes public safety, particularly those of vulnerable road users over the management of vehicle through-put, levels-of-service, and <i>goods movement</i> . Road design speeds within urban areas should never exceed 50 km/h and 30 - 40 km/h engineering design speeds should be broadly encouraged, explored and implemented'.	Road safety is considered through an environmental assessment process.
Better Neighbourhoods	Stakeholder		2.2.4.1 b)	Suggested policy language change from 'encourage' compact built forms to 'prioritize'.	Staff will revise policy to address comment.
Town of Lincoln	PA Circulated Agency		2.2	Comments on Regional Structure and information as to what the Town will be required to do for their local official plans and zoning by-laws.	No action required. Comments received.

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Town of Fort Erie	PA Circulated Agency		2.2	<p>The overall intensification rate for Fort Erie is proposed to be 50%. The Town's actual intensification rate tends to average around 60%. In 2019 it was 59% and 2020 is was 63%. Staff is confident a target of 50% is achievable. Staff are of the opinion that the higher rate is more reflective of the existing and planned growth in the future.</p> <p>Staff has no issues with the Draft Regional Structure Policies or Schedule B, which identifies the Town's Urban Area Boundaries (UAB) and Greenfield Areas. Staff assumes that Schedule B will be updated when the Land Needs Assessment is completed and any expansions to the UAB will be captured at this time.</p> <p>Council has identified a priority list of areas where Secondary Plans</p>	Staff have received these comments.

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				should be prepared and will continue to move forward based on these priorities.	
Sheila Jennings	Public	NOTL	2.3	Question regarding the provision of an appropriate housing mix and who is responsible for monitoring	The housing mix is established by local municipalities with guidance from the Niagara Official Plan.
Victoria Berk	Public	Fort Erie	2.3	Concerned about the size of residential lots and lack of separation between dwellings	Thank you for your comment. Size of residential lots and separation between dwellings is a local responsibility.
Dave Nicholson	Public		2.3	Question regarding permitting secondary dwelling units and how it will affect housing affordability. Will rezoning existing residential properties to permit secondary dwelling units increase the price of a property / dwelling?	The authorization of secondary units within single-detached, semi-detached and townhouse dwellings is a legislated requirement under Section 16 (3) and 35.1 (1) of the Planning Act. It is for this reason that municipalities must provide

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					<p>as-of-right permissions for these units in Official Plans and Zoning By-laws.</p> <p>With that in mind, data related to secondary units has historically been limited in Niagara. With the new Official Plan, we intend to work with local municipalities to establish more consistent and comprehensive monitoring to understand their prevalence and impacts on our housing market.</p> <p>Staff provided commenter with the Canada Mortgage and Housing Commission (CMHC) 'Housing Market Insights' report centered on secondary units in Ontario.</p> <p>The report confirms that secondary units can help to increase the overall supply of rental units in established neighbourhoods using a more gentle form of intensification. This gap in rental</p>

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					<p>accommodations is particularly needed by households in core housing need.</p> <p>Staff outside of the Niagara Official Plan itself are also considering other strategies, such as incentives that cover a portion of costs needed to add secondary units to a dwelling.</p>
City of Thorold	PA Circulated Agency		2.3.2.3	Staff are supportive of this policy but tools need to be developed by the Province and/or the Region to assist with implementing affordable housing. Inclusionary zoning is not an option, as the City does not have a major transit station area or a development permit system.	Thank you, Staff will continue working with city staff to reach goals of affordable housing
City of Thorold	PA Circulated Agency		2.3.2.7 c)	The intent of this policy needs to be clarified. All municipalities are regulated by the Province to complete asset management plans for all assets.	Staff will revise policy to address comment.

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City of Thorold	PA Circulated Agency		2.3.3	Some policies under this section are duplication of policy already identified in the Provincial Policy Statement and Places to Growth Plan.	The Region is required to implement policy from the Province.
City of Thorold	PA Circulated Agency		2.3.3.1 e)	Vacancy rate is normally looked at over a 3-year period rather than at current situation/time of submission. This policy could lead to the conversion of much of the rental market if the vacancy rate is above 3% at a specific time. Controlling it over a longer period manages the conversion better.	Thank you, we will reconsider based on this comment.
City of Thorold	PA Circulated Agency		2.3	Many of the policies in this section are missing direction for who will implement. For example, policies 2.3.1.4, 2.3.1.6, 2.3.2.8, 2.3.2.9 do not provide direction for who will implement the policy. Some of the policies may only be appropriate for the local municipalities to implement and some may be a combination of	Thank you, we will reconsider based on this comment.

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				both the Region and the local municipalities.	
City of Welland	PA Circulated Agency		2.3.1.5 b)	The City will use its own Urban Design Guidelines where applicable.	The policy refers to Chapter 6: Urban Design, where local urban design guidance can be used if available.
City of Welland	PA Circulated Agency		2.3.2.4	Priority will be given to the sale or lease of surplus municipal property for the development of affordable housing while ensuring the objectives and policies of this Plan are met.' Does this only apply to Regional surplus land?	Thank you, Staff will look at the relevance of this policy.
City of Welland	PA Circulated Agency		2.3.3	The City will consider policies in its Zoning and OP where necessary that are in adherence to the requirements of Provincial Policy.	Thank you, Staff will look at the relevance of this policy.
City of Welland	PA Circulated Agency		2.3.3.1 e)	Prohibit the demolition or conversion of rental housing to ownership tenure'. The City's current OP applies this to residential rental	If a local municipality has a policy that covers this in their local OP or zoning by-law, that will apply.

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				properties containing six or more dwelling units. Would this still apply, or is more clarification needed?	
Better Neighbourhoods	Stakeholder		2.3.1.1	Suggested policy language change from 'support' the development of a range and mix of housing types to 'encourage'.	Staff will consider this suggestion.
Better Neighbourhoods	Stakeholder		2.3.1.1 e)	Suggested sub-policy to be added: 'Do not regulate housing on the basis of human relationship in accordance with the Planning Act and Ontario Human Rights Code'.	Staff will revise policy to address comment.
Better Neighbourhoods	Stakeholder		2.3.3.2 b)	Suggested policy language change from 'allow for' flexibility in the scale, form and types of residential uses permitted as-of-right to 'encourage'.	Staff will revise policy to address comment.
Better Neighbourhoods	Stakeholder		2.3.3.2 c)	Suggested policy language inclusion of 'flat maximum GFAs rather than a % of principle dwelling (see O.Reg 384/94)'.	The direction for this policy is to local municipalities and includes site standard examples. It would not preclude this from being implemented at the local conformity stage.

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Better Neighbourhoods	Stakeholder		2.3.3.2 c)	Why is this more optimal than basic height requirements? FARs are bad proxies for land use compatibility	The direction for this policy is to local municipalities and includes site standard examples. It would not preclude this from being implemented at the local conformity stage.
Town of Lincoln	PA Circulated Agency		2.3	<p>Town staff are generally in support of the housing theme changes, and several are already within the Town's Official Plan. A wide mix of housing types will help meet market needs as well as attract diverse populations to Niagara across all ages, incomes and backgrounds. One area of concern is how the "Affordable Housing" will be defined.</p> <p>On account of the varying average household incomes, what may be considered affordable in Lincoln may not be in other lower tier municipalities.</p> <p>Town staff can work with Regional planners to fine tune this definition to</p>	It is Provincial policy that states affordable housing is defined using the regional market area.

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				ensure that it better reflects the reality in Lincoln.	
Town of Fort Erie	PA Circulated Agency		2.3	<p>Staff have reviewed the Draft Housing Policies and are satisfied that they will provide overall guidance for the Town in encouraging a mix of housing types and tenures.</p> <p>The policies support the work that the Town has already done through the Housing Action Strategy (April 2019) and Housing Needs Study (November 2019).</p> <p>Staff has initiated an Official Plan Amendment to address affordability in the Town as well as a Community Improvement Plan to provide incentives for affordable housing development.</p> <p>While not outlined specifically</p>	Thank you for your comments.

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				<p>through these policies, Staff note that the Region is encouraging municipalities to create incentive programs for affordable housing.</p> <p>The Town encourages the Region to develop matching or additional programs through the Smarter Niagara Incentive Program (SNIP) that will complement the incentives the Town is currently working to implement.</p>	
Niagara Escarpment Commission	PA Circulated Agency		Glossary	<p>The <i>Niagara Escarpment Planning and Development Act</i> (NEPDA) defines development as including “a change in the use of any land, building or structure”. There is no exception for development approved through an environmental assessment. As such, infrastructure projects which have been subject to environmental assessment may still be subject to the requirement to obtain a Development Permit from</p>	Staff will add policy to separate section of the Niagara Official Plan to address comment.

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				the NEC, if the project is within the Area of Development Control.	
Frank & Lisa McGee	Public	Niagara Falls	SABR	Question about potential redevelopment and land use designation changes to the lands west of Garner Road, north of McLeod Road, and south of Lundy's Lane in NF.	This is to be considered as part of the Region's SABR process. Planning staff communicated with commenter to outline SABR and reasons why the process is needed.
P. Coletto & Mr. D. Bartels T. Johns Consulting Group	Other		SABR	Preliminary letter expressing rural settlement area boundary expansion request - 8250 Mud Street West and 3498 Grassie Rd, being totaling approximately 31 ha. in West Lincoln	Comments received. Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Marco Marchionda (Marcasa Homes Inc.)	Stakeholder	Grimsby	SABR	Submission made in respect of lands on the north side of Regional Road No. 81 in the area of Cline Rd. comprised of approximately 2.4 ha. in Grimsby. How does the ROP identify the lands between Casablanca and Kelson	Area identified is within Greenbelt and currently prohibited from being considered for expansion. Lands would need to be removed from the Greenbelt through Provincial process prior to consideration for expansion. Staff have

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				Ave? Question about the potential for a MCR in Grimsby rather than NOTL given available infrastructure for development.	advised commenter of Provincial prohibition for expansion.
Gloria Katch	Public	Welland	SABR	Has the Region changed the land use designation of the lands on the east side of Rice Road from agricultural land to rural or urban? Contends that it should be redesignated due to LAM zoning, extension of services, and dormant agricultural fields.	This area is under consideration for possible expansion. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Mark Zuidersma	Public	Pelham	SABR	Will 1538 RR20 will be brought into Bismark Hamlet in West Lincoln? Region should review hamlet boundaries to capture all of the R1A zone	Staff are reviewing request to determine if request is an expansion or technical adjustment. The change requested will not add building lots in hamlet. Staff communicated with requestor to outline process and provide location for materials.
Owner	Stakeholder	Welland	SABR	Request to include south side Forkes Street (25 acres south-west of Forks Rd and Elm St) that spans	This area is under consideration for possible expansion.

Commenter	Participant Type	Municipality of Residence	Chapter Subsection	Comments Received	Regional Response
(Antrix Architects Inc.)				both Welland and Port Colborne municipal boundaries, be brought into Urban Area. Total lands comprise approximately 45.2 ha.	Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Preservation of Agricultural Land Society (PALS)	Stakeholder		SABR	Supportive of urban boundary expansion in Welland as it has been carefully planned for 10 years, has a linked natural heritage system, and can be logically serviced by transit. PALS not supportive of urban boundary expansions in Fort Erie and West Lincoln, for reasons of lack of transit support and loss of agricultural land, natural heritage and water resource features.	Comment received. Expansions remain under consideration as part of SABR process.
Township of West Lincoln	PA Circulated Agency		SABR	Township staff recently prepared report PD-077-21 which identifies the rural hamlet review work that staff intend to complete over the summer months in accordance with Appendix 18.3. We will connect with Regional Staff and hope to deliver	Regional planning staff acknowledge the Township's work plan and are available to consult as needed. Region will work with Town and consultant as needed during their study.

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				our recommendations to you by the end of August 2021.	
502 Winston Road Inc. (IBI Group)	Stakeholder	Grimsby	SABR	Request for consideration of an urban boundary expansion - Lands at 502 Winston Rd. in Grimsby comprised of approximately 5.8 ha.	Area identified is within Greenbelt. Provincial policy prohibits the Region from expansion in the Greenbelt, unless lands are removed from it. Regional Planning staff have advised agent of the Provincial Plan prohibition.
Iron Horse Stables (Niagara) Inc. (JV Consulting)	Stakeholder	Niagara Falls	SABR	Request for consideration of an urban boundary expansion - Iron Horse Stables (Niagara) Inc. adjacent to existing settlement area boundary in Chippawa. 95 ha in size and bound by Sodom Road (west) and Willoughby Drive (east)- Niagara Falls	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
(1) Niagara Falls Park Inc. (2) Niagara Estates of Chippawa (3)	Stakeholder	Niagara Falls	SABR	Request for urban boundary expansion in 3 separate locations in Niagara Falls – (1) 5021 Gardner Rd (81.2 ha.), (2) east side Sodom Rd between Willick Rd and Weaver Rd	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Lyons Creek Niagara Falls (Trans Global Partners Canada)				(36.9 ha.) and (3) northeast corner of Stanley and Logan Rd (36.6 ha.)	
Owners (Weston Consulting)	Stakeholder	Niagara Falls	SABR	Request for urban boundary expansion at 9941 Lundy's Lane in Niagara Falls being approximately 24.5 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Grand Niagara (The Planning Partnership)	Stakeholder	Niagara Falls	SABR	Grand Niagara request for urban boundary expansion in Niagara Falls being approximately 138 ha. west of the existing Grand Niagara golf course lands.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
River Realty, Club Italia, Redeemer Bible Church (Niagara Planning Group)	Stakeholder	Niagara Falls	SABR	Request for urban boundary expansion of approximately 40 ha. in Northwest Niagara Falls between the QEW and Montrose, south of Niagara Sports Centre Limited lands (Regency Motel).	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Anthony Romano, Andrew Zhongan, and Young Hong (Niagara Planning Group)	Stakeholder	Niagara Falls	SABR	Request for urban boundary expansion – northeast Corner of Lundy's Lane and Beechwood in Niagara Falls and comprising approximately 12.9 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Niagara Sports Centre Limited (Douglas, Morningstar & Bonin LLP)	Stakeholder	Niagara Falls	SABR	Letter of support for Niagara Sports Centre Limited and Ralph Biamonte for expansion of the northwest quadrant in Niagara Falls to include lands of approximately 64.8 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Grand Niagara Legends Estate Inc. (MHBC Planning)	Stakeholder	Niagara Falls	SABR	Grand Niagara Legends Estate Inc. request for urban boundary expansion of lands on the north side of Weaver Rd, east of Willoughby Drive, and south of Legend's way in Niagara Falls. Total area requested expansion is approximately 206 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Owner G. Douglas Vallee Limited	Stakeholder	Pelham	SABR	Request for urban boundary expansion at 949 Clare Ave in Pelham are comprised of approximately 4.1 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Owner G. Douglas Vallee Limited	Stakeholder	Pelham	SABR	Water and waste water calculations for 949 Clare Ave potential expansion in Pelham	Comments received.
Kaneff Properties Limited (MHBC Planning)	Stakeholder	St Catharines	SABR	Request for urban boundary expansion at 590 Glendale Avenue in St. Catharines being a portion of the site and totaling approximately 17 ha.	Lands currently awaiting decision from Niagara Escarpment Commission (NEC) on designation. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Prisca Global Enterprises Inc. (The Planning Partnership)	Stakeholder	Thorold	SABR	Request for both an employment area conversion and settlement area expansion involving lands totaling approximately 16.3 ha. - Price Global Enterprises Inc. at 38 Merritville Inc. and Schmon Parkway.	Comments received. Expansion and employment conversions are under consideration as part of SABR process, for reporting in Fall 2021.

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P. Coletto & Mr. D. Bartels (T. Johns Consulting Group)	Stakeholder	West Lincoln	SABR	Rural settlement area boundary expansion request - 8250 Mud Street West and 3498 Grassie Rd, West Lincoln totaling approximately 31 ha.	Comments received. Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Owner	Stakeholder	West Lincoln	SABR	Consultant for 5415 Hwy 20 West Lincoln inquiring about the property and potential expansion of the Bismark Hamlet Boundary. Inquires about studies/reports required and the overall process for the expansion.	Planning staff responded to inquiry to provide information relating to rural settlement area expansion criteria. Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
P. Coletto & Mr. D. Bartels T. Johns Consulting Group	Stakeholder	West Lincoln	SABR	Preliminary letter expressing rural settlement area boundary expansion request - 8250 Mud Street West and 3498 Grassie Rd, being totaling approximately 31 ha. in West Lincoln	Comments received. Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Andre Leblanc (IBI Group)	Stakeholder	West Lincoln	SABR	Rural Settlement area boundary expansion request in the Caistorville Hamlet - Part Lot 20, Concession 1, West Lincoln. Request area is approximately 7.1 ha.	Comments received. Rural expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Stuart Wright (Quartek)	Stakeholder	Fort Erie	SABR	Request for urban boundary expansion- 1555 Nigh Road- Lands West of Buffalo Rd to Rosehill Rd- Town of Fort Erie. Site totals approximately 10.7 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Marz Homes (A.J. Clarke and Associates Ltd.)	Stakeholder	Fort Erie	SABR	Engineering Feasibility Report for expansion at Schooley Rd and Michener Rd in Fort Erie totaling approximately 8.3 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Marz Homes (A.J. Clarke and Associates Ltd.)	Stakeholder	Fort Erie	SABR	Planning Rationale Report for expansion at Schooley Rd and Michener Rd in Fort Erie totaling approximately 8.3 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Marina (Green Acres) Development s Inc. (Niagara	Stakeholder	Fort Erie	SABR	Request for settlement area boundary expansion for lands on the south side of Bertie Street, east of the Fort Erie Golf club and comprised of approximately 10.2 ha. in Fort Erie.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Planning Group)					
Jukic Group Inc. (Bousfields Inc.)	Stakeholder	Fort Erie	SABR	Request for urban boundary expansion for 'Black Creek Commons' by Jukic Group Inc. in Fort Erie. Materials provided include planning rationale, concept master plan, and responses to MCR criteria. Total of lands is approximately 371 ha. between Stevensville and Douglastown.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.
Owners (LANDx Development s Ltd.)	Stakeholder	Thorold	SABR	Request of for technical mapping adjustment for 100 Dock Road in Thorold.	Comments received. Staff are working on technical boundary adjustments, for reporting in Fall 2021.
LJM Development s (Niagara Planning Group)	Stakeholder	Niagara Falls	SABR	Request for urban boundary expansion for Pt Lot 154 Garner Rd on the west side of Garner between Lundy's Lane and McLeod Road in Niagara Falls, comprised of approximately 24.1 ha.	Comments received. Expansion consideration is under review as part of SABR process, for reporting in Fall 2021.

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Town of Lincoln	PA Circulated Agency	Lincoln	SABR	Town staff previously requested a number of technical amendments as part of the Provincial Plans Review and Municipal Comprehensive Review. The Town's suggested boundary amendments that were included in staff report PL 16-13 continue to be carried forward to the Region for consideration. Town staff request to be provided with draft mapping from the Region when it becomes available for comment.	Region staff acknowledge receipt of technical boundary adjustments, and will comment at a later time. Technical adjustments are not the same as boundary expansions – these are minor and intended to fix a technical matter. Staff are working on technical boundary adjustments for reporting in Fall 2021.
Niagara Escarpment Commission	PA Circulated Agency		SABR	We request that if any of the proposed urban designations in the Region's Official Plan are for properties within the NEP Area, that the NEC be consulted as the Region cannot approve urban amendments, unless the change in designation has first been approved by the Province (see email for more info). Comment that NEC would like to assist with mapping discrepancies,	Any boundaries changes related to the NEP area, including technical adjustments, will be discussed with the NEC and local planning staff. Region has ongoing meetings with the NEC and will address this topic at future meetings.

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				mentioning that new digital maps for the NEC Area of Development Control will be available starting July 1.	
Town of Fort Erie	PA Circulated Agency	Fort Erie	SABR	The Town, through the approved Urban Area Boundary Expansion Study, has forwarded candidate sites to the Region. These sites will be assessed based on the SABR criteria.	Staff received the Town's reports on preferred expansions. These will be reviewed as part of the Region's SABR process. Region Planning staff will continue to work with Fort Erie staff on the SABR expansion process.
Town of Fort Erie	PA Circulated Agency	Fort Erie	SABR	The Town has the ability to legislatively advance 40 ha expansions outside of the MCR process. Addendum 2 of the Urban Area Boundary Expansion Study, identified sites and priorities for these expansions, should candidate sites not be considered by the Region.	Only the Region can expand boundaries. The Growth Plan has a policy that allow expansions for up to 40 Ha in advance of a municipal comprehensive review (i.e. new Official Plan), subject to specific requirements. The Region is not processing 40 Ha expansion requests at this time since it is not in advance of a municipal comprehensive review.