
MEMORANDUM

PDS-C 5-2019

Subject: Ramada Beacon Hotel Specialty Crop Designation

Date: February 20, 2019

To: Planning and Economic Development Committee

From: Erik Acs, MCIP, RPP, Manager of Community Planning

The Purpose of this memo is to provide a background for the attached correspondence item, a submission to the Ontario Ministry of Municipal Affairs & Housing (MMAH) from MacNaughton Hermsen Britton Clarkson Planning Limited on behalf of their client Ramada Beacon Hotel (Beacon) who operate a hotel, restaurant and marina on Beacon Boulevard, in the Town of Lincoln.

The Beacon is requesting to remove their property from the “Specialty Crop Area” designation of the Greenbelt Plan to facilitate its redevelopment in accordance with the land use designation of the recently approved Prudhommes Secondary Plan.

The hotel property is located on a narrow strip of land between the Queen Elizabeth Way and Lake Ontario. The area has a history of development dating back to the late 1800’s as a shipping port and was developed as its current hotel use in the 1960’s. Despite being fully developed, serviced and zoned for non-agricultural uses, the Province included this and surrounding developed lands east of the Jordan Harbour as Specialty Crop when the Greenbelt Plan was created in 2005.

Through the Coordinated Policy Review (CPR) undertaken by the Province in 2015, the Region and the Town of Lincoln both submitted Council endorsed comments to the Province proposing to create a “Special Policy Area” to recognize the existing uses and allow for limited expansions and changes of use for the Beacon and adjacent lands. The Provincial Government of the day did not address this request.

In 2016, the Town of Lincoln and Region undertook the development of Secondary Plan for the Prudhommes area. Based on existing non-agricultural development and the Council position through the CPR, the Beacon and surrounding industrial properties were included in the Prudhommes plan area. The Prudhommes Secondary Plan was adopted by the Town of Lincoln Council identifying appropriate land use designations which would allow the transition of the area to a more complete development pattern. While it supported this approach in principle, Regional Council approved the Secondary Plan with a “Deferral” for the lands east of the Jordan Harbour in order to maintain conformity with the Greenbelt Plan.

The attached submission echoes a request made by Regional Council in 2018, and communicated to the MMAH through a letter dated December 20, 2018 (see appendix II). Both submissions include additional background and mapping to support the removal of the Specialty Crop Area designation. This request will also allow for the Deferral to be lifted for the balance of the Secondary Plan area.

Should Regional Council be inclined to support this request, Planning Staff recommend that it should do so for all lands east of the Jordan Harbour in order to fully implement the scope and intent of the Prudhommes Secondary Plan.

Respectfully submitted and signed by,

Erik Acs, MCIP, RPP
Manager of Community Planning

This memo was prepared in consultation with Kirsten McCauley, MCIP, RPP, Senior Planner.

Appendices:

Appendix I: Request to Remove Specialty Crop Designation, Greenbelt Plan, 2017
2777 & 2793 Beacon Boulevard, Town of Lincoln, Region of Niagara Page 3

Appendix II: December 20, 2018 Letter to Minister of Municipal Affairs Page 82