
Subject: Niagara Official Plan: Settlement Area Boundary Review – Urban Recommendations

Report to: Planning and Economic Development Committee

Report date: Wednesday, December 8, 2021

Recommendations

1. That Report PDS 41-2021, **BE RECEIVED** for information regarding the Settlement Area Boundary Review – Urban Recommendations.

Key Facts

- This report identifies and provides information on proposed changes to urban settlement area boundaries. No decisions are sought from Council at this time.
- Changes to settlement boundaries can only be made by the Region at the time of a “Municipal Comprehensive Review” (“MCR”). The Region’s MCR is taking place as part of the development of the new Niagara Official Plan (“NOP”).
- The amount of expansion area was determined through the Land Needs Assessment that was endorsed-in-principle by Council in August 2021 as part of PDS 33-2021 (“August 2021 Report”). A need for land was identified in Niagara Falls, West Lincoln, Pelham and Fort Erie.
- Potential expansion locations were provided for public review in summer 2021. Comments were received and reviewed in making recommendations.
- All potential expansion areas were reviewed using evaluation criteria based on Provincial policies and direction.
- Expansions are proposed for Niagara Falls, Fort Erie, West Lincoln and Pelham with a portion of the Pelham’s expansion located on adjacent lands in Thorold.
- The total expansion areas are 785 hectares of community area (generally, residential and commercial) and 245 hectares of employment area (generally, industrial) as set out in the urban land needs included with this report as Appendix 3.

- In addition to boundary expansions, technical adjustments and rationalizations are being proposed to correct mapping errors, recognize existing conditions, or to conform with or be consistent with Provincial Plans.
- Comments on the proposed changes to the settlement area boundaries are requested by February 7, 2022, to provide sufficient time for review and input in to the next draft.

Financial Considerations

There are no financial considerations directly related to this report. Council approved the resources to complete the Niagara Official Plan (“NOP”) over a five year period as part of the 2017 Budget Process.

The growth forecasts associated with settlement area expansions inform the Niagara 2051 initiatives, guiding updates to the Water and Wastewater Master Servicing Plan (“MSP”), Transportation Master Plan (“TMP”) and Development Charges Study (“DCS”). These key master plans and studies identify growth related projects to be undertaken and identify related capital costs to ensure financial responsibility and accountability are appropriately placed and maintained.

Analysis

The Region can adopt changes urban boundaries at the time it passes the NOP. The final decision on boundaries will be made by the Province, after the Region passes the NOP and sends it to the Province for approval.

Basis for Boundary Expansions: the Land Needs Assessment

Expansions can only happen if there is a “need” for the expansion. The need is determined through a land needs assessment (“LNA”), a process set out in Provincial documents. In August 2021, Council endorsed the draft LNA in principle as contained in PDS 33-2021 (“August 2021 Report”). This set out the population and employment forecasts and land need for the Region and 12 local municipalities.

The August 2021 Report also outlined the Settlement Area Boundary Review (“SABR”) process. The Region was able to move forward with the SABR program knowing that the land need had been determined in principle.

Through the August 2021 Report, urban expansion need was identified for Niagara Falls, Fort Erie, Welland (employment area land only), West Lincoln and Pelham. Northern municipalities – Grimsby, Lincoln, St. Catharines, Niagara-on-the-Lake – have very limited or no area to expand because of Provincial prohibitions on expansions in to the Greenbelt Plan area. Thorold, Port Colborne, and Welland have an adequate amount of land. Welland was approved for an urban boundary expansion for community area in January 2021. Welland’s employment area land need and potential for expansion remains under review.

The August 2021 Report anticipated further refinements to the LNA would be required as contemplated by the Growth Plan. The changes anticipated in August have now occurred. As a result, small updates are proposed that relate to land need calculations; no changes are proposed to the municipalities requiring and not requiring expansions.

The current LNA identifies a land need requirement of 785 hectares of community area and 245 hectares of employment area. A final adjustment of -315 hectares of community area is included. The expansion areas as proposed would satisfy the Region’s land need.

The LNA is reported in more detail later in this report and included in Appendix 3.

Expansion Request Overview, Criteria and Review Process

The Region prepared expansion review criteria to assess areas that could be expanded. This criteria was released for review and comment as part of PDS 17-2021 in May 2021 (“May 2021 Report”). The assessment criteria was developed to be consistent with and conform to Provincial policy. Feedback on the criteria was positive. As a result, no changes to the criteria were made.

The May 2021 Report asked that all requests for expansion be submitted by July 2, 2021. This was to allow the Region to review those requests in preparation of this Report.

A total of 134 areas have been considered for expansion in all settlement areas. These include the requested areas and those identified by the Region. A map showing all requests is found as Appendix 1.

Importantly, some areas proposed for expansion are located in Greenbelt Plan area or Niagara Escarpment Plan area designations that prohibit expansions. As described below, these expansions requests could not proceed to detailed evaluation.

In addition to establishing the assessment criteria, in early 2021, the Region established a comprehensive, cross-disciplinary team to, first, offer comment on criteria development and, later, to assess expansion sites and provide response as it relates to the criteria in their respective field of expertise. Local municipal planning staff participated in the review process with the Regional Review Team members.

The Review Team was guided by their understanding of the various master plans, related capital projects and used the best information with their professional knowledge when undertaking their respective assessment. Collectively, they prepared just over 2000 responses to the urban settlement criteria as part of the evaluation. A document with the responses is available on the Region's new Niagara Official Plan website, as is noted below as Appendix 9 (available on NOP website only).

The Assessment Criteria had two steps.

The first was a test of whether the request was prohibited by Provincial policy. Specifically, a request could not advance if it was:

1. Within the Greenbelt Plan area
2. Within the Niagara Escarpment Plan area
3. Would have the effect of creating a new settlement area
4. Were in areas where there was no land need for expansions

Step 1 removed 33 sites from consideration. The remaining requests moved to Step 2.

Step 2 comprises seven (7) topic areas for assessment. These included Municipal Sanitary Servicing, Municipal Water Supply, Transportation, Environment, Agriculture, Aggregates and Growth Management.

In this step, 101 sites were assessed (79 urban and 22 rural). Details the Rural Settlement Area Boundary Expansion review of 22 rural sites is contained in Report PDS 42-2021.

Consultation

Regional staff routinely meet with local staff to discuss NOP matters. A significant number of meetings were held on expansions this year, starting in winter 2021. At that time, Staff consulted on the expansion criteria noted above.

Since May 2021, Regional and local staff have met frequently to discuss expansion review process and updating each other on requests received.

In August through October 2021, the Review Team met, individually, with local staff to conduct initial assessments of expansion requests using the Assessment Criteria. Follow up meetings with local planning staff were also held as Regional staff worked to refine areas of higher interest for further consideration. Discussion on these areas and their assessments were reviewed for any additional or contextual information that could further inform Regional staff as they worked towards recommendations contained in this Report.

In addition, public commenting on potential expansion areas was available on the Region's website from August 1 to October 1, 2021. This online SABR Mapping Tool allowed direct commenting on specific request areas to be made through the website. Since the deadline, additional submissions have been made, and continue to be received by Planning staff. Public comments are addressed in Appendix 8.

Planning staff have and will continue to meet with those who have made requests and expressed interest in meeting to discuss the Region's recommendations. In addition, comments on this Report and expansion areas are invited through to February 7, 2022.

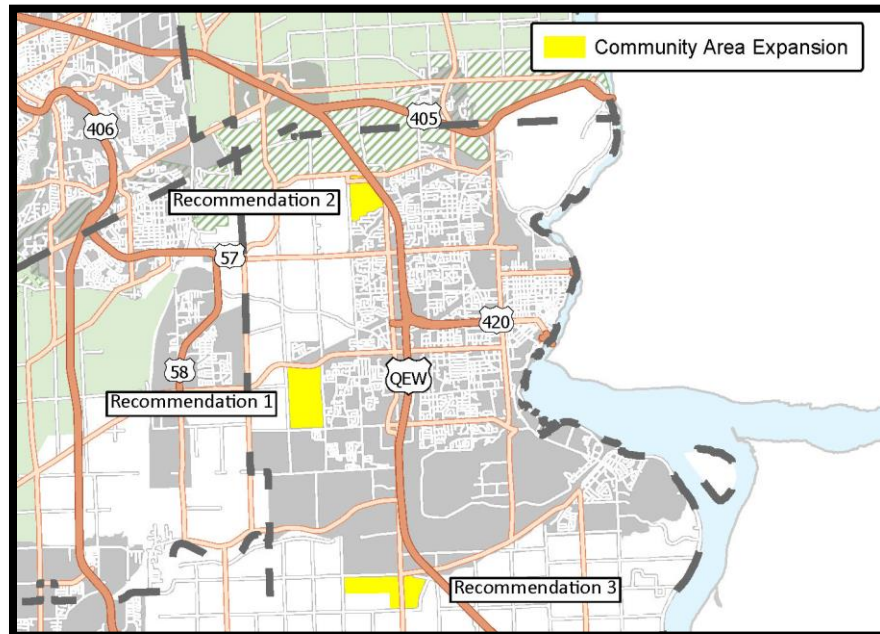
Urban Settlement Area Boundary Review

Regional staff's recommendations for expansion to urban settlement areas for those municipalities with an identified land need, free of Provincial Plan boundary constraint are identified below. Appendix 2 provides a series of larger maps and specific boundary details. A contextual summary of the Areas under consideration in Niagara Falls and Fort Erie is provided in Appendix 4. Commentary on all 79 urban settlement area locations assessed is provided in Appendix 9

Niagara Falls

A total of 45 sites were reviewed under the Step 2 assessment criteria. The revised LNA sets out a need for 310 hectares of developable area for community area expansion.

Three (3) locations are recommended by Regional staff.



Recommendation No. 1 - Community Lands

Expansion Area = 160 ha.

This location provides for sizeable development area and includes large parcels for comprehensive community planning. Sanitary services will be provided by the new South Niagara Falls Wastewater Treatment Plant (“WWTP”) and water supplied via integrated Niagara Falls / DeCew water treatment plants (“WTP”). Transportation access is good from concession boundary roads and is in close proximity to the QEW at McLeod Road.

There is very little impact from natural features and no underlying aggregates. Agricultural fields almost all in cash/feed crop production with no Minimum Distance Separation (MDS) impacts on this location.

The addition of these lands forms a logical boundary to the western edge of the settlement.

Recommendation No. 2 - Community Lands

Expansion Area = 65 ha.

This location provides development potential in a municipal gateway location. Larger parcel availability will assist in comprehensively planning this neighbourhood area. Servicing is available at the Stanley Avenue WWTP and water supplied via integrated Niagara Falls/DeCew WTPs. Connection to the QEW is immediate and the concession boundary roads are accessible on three sides (hydro corridor forms south limit).

Impacts on natural environment are limited and active licensed aggregate operations are approximately 1000 metres west of this location. Open agricultural fields are primarily in cash/feed crop production with no MDS setbacks impacting this location.

The addition of these lands is logical boundary addition to the northwest urban settlement area of Niagara Falls.

Recommendation No. 3 - Community Lands

Expansion Area = 85 ha.

Expanding the area adjacent to the future South Niagara Hospital will support this area as a future economic driver. There are some sizable parcels with development potential at this key location. The site will be serviced by the new South Niagara Falls WWTP and water supplied via integrated Niagara Falls / DeCew WTPs. Transportation network from perimeter concession roads and access to the QEW is immediate.

The area does have some environmental features that require further review and protection. Agricultural activity is cash/feed crop with few fallow fields. The location is not impacted by livestock operations located south of Carl Road.

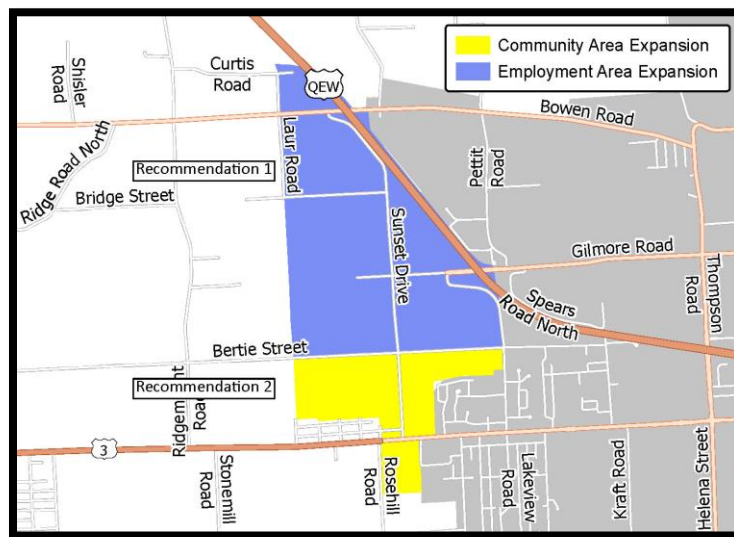
This area can be appropriately planned for a mix of uses, including those that offer appropriate space for ancillary business that support the hospital.

Fort Erie

A total of 26 sites were reviewed under the Step 2 assessment criteria.

The revised LNA sets out a 280 hectares expansion need; 105 hectares of Community Area and 175 hectares of Employment Area.

Four (4) locations are recommended by Regional staff.



Recommendation No. 1 - Employment Lands

Expansion Area = 175 ha.

Fort Erie has the geographic advantage of being a border municipality hosting one of Canada's busiest international crossings with the USA. The QEW is the primary corridor for moving goods and is identified as a Gateway Economic Zone. The Region and Town have significant interest in employment growth along this key corridor. This location has excellent highway access with two interchange locations and addresses the need for large employment parcels in the municipality. Servicing will need to be coordinated with the adjacent community expansion to the south. These lands will ultimately be serviced by the Anger Avenue WWTP and water from the Rosehill WTP.

Areas of natural features are present predominately at the southern edge; forming an appropriate separation between the community area lands (see recommendation 2) and the employment area.

Aggregate resource and existing operations are present in the area. Development in this expansion area should be studied with consideration for the nearby licensed lands as part of future planning exercises.

Recommendation No. 2 - Community Lands

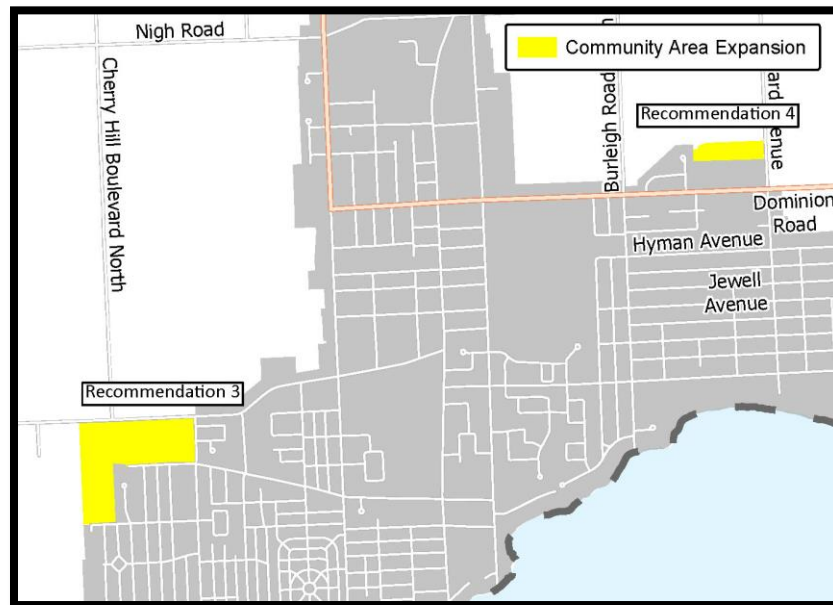
Expansion Area = 93 ha.

Main Fort Erie is the municipality's largest urban area. The proposed expansion for community lands is located at the westerly limits in close proximity to the new high school, Town Hall, LeisurePlex, the Boys & Girls Club (former YMCA) and existing commercial along the Garrison Road corridor. This recommended expansion area leverages those facilities and services to further support growth. The lands can be serviced with capacity at Anger Avenue WWTP. Water will be supplied from the Rosehill WTP. Existing transportation networks are available and location is close to the QEW and Highway 3.

There are natural features present in some locations that will require additional review. Mitigation of water resource systems can be appropriately addressed as part of secondary planning and development phases.

Agricultural activity is mostly cash/feed crop in areas not presently used for other non-agricultural purposes and there are no MDS impacts. Aggregate resources underlay a portion of lands and the nearest active operation is over 1000 metres away.

The expansion is contiguous with the proposed employment expansion lands. Together, a comprehensive strategic planning exercise including sub-watershed, servicing and transportation can all be undertaken to coordinate future development.



Recommendation No. 3 - Community Lands

Expansion Area = 12 ha.

The northwesterly edge of the Crystal Beach neighbourhood is made up of large parcels of land and will assist in planning more comprehensively. Traditionally a seasonal/cottage area, Crystal Beach is transforming to a year-round waterfront community. The area will be serviced by the existing Crystal Beach WWTP and will receive water supply from Rosehill WTP. Existing local road networks provide appropriate points of access for development.

This location is free of natural features. Future planning will need to address water resource systems. Agricultural activity in the area is mostly cash/feed crop and MDS does not impact the expansion area.

In terms of aggregates, a very small band of sand and gravel is underlying; however, these lands are not feasible for extraction because of proximity to the existing settlement area. The closest aggregate operations are more than 6 km away.

This expansion is modest and represents a logical addition to the existing settlement for continued growth planning in this market area.

Recommendation No. 4 - Community Lands

Expansion Area = 1 ha.

The northern edge of the Ridgeway neighbourhood is recommended for a small addition to provide for an improved development scenario with adjacent urban lands. The limit will extend the northerly boundary of the settlement area to create a clean urban edge at this location. The Crystal Beach WWTP and Rosehill WTP have available servicing capacity. The existing road network provides access to this location.

Environmental features are present on portions of the lands. Future detailed study will confirm development limits. Agricultural activity in the area is limited to some crop but mostly fallow or re-generational fields. No MDS setback impacts by adding these lands.

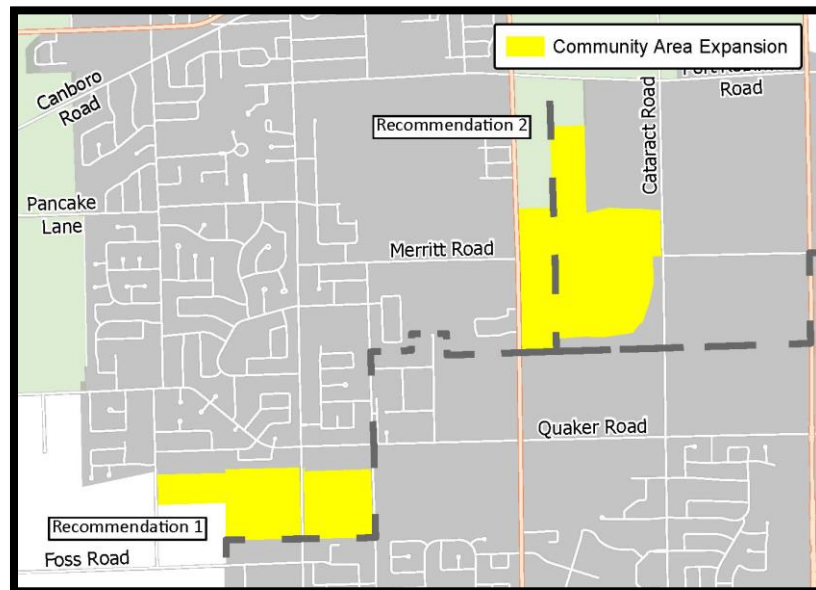
The area is shown as having aggregate resource underlying; however, is not feasible considering the size of this expansion and the presence of existing sensitive land use.

Pelham¹

A total of four (4) sites were reviewed in Pelham. The LNA set out a land need of 40 hectares of Community Area lands. Pelham has limited options for expansion since Fonthill is mostly bordered by Greenbelt Plan area. Expansions are only available at the southern and eastern edges for the Fonthill settlement area, adjacent to Welland and Thorold boundary, respectively.

Two (2) locations are recommended by Regional Staff.

¹ A small portion of Pelham's land need is addressed through an expansion on lands in the Town of Thorold that border Pelham. This is discussed in Pelham Recommendation 2.



Recommendation No. 1 for Community Lands

Expansion Area = 17 ha.

The lands along the southerly boundary between Welland and Fonthill are recommended for inclusion to align with the westerly Welland settlement area boundary. This area also includes Harry Black Park and an existing nursing home. The lands can be serviced at the Welland WWTP via Towpath Sanitary Pumping Station (“SPS”) and the water supply available from Welland WTP. Access to the area can be gained from the main roads passing north-south through the expansion area.

Natural features are present on portions of the landscape that will require study for protection and water resource systems will also require mitigation. Agricultural fields are generally in production of cash/feed crops.

Equestrian activities in proximity to this area do not impact MDS requirements. No aggregate resources are present, and active operations are well outside any influence on the lands.

The expansion is logical infilling between these two existing serviced settlement areas.

Recommendation No. 2 for Community Lands

Expansion Area = 24 ha (includes 13 ha in Pelham and 11 ha in Thorold)

This expansion area will add the remaining lands outside the Greenbelt Plan and not currently in the existing Pelham and Thorold urban areas. These lands are adjacent to the East Fonthill Secondary Plan and the Port Robinson West Secondary Plan, as well as the recently expanded Northwest Welland area and Secondary Plan.

The lands within Pelham are generally unconstrained by environmental, agricultural and aggregate resources. Access is available along Rice Road.

Staff recommend including this small portion of Thorold. A cross-border expansion makes sense at this location as this location serves the same market. Doing so allows lands in Pelham and Thorold to be planned comprehensively. A site-specific policy will be included with the Official Plan to specifically address this matter.

Thorold's expansion is discounted from Pelham's total land need of 40 hectares. In other words, the total expansion for lands in Pelham and Thorold combined is approximately 40 hectares.

Servicing these lands would be through the same facilities noted in the first recommendation. Access is available from Rice Road and the future Merritt Road extension, providing a direct link to Highway 406.

Natural features are limited for Pelham and more significant on Thorold's lands. Studies will be coordinated to identify features for protection.

Limited agricultural activity is occurring on open fields with large lot rural residential in use. No impacts have been identified requiring MDS setbacks. No aggregate resources underlay this location and active operations are 4 km away.

West Lincoln

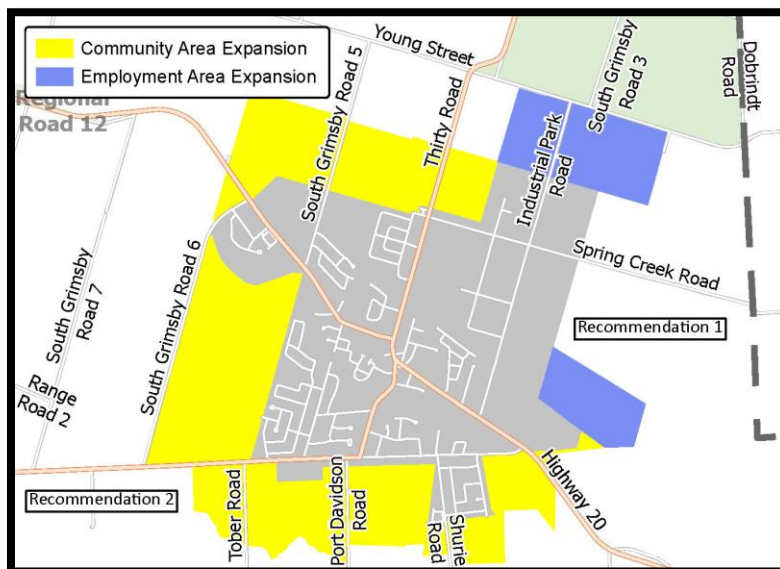
A total of two (2) sites were reviewed surrounding the Smithville settlement area. The LNA set out a land need of 400 hectares.

In addition to the Region's Settlement Area Boundary Review process, the Region is engaged in West Lincoln's Master Community Plan ("MCP"), including participation on

the Technical Advisory and Steering Committees. The MCP has undertaken a substantial review of the expansion area lands and provided detailed information to the Region to inform the SABR assessment. Through this collective work, the most appropriate boundary recommendation for Smithville was determined.

The preferred locations were endorsed by West Lincoln Council in October 2021.

Recommendations for Employment and Community Areas are discussed below.



Recommendation No. 1 - Employment Area Lands

Expansion Area = 70 ha.

Through its significant involvement, the Region has reviewed the MCP information throughout the process to support the boundary expansion for employment area lands. Consultation occurred on the draft employment areas.

The Baker Road WWTP will accommodate West Lincoln's employment forecast and the Grimsby Water Plant planned upgrade will accommodate the growth. The northerly expansion has immediate access to the transportation network. The southerly portion will gain primary access as part of the ongoing by-pass planning.

Very limited natural features are present in the northerly employment expansion area. The southerly portion will require additional environmental study work to confirm protection or mitigation.

Agricultural operations include feed/cash crop activity and pasture. Two livestock operations will be brought into the settlement area with this expansion and a remaining livestock operation has minimal MDS encroachment.

Aggregate resources underlay most of the northerly expansion site while mostly absent on the south lands. Existing licensed operations are over 1km away to the east.

Recommendation No. 2 - Community Lands

Expansion Area = 330 ha.

The MCP includes a conceptual development option and land use structure. The Region's community area lands recommendation is consistent with the local endorsement.

The Baker Road WWTP will accommodate West Lincoln's Community area forecast and the Grimsby Water Plant planned upgrade will accommodate the future growth. The existing road network will connect to new local roads at appropriate access points.

Considering the size of the expansion area there are limited natural features present. Appropriate protection and mitigation measures will be part of detailed planning at the local level. A sub-watershed study is underway locally. Additionally, several karst locations have also been identified to be locally protected. The Twenty Mile Creek and North Creek are the main water courses transecting the community. A range of opportunities to implement water quality mitigation measures can reviewed through future secondary planning for the expansion areas.

Many different types of agricultural activity are occurring around the expansion lands. The expansion area includes several hobby horse farms and some poultry operations. Remaining MDS impacts from livestock operations (retired or active) are generally minimal and appropriate phasing of growth will address any impacts remaining. Open fields are generally feed/cash crop or providing pasture for dairy operations.

Aggregate resources underlay approximately half of the expansion lands, mostly in the north and some in the very southerly portions. Expansion lands are well beyond areas of active or licensed operations.

Overall, community and employment expansion lands are strategically situated to avoid or minimize potential land use conflicts. The Region's involvement in the MCP program has informed the SABR assessment and conceptual community design provides practical and supportive land use.

Revised Land Needs Assessment

A revised December 2021 Land Needs Assessment is included in Appendix 3.

The revised Land Needs Assessment identifies a total expansion area of 830 hectares to achieve the minimum forecasts associated with the Made-in-Niagara Forecast endorsed-in-principle in August 2021 and includes the rural component discussed in Report PDS 42-2021.

As noted earlier in this Report, the revised LNA contains updates. The changes are from progress made since August, as well as consultation with municipalities, Province, stakeholders and public.

One area that is new to the revised LNA is the "Final Adjustments." The Provincial Land Needs Assessment Methodology ("the Methodology") allows for final adjustments as a last step, based on criteria identified within the Methodology.

Specifically, the Methodology provides that adjustments may be made to account for:

- Constrained land within the settlement area that requires additional infrastructure (e.g. servicing, transit, highways);
- Lands that may not develop within the horizon of the Plan due to other factors such as landowner choice to not develop for the purposes they are designated for;
- The length of the planning process to make lands ready for development; and,
- Other economic (e.g., provision for major businesses) and demographic (e.g., increases in immigration and emigration) considerations not anticipated in growth scenarios used in the initial municipal analysis.

The revised LNA identifies 315 hectares of existing Community Area land that meets this Final Adjustment criteria.

Specifically, 210 hectares of existing Community Area lands are immediately adjacent to active or planned aggregate operations. These lands may not be available for development within the planning horizon, depending on the life span of the aggregate operation and studies associated with development applications.

Another 105 hectares have infrastructure limitations in the planning horizon. These lands are not serviced at this time and would require extensive expansion of infrastructure and comprehensive land use planning.

The location of these adjustment lands are in Port Colborne and Thorold. These lands are not removed from the urban area, nor are any special land use designations proposed. Rather, the revised LNA identifies an adjustment needed to discount the land supply available to accommodate forecasted growth.

Table 1 provides a summary of each Land Need category and overall Regional Land Need.

Table 1

Land Need Category	Area (ha)
Community Area Expansion	785
Employment Area Expansion	245
Rural Settlement Expansion	115
Final Adjustments	-315
Regional Land Need	830

Table 2 summarizes how the Land Needs will be accommodated across Niagara, and reflects the areas recommended for expansion.

Table 2

Land Need Category	Municipality	Area (ha)
Community Area Expansion	Fort Erie	105
	Niagara Falls	310
	Pelham (Thorold)	40
	West Lincoln	330
Employment Area Expansion	Fort Erie	175
	West Lincoln	70
Rural Settlement Expansion	Wainfleet	75
	West Lincoln	40
Final Adjustment	Port Colborne	-160
	Thorold	-155

The expansion recommendations establish Settlement Area Boundaries that can accommodate the Made-in-Niagara Forecast.

The Settlement Area Boundary Expansions set out in this report would fulfill all land needed. In other words, the Region would require no additional land.

Settlement Area Boundary Technical Adjustment and Rationalization Review

The above discussion relates to boundary changes that result from a land need. Other boundary matters which do not relate to land need are also addressed as part of SABR. These are referred to as technical adjustments and rationalizations.

Most of the local boundaries are accurately reflected in Regional mapping. However, as part of the SABR program, some minor mapping discrepancies between Regional and Local urban area boundaries, as well as the Niagara Escarpment Plan, were identified. The Region seeks to correct these errors to ensure alignment of mapping moving forward. Appendix 5 provides information on the process of review and locations where technical adjustments were made to urban settlement boundaries.

A Region-wide map is available to identify the areas proposed for technical adjustments made to urban settlement boundaries. Detailed mapping is available upon request for

specific areas or properties. Requests can be made by [email](mailto:makingourmark@niagararegion.ca) to the Region. (makingourmark@niagararegion.ca).

Outside of the growth-related land needs, the Region revised boundaries that should be rationalized. Rationalizations are not driven by growth needs, rather they bring in larger built-up areas. Rationalizations align with changes made through the Provincial Coordinated Plan Review or will add lands that are already developed in an urban context.

Five boundary rationalizations are proposed. These are located in Grimsby, Thorold South, Port Robinson, Beamsville, and Niagara Falls. Details on rationalization locations are found in Appendix 6.

Provincial Policy Review

The *Planning Act, 1990* requires all municipal Council decisions to be consistent with, conform to, or not conflict with the applicable Provincial policy. Regional and local planning staff must provide planning advice and make recommendations under the same requirements. The recommendations in this report conform to, are consistent with, and do not conflict with applicable Provincial policy and plans. The policy review is included in Appendix 7.

Alternatives Reviewed

This Report is prepared for information only; therefore, no alternatives are provided.

This Report includes Staff's expansion recommendations and a revised LNA for further review and comment. Consultation on these recommendations is planned for late 2021 and early 2022. The Region seeks comments by February 7, 2022.

Relationship to Council Strategic Priorities

Settlement Area Boundary Expansion, as part of the Region's MCR and NOP are supported by the following Council Strategic Priorities:

- **Supporting Business and Economic Growth:** Through long range planning for the supply and retention of a broad range of community and employment lands that offer community related employment and industrial employment opportunities to attract and support economic wellbeing;

- **Healthy and Vibrant Community:** Through planning for safe, healthy neighbourhoods that are attractive, inclusive and connected, based on complete community principles and design;
- **Responsible Growth and Infrastructure Planning:** Through coordinated, efficient use of existing infrastructure and optimizing planned infrastructure that will service the communities of Niagara and facilitate movement of people and goods; and
- **Sustainable and Engaging Government:** Through planned growth that is fiscally sustainable and fosters strong, successful relationships between all levels of government in the supply of services and infrastructure.

Other Pertinent Reports

PDS 4-2021 - Niagara Official Plan—Steps and Directions Moving Forward (information)

PDS 17-2021 - Niagara Official Plan Consolidated Policy Report (endorsement)

PDS 33-2021 - Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update (endorsement)

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Appendices

- Appendix 1 Map of All Requests Received as part of SABR
- Appendix 2 Map of Recommended Urban Settlement Area Expansions
- Appendix 3 2051 Land Needs Assessment (December 2021)
- Appendix 4 Niagara Falls and Fort Erie Expansion Area-wide Context review
- Appendix 5 Boundary Changes from Technical Adjustments to Urban Settlement Areas
- Appendix 6 Boundary Changes from Rationalizations
- Appendix 7 Provincial Policy Review

The following [appendices](#) are available on the NOP website only due to size. (<https://www.niagararegion.ca/official-plan/>)

- Appendix 8 Public Comments
- Appendix 9 Urban Settlement Area Assessment Review