



NIAGARA OFFICIAL PLAN

Appendix 6 - PDS 41-2021 Boundary Rationalizations

Settlement Area Boundary Review

Niagara Region
December 2021

GROWING REGION



Settlement Area Boundary Rationalization Review

As part of the SABR program, the Region considered boundary rationalizations. Rationalizations are a change that is not based on land need (i.e. new growth), nor is it a technical adjustment meeting the criteria set out in Appendix 6.

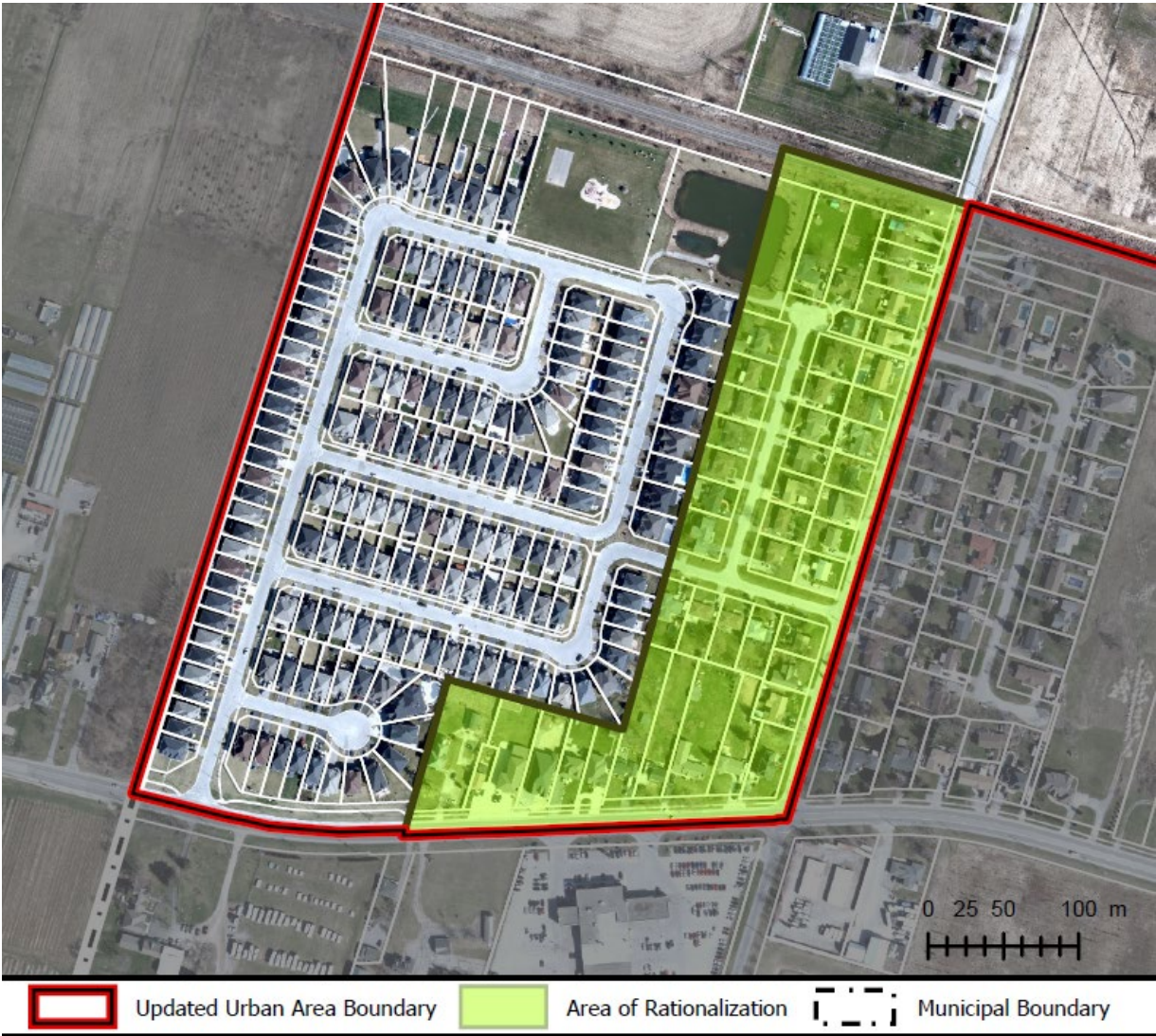
Rather, rationalizations are boundary changes that address areas predominantly developed and serviced, or where very limited infill or intensification would occur. In some cases, the boundary is proposed to change to conform to the Niagara Escarpment Plan Urban designation or reflect longstanding local site specific policy.

Five urban area boundary rationalizations were identified as part of the review, which are located in Grimsby, Thorold South, Port Robinson, Beamsville, and Niagara Falls. A summary review and recommendation of each rationalization is provided below.

Rationalization 1: Grimsby

Rationalization 1 is located in the Town of Grimsby. It is bounded by Kelson Avenue North to the east, Main Street West to the south, existing residential dwellings to the west, and a rail line to the north.

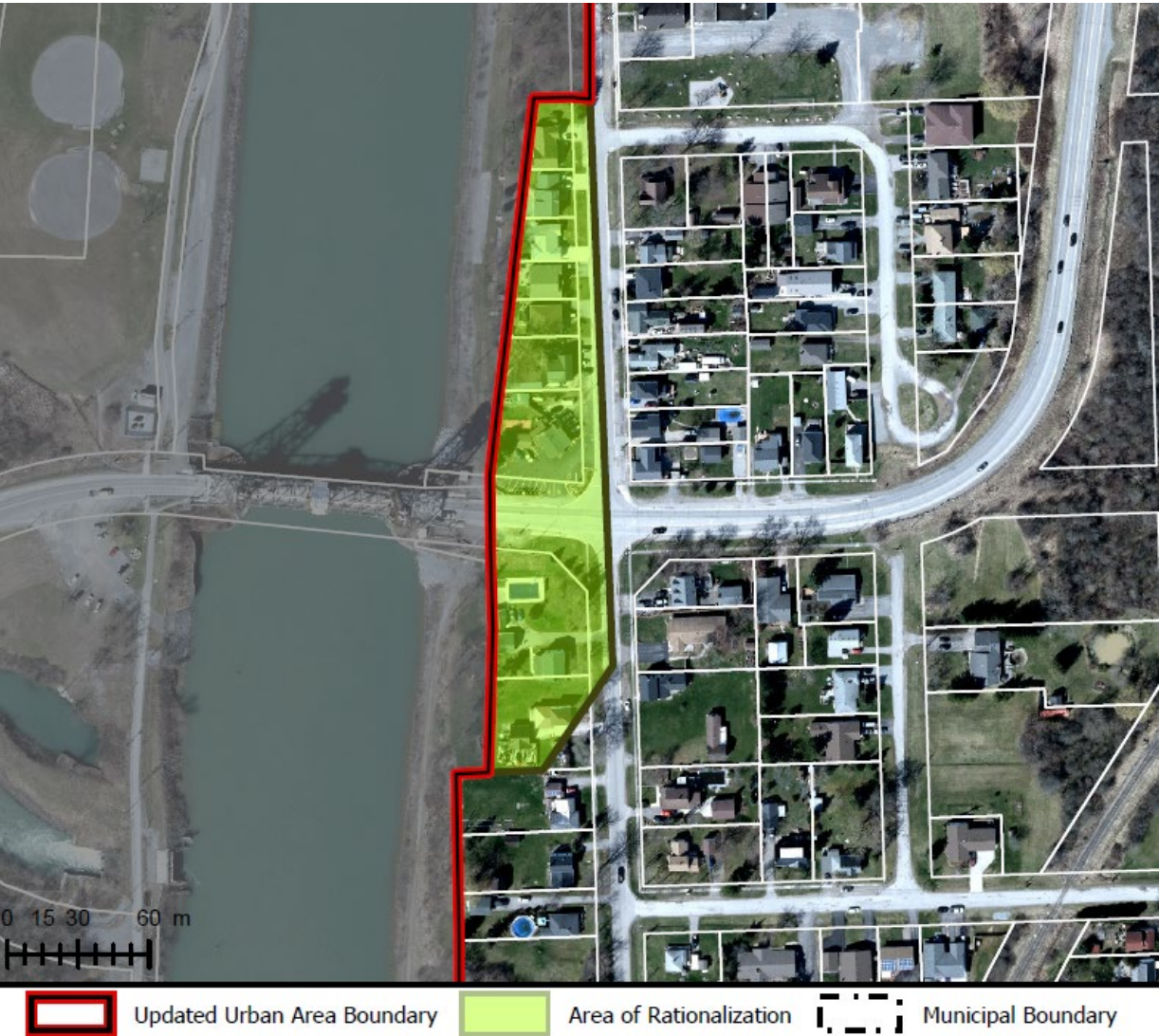
These lands represent part of a residential subdivision which in part is located within the current urban area boundary. Rationalization 1 received support from local staff and Council to bring these already developed lands into the urban area boundary.



Rationalization 2: Thorold South

Rationalization 2 is located in the southern area of the City of Thorold. It is bounded by Centre Street to the east, a residential property to the south, the Welland Canal to the west, and a wooded area to the north.

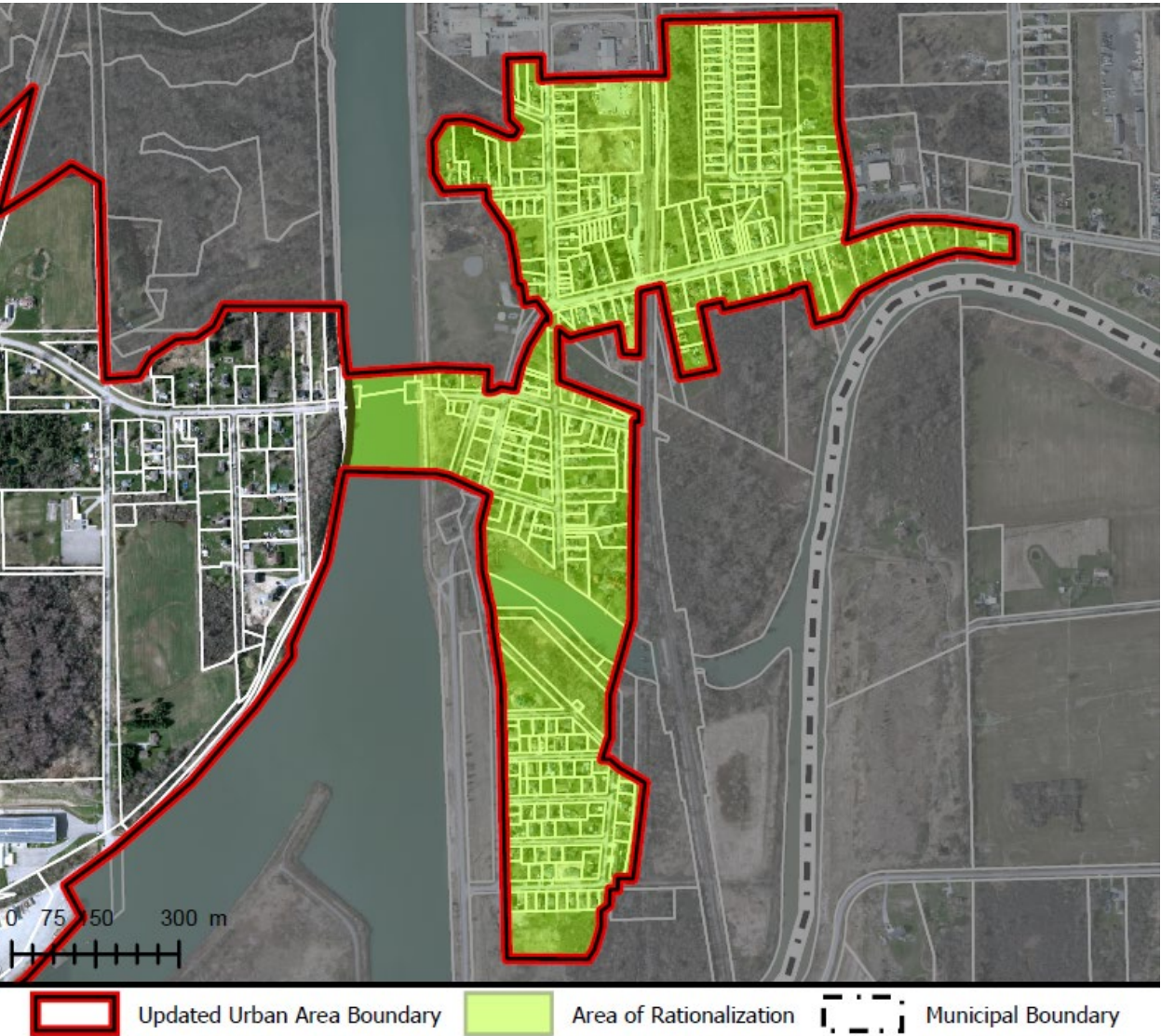
These lands are developed with existing residential uses and are surrounded entirely by urban area east of the Welland Canal. Rationalization 2 was discussed with and supported by local staff to bring these already developed lands into the urban area boundary.



Rationalization 3: Port Robinson

Rationalization 3 is located in the Port Robinson area of the City of Thorold. It encompasses a large, irregular shaped area. The lands are largely built out and are identified as the Port Robinson East Special Policy Area within the local Official Plan.

The Special Policy Area recognizes this area as a historic and stable rural community that is not a focus area for growth. Rationalization 3 was discussed with and supported by local staff, which will bring these lands into the urban area boundary. These lands will continue to be subject to the applicable policies of the local Special Policy Area.



Rationalization 4: Beamsville

Rationalization 4 is located in Beamsville within the Town of Lincoln and is a Niagara Escarpment Plan Urban Area. It is bounded by Hixon Street to the east, the Niagara Escarpment to the south, Mountain Street to the west and Hillside Drive to the north.

The site is developed with Albright Centre, a long-term care home, as well as associated residential dwellings. Rationalization 4 has been discussed with and is supported by local staff and the Niagara Escarpment Commission. Rationalization 4 will bring these lands into the urban area boundary to conform to the Niagara Escarpment Urban designation.



Rationalization 5: Niagara Falls

Rationalization 5 is located in the northern area of the City of Niagara Falls and is a Niagara Escarpment Plan Urban Area designation conformity update. It is bounded by an open field to the east, wooded areas to the south and west, and the Queen Elizabeth Way to the north. The lands currently encompass an industrial operation with associated construction contractors yard, corporate offices and heavy equipment fleet storage.

Rationalization 5 was discussed with and supported by local staff. Rationalization 5 was discussed with the Niagara Escarpment Commission and there was support to bring this area into the urban area boundary, with issues raised with respect to the eastern boundary of the lands. This issue will be addressed through ongoing dialogue with the Niagara Escarpment Commission.

Rationalization 5 will bring these lands developed for industrial purposes into the urban area boundary to conform to the Niagara Escarpment Urban designation.



Application and Local Conformity

The mapping adjustments for the rationalizations have been applied through a GIS-based mapping exercise. The resulting urban area boundary layer will be applied in relevant schedules of the Niagara Official Plan when the final draft is presented.

Once finalized, the digital rationalization mapping updates will be provided to local municipalities to reflect in local Official Plans through local conformity exercises to ensure that urban area boundaries conform to the Niagara Official Plan.