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# NIAGARA OFFICIAL PLAN

## Appendix 4 - PDS 42-2021

### Boundary Changes from Technical Adjustments to Rural (Hamlet) Settlement Areas

#### Settlement Area Boundary Review

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Niagara Region  
December 2021

**GROWING REGION**



## **Rural Settlement Boundary Review – Technical Adjustments**

In preparing the NOP, the Region identified small mapping discrepancies between Regional and Local boundaries in rural settlement areas (Hamlets). This occurred where Hamlet boundary alignment incorrectly reflected the parcel boundary, did not align with the zoning by-law boundary, or had deficient access width.

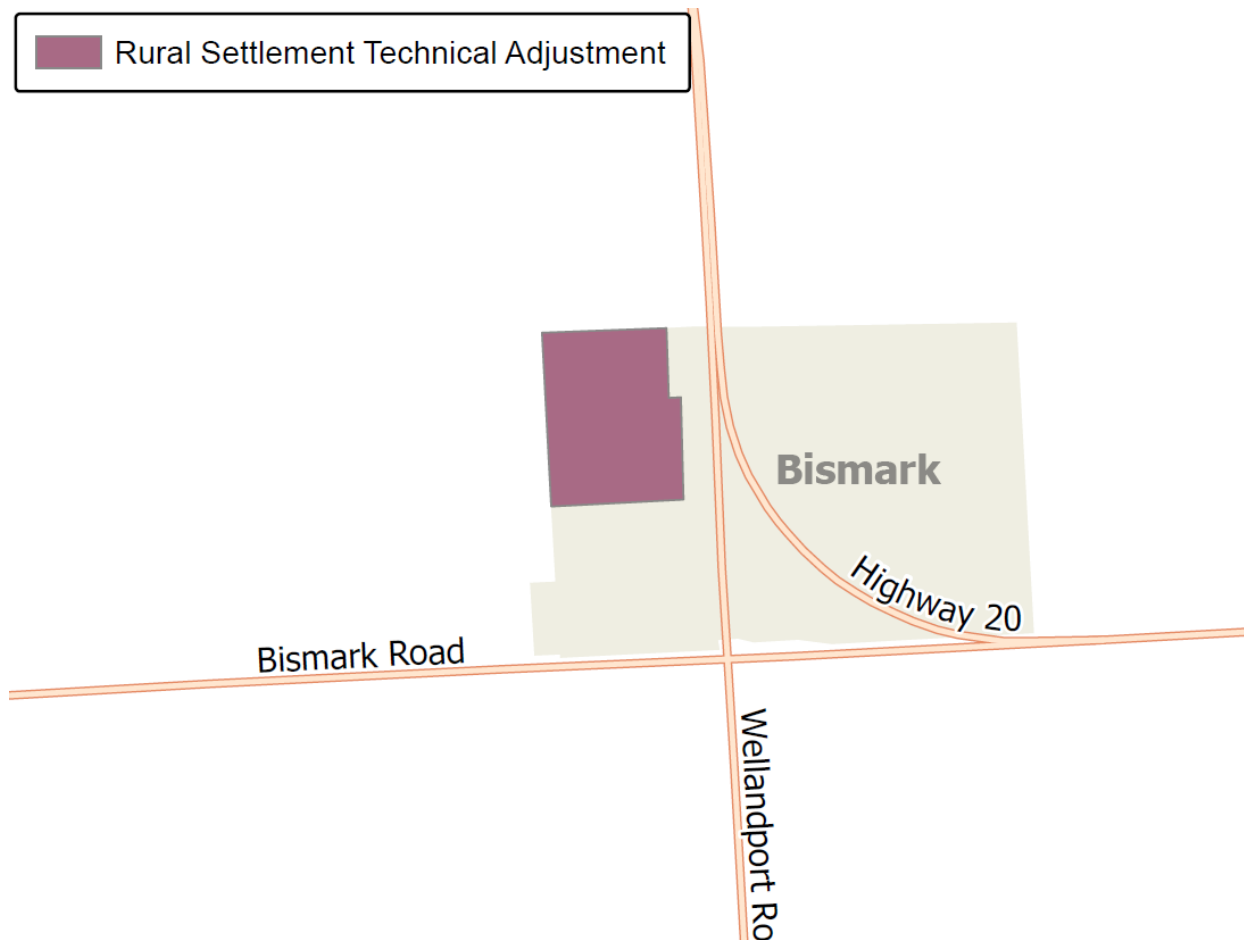
Similar to the urban technical adjustments, covered under a separate Appendix, changes are proposed to correct the above errors. These changes do not add to land supply to accommodate growth.

Rural technical adjustments occur in West Lincoln and Wainfleet. Four areas are identified below.

## Technical Boundary Adjustments

### Technical Adjustment #1 – Bismark, West Lincoln

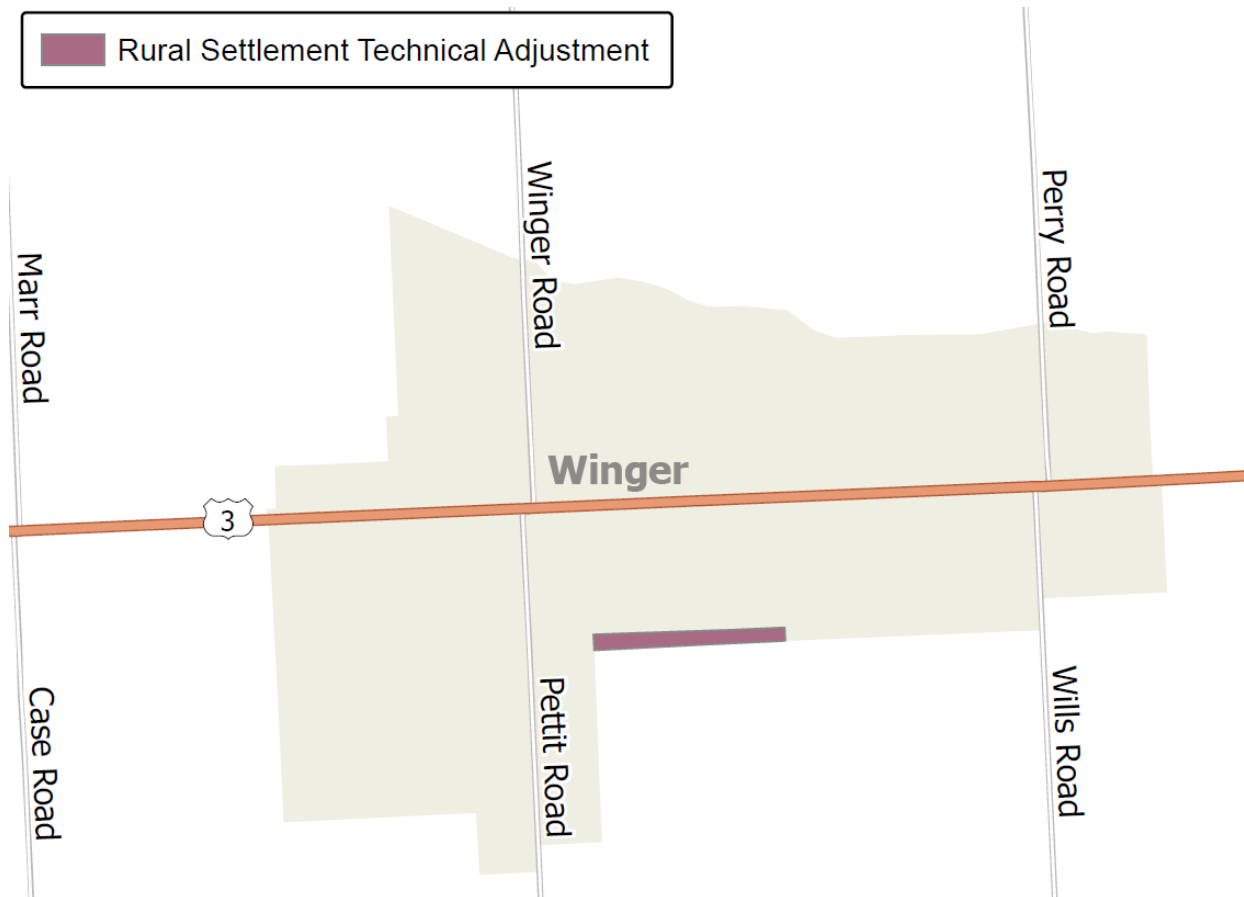
The Region proposes a minor technical adjustment for the Bismark Rural Settlement boundary. The adjustment will add approximately two hectares immediately adjacent to an existing established commercial (restaurant) lot and residential lot, both undersized. This adjustment will not facilitate the development of new rural residential lots. The purpose of this adjustment is to allow a future property boundary adjustment to add land for private servicing purposes to the adjacent lots. The technical change better aligns with the existing Hamlet zoning.



### Technical Adjustment #2 – Winger, Wainfleet

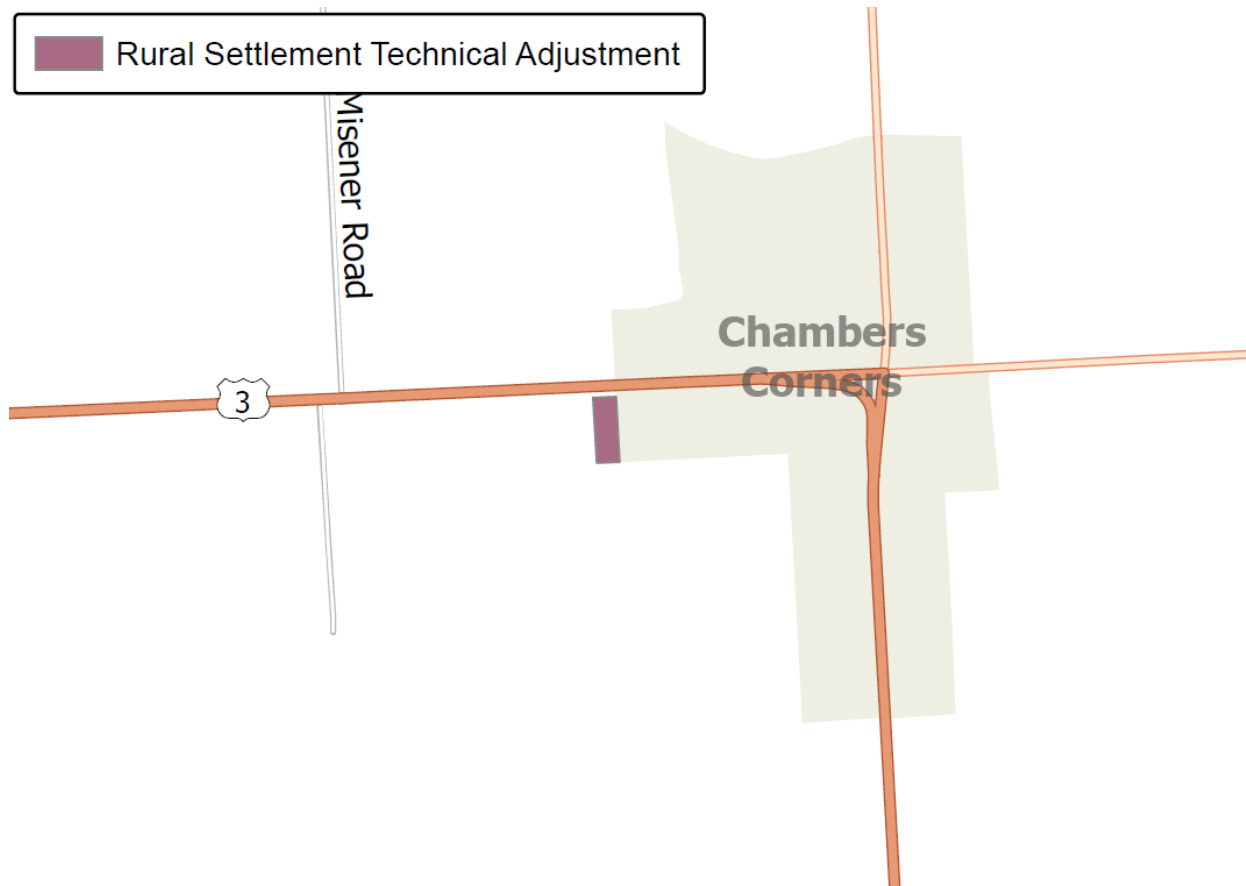
A technical adjustment is supported for the Winger Hamlet to facilitate a through road to connect two large vacant parcels for development. These parcels are currently within the boundary. The adjustment would allow for coordination of development to provide alternate road connect to Wills Road, as well as to Highway 3.

The Region supports the Township’s position of adjusting this boundary to allow for the coordination of development within the Winger boundary.



### Technical Adjustment #3 – Chambers Corners, Wainfleet

A technical adjustment is recommended to extend the Hamlet boundary to align with the westerly property line of the property it currently splits. The purpose of this adjustment is to facilitate the future expansion of fire department operations, emergency services and a fire training tower.



#### Technical Adjustment #4 – Wellandport, Wainfleet

An existing church is located on the west side of Wellandport Road, immediately adjacent to the Wellandport rural settlement boundary. There is a site specific policy in the current Official Plan that permits the church as an extension to the boundary; this technical adjustment would include the church in the boundary. This facilitates a community use that is more appropriately located within a rural settlement boundary.

