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# NIAGARA OFFICIAL PLAN

## Appendix 5 - PDS 42-2021 Provincial Policy Review

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Niagara Region  
December 2021

**GROWING REGION**



## 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.

Below is a summary of some applicable Provincial Policy as it relates to this Report. The recommendations of Report PDS 42-2021, and updated LNA, conforms to, is consistent with, and does not conflict with these documents, as applicable.

### Provincial Policy Statement (2020)

The PPS, 2020 provides direction on land use planning to promote sustainable, strong communities, a strong economy, and a clean and healthy environment.

The PPS provides direction through policies in Section 1.1.4 Rural Areas in Municipalities.

**Rural areas** are defined as a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Policy 1.1.4.1 states Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

In addition, Policy 1.1.4.2 provides direction for rural *settlement areas* (within *rural areas*) to be the focus of growth and development and their vitality and regeneration promoted.

Policy 1.1.4.3 provides criteria for growth when directing development in rural *settlement areas* in accordance with policy 1.1.3. Planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

Section 1.1.3 – “Settlement Areas” includes direction for settlement area boundary expansions only at the time of an MCR and only after there has been demonstrated need.

### **A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2019) as amended August 2020**

The Growth Plan provides a strategic, long-range growth management framework for the Greater Golden Horseshoe area. The Growth Plan supports Ontario’s vision of building stronger, more efficient, prosperous communities through appropriate growth management.

Similar to the PPS, the guiding principles of the Growth Plan are focused on achieving complete communities, stimulating economic growth, prioritizing intensification and higher densities to optimize infrastructure investments, and mitigating the adverse impacts of climate change.

Policy 2.2.1.5 identifies the Province’s Land Needs Assessment methodology to be used by the Region to assess the quantity of land required to accommodate forecasted growth to 2051.

Policy 2.2.8 of the Growth Plan speaks to Settlement Area Boundary Expansions. Policy 2.2.8.2 provides the direction for expansions to proceed through the MCR process based on the components and direction of the LNA.

For Rural Areas, Policy 2.2.9.1 encourages municipalities to plan for a variety of cultural and economic opportunities within *rural settlements* to serve the needs of rural residents and area businesses.

Further, Policy 2.2.9.7 provides specific direction for rural settlement minor rounding out that considers rural character, confirmation of private servicing and direction to the applicable criteria of Policy 2.2.8.2.

### **Greenbelt Plan and Niagara Escarpment Plan, 2017**

The Greenbelt Plan and Niagara Escarpment Plan were also reviewed. The policies of both provide direction for enhancement and protection of the natural and agricultural systems. Expansions into the Greenbelt and Niagara Escarpment areas are prohibited.