

Official Plan Update

Settlement Area Boundary Review

Reports PDS 41-2021 and PDS 42-2021 • PEDC • Dec 8, 2021



making our mark

NIAGARA
OFFICIAL PLAN

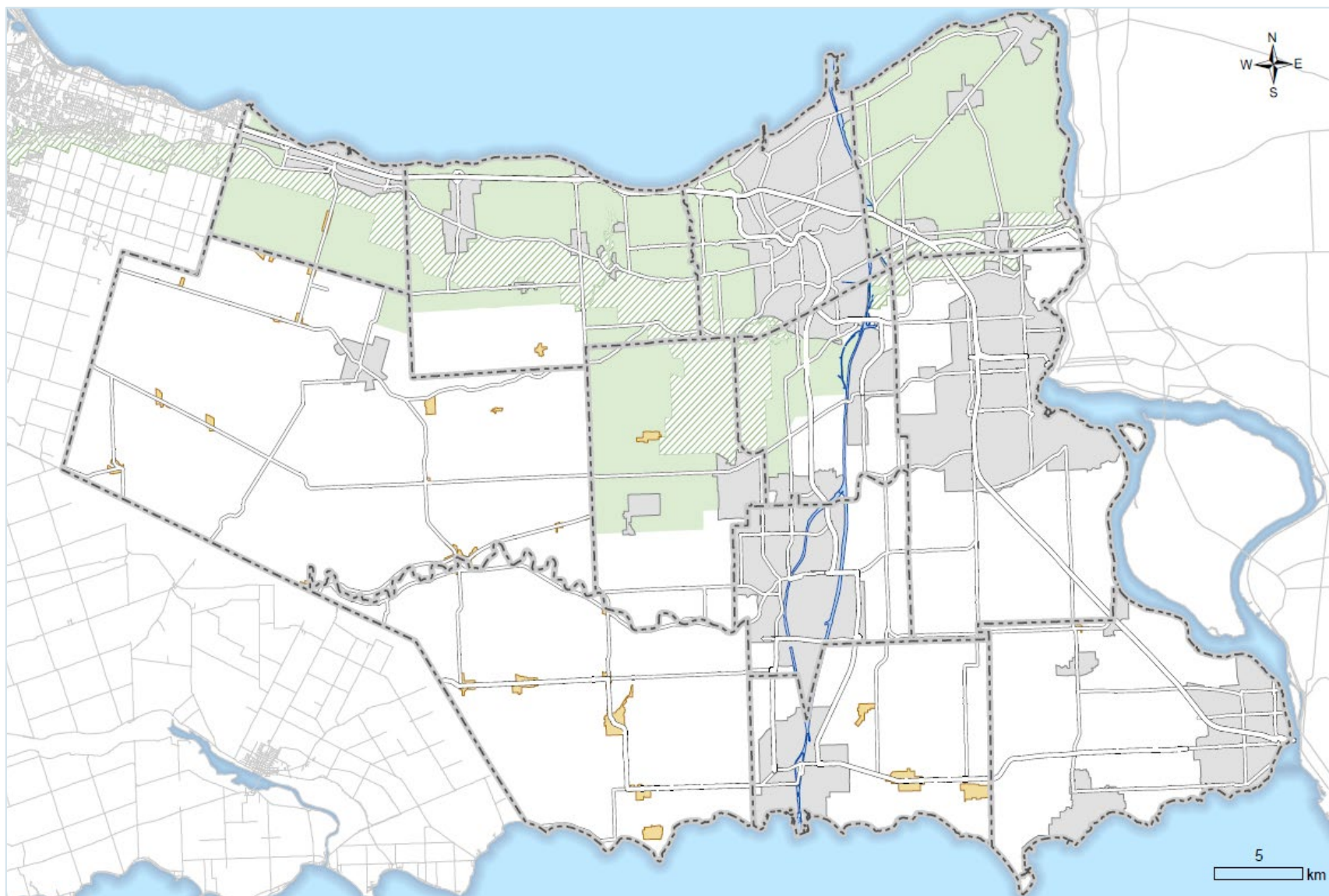
Niagara  Region

recent official plan work

- **May 2021**
Joint-Report | Draft Policies | NES Options
- **August 2021**
Growth Forecasts | Endorsement in Principle
- **November 2021**
Employment Conversions
- **December 2021**
Natural Environment System | Settlement Area Expansions

Today's presentation outlines settlement area boundary review recommendations for information purposes.

where growth is limited



LEGEND

- Settlement Area
- Greenbelt Plan
- Niagara Escarpment
- Plan Rural Settlement
- Area Rural Area

growth management strategy: intensification



Goes well beyond the Province's intensification requirements.



Addresses market demand for housing.

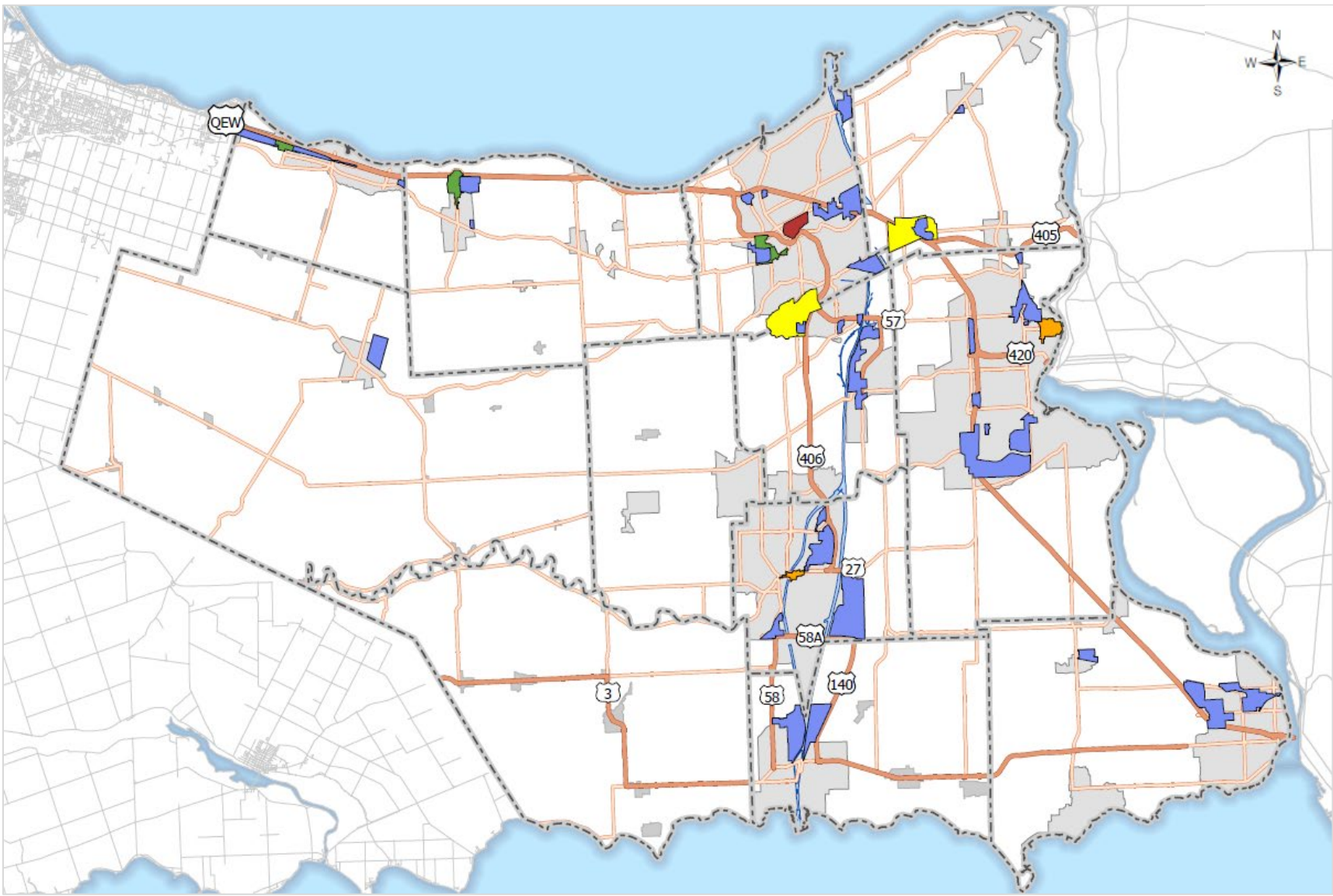


Increases the amount of medium and high density housing.



Result is less land needed for expansions.

where growth is directed



LEGEND

- Settlement Area
- Employment Area
- Rural Settlement Area
- Rural Area
- Strategic Growth Areas
 - Urban Growth Centre
 - District Plan Area
 - Major Transit Station Area
 - Regional Growth Centre

land need assessment

Regional Land Need (December 2021)

Community Area	+785 hectares
Employment Area	+245 hectares
Rural Area	+115 hectares
Final Adjustment	-315 hectares

Outside of urban area land need, the new Official Plan includes:

1,393 + | ha of Greenbelt Protected Countryside

3,300 + | ha of Growth Plan Prime Agricultural Area

38,000 + | ha of Provincial Natural Heritage system

municipal land need before expansion

	Community Area	Employment Area	Rural Area
Fort Erie	105 ha	175 ha	-
Grimsby	-	-	-
Lincoln	-	-	-
Niagara Falls	310 ha	-	-
Niagara-on-the-Lake	-	-10 ha	-
Pelham	40 ha	-	-
Port Colborne	-160 ha	-40 ha	-20
St. Catharines	-	-	-
Thorold	-155 ha	-15 ha	-
Wainfleet	-	-	75 ha
Welland	[-102 ha]*	45 ha	-
West Lincoln	330 ha	70 ha	40 ha

* Northwest Welland Expansion approved in January 2021

adjusting boundaries

The Region is responsible for determining whether settlement area boundary expansions are needed to accommodate growth.

LAND NEED

- Dependent on regional land need forecasts.

CRITERIA

- Subject to a comprehensive evaluation.

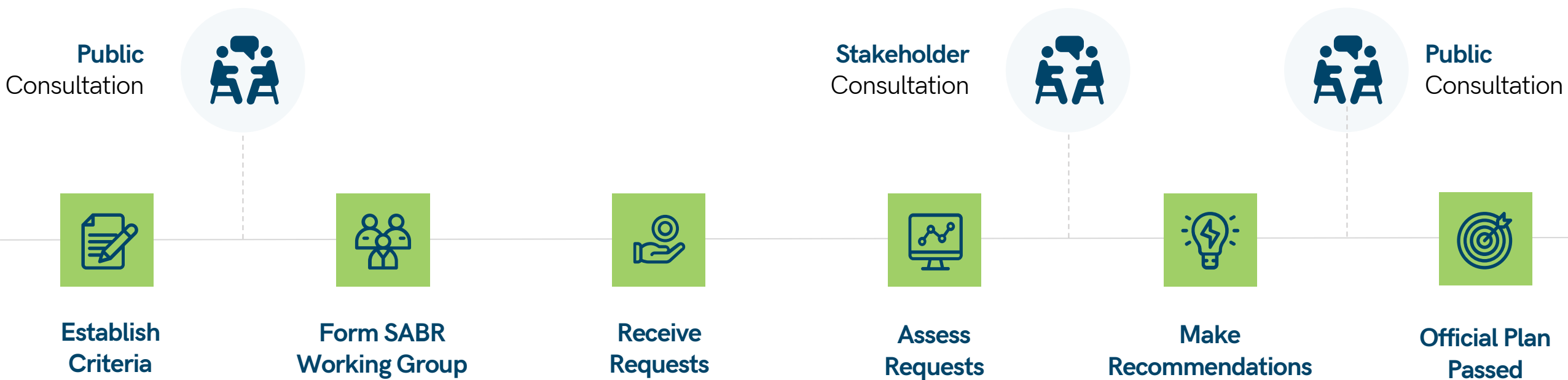
TIMING

- Permitted only during the new Official Plan.

Technical adjustments and rationalizations are also included for Provincial conformity, to correct mapping errors, and to recognize existing conditions.



settlement area boundary review

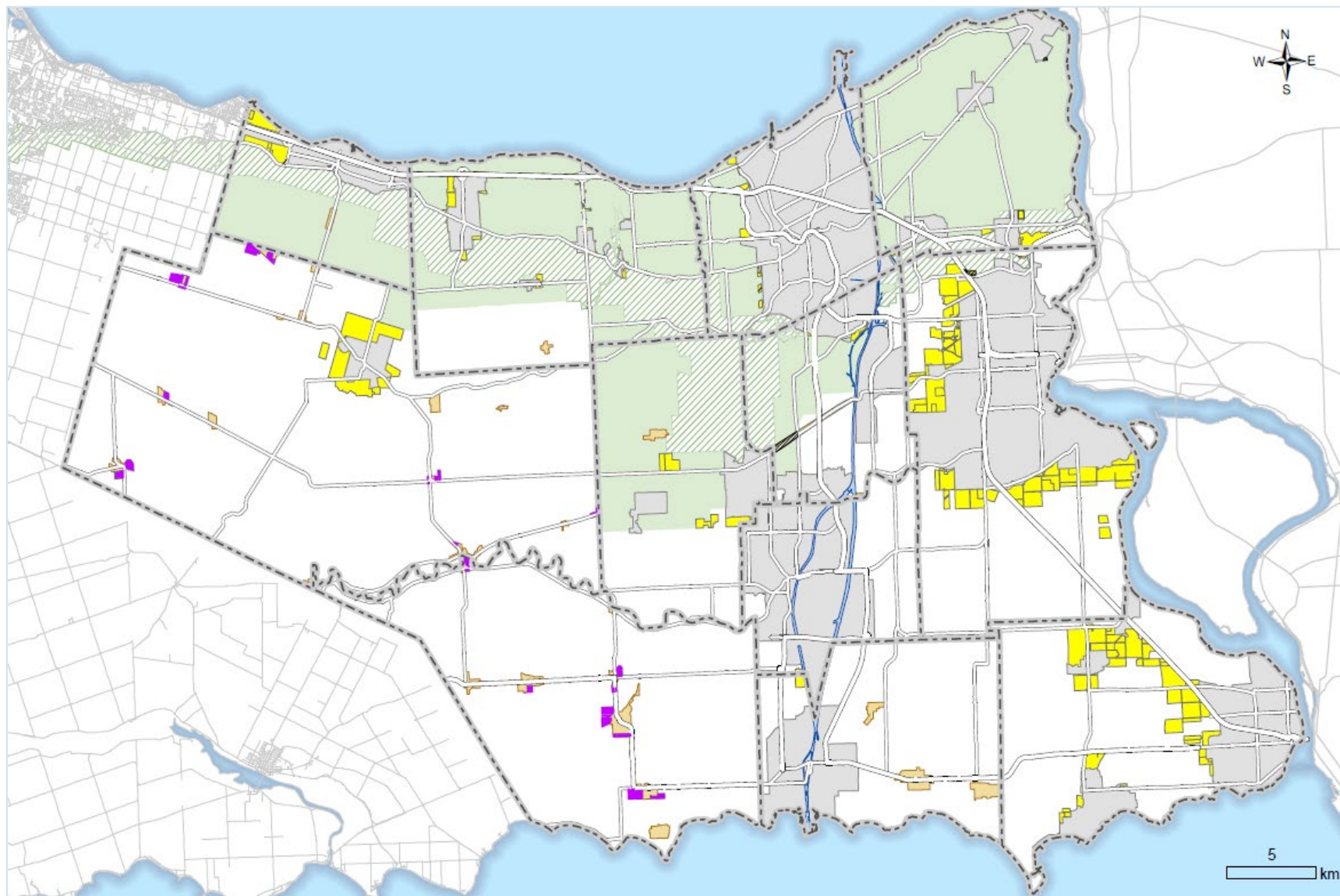


interdisciplinary review



The SABR Working Group is made up of staff from Infrastructure Planning, Environmental Planning, Transportation Services, Planning and Development, and staff from the Area Municipalities.

initial expansion locations



134

total locations
considered

LEGEND

- Settlement Area
- Greenbelt Plan
- Niagara Escarpment Plan
- Rural Settlement Area
- Rural Area
- Urban Review Location
- Rural Settlement Location

step 1: initial test



MUNICIPAL LAND NEED

Is there an identified
municipal land need?



PROVINCIAL PLANS

Are the lands in the
Greenbelt or Niagara
Escarpment Plan?



SPECIALTY CROP

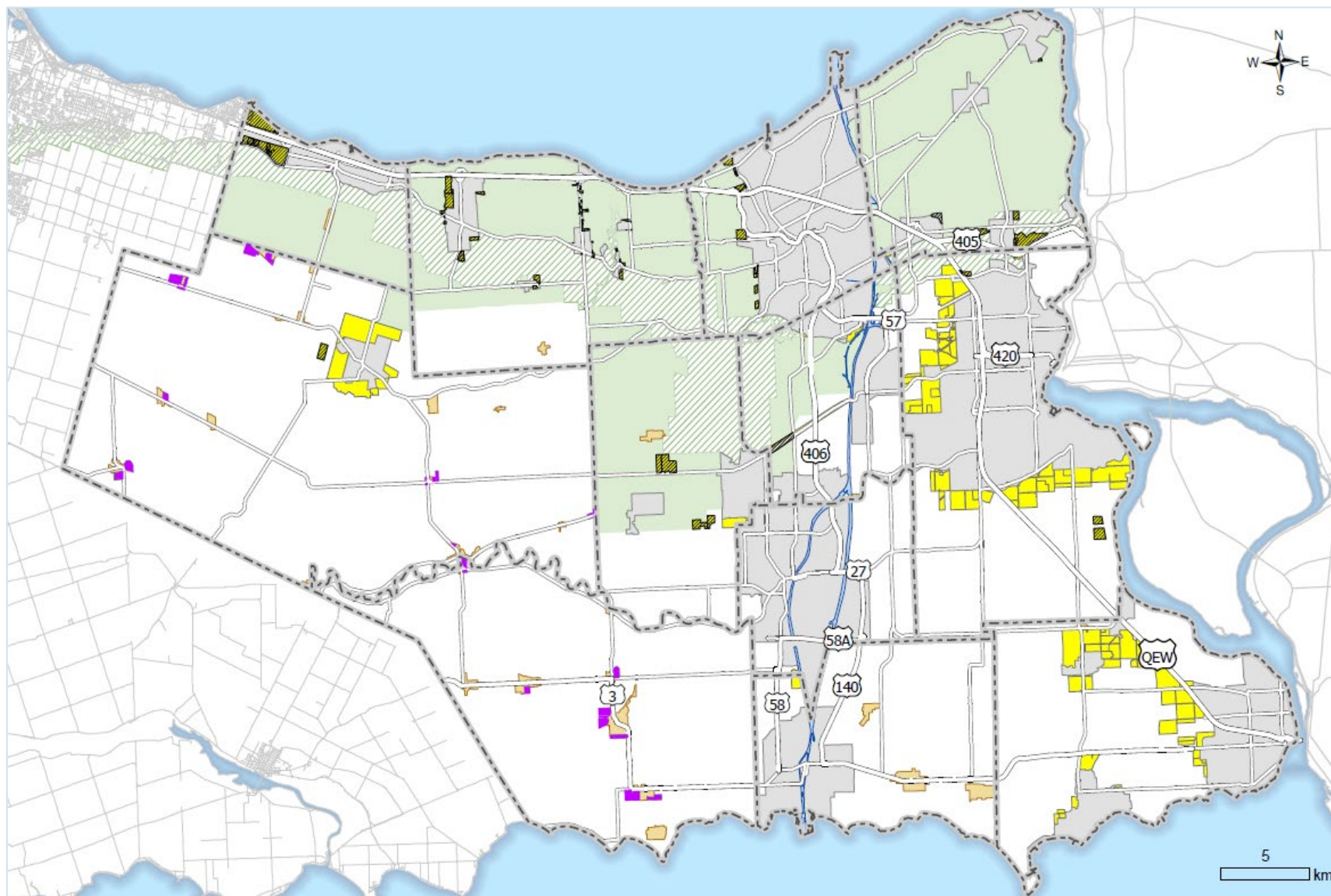
Are the lands in a
Specialty Crop Area?



CONTIGUOUS BOUNDARY

Are the lands contiguous
to an existing settlement
area boundary?

remaining locations



101

total locations remaining
after initial test

LEGEND

- Settlement Area
- Greenbelt Plan
- Niagara Escarpment Plan
- Rural Settlement Area
- Rural Area
- Urban Review Location
- Rural Settlement Location
- Location Did Not Proceed to **Step 2: Evaluation**

step 2: urban area evaluation criteria



Land Use

- ☐ Complete communities
- ☐ Land needs
- ☐ Surrounding neighbourhoods



Aggregates

- ☐ Aggregate operations



Sanitary Services

- ☐ Existing treatment plant(s)
- ☐ Sanitary servicing
- ☐ Environmental impact



Agriculture

- ☐ Soil classification
- ☐ Livestock operation(s)
- ☐ Agri-food network



Transportation

- ☐ Major road access
- ☐ Existing/local road networks
- ☐ Public transit
- ☐ Active transportation



Water Services

- ☐ Municipal water servicing
- ☐ Future connections
- ☐ Environmental impact



Environment

- ☐ Natural heritage features
- ☐ Fragmentation
- ☐ Watershed impacts
- ☐ Water quality
- ☐ Species at risk
- ☐ Topographic impacts

step 2: rural settlement evaluation criteria



Rural Character

- ☐ Distinctive character
- ☐ Economic vitality
- ☐ Design of commercial and public spaces



Environment

- ☐ Impact to natural environment system



Support for Agriculture

- ☐ Farm-related uses
- ☐ Nearby rural and agricultural communities



Agricultural Impact

- ☐ Agricultural operations
- ☐ Agricultural infrastructure and livestock facilities
- ☐ Minimum Distance Separation



Hydrogeology

- ☐ Viable water supply
- ☐ Suitable private waste disposal systems

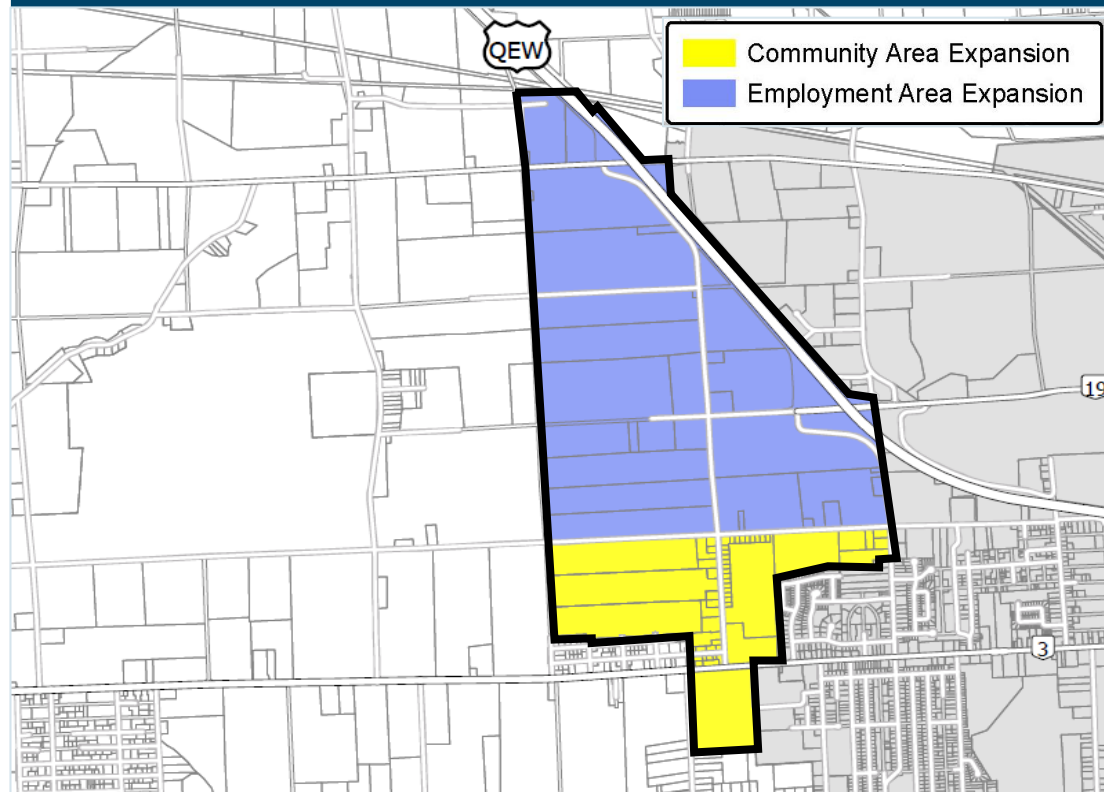


Land Use Context

- ☐ Site-specific considerations
- ☐ Local knowledge

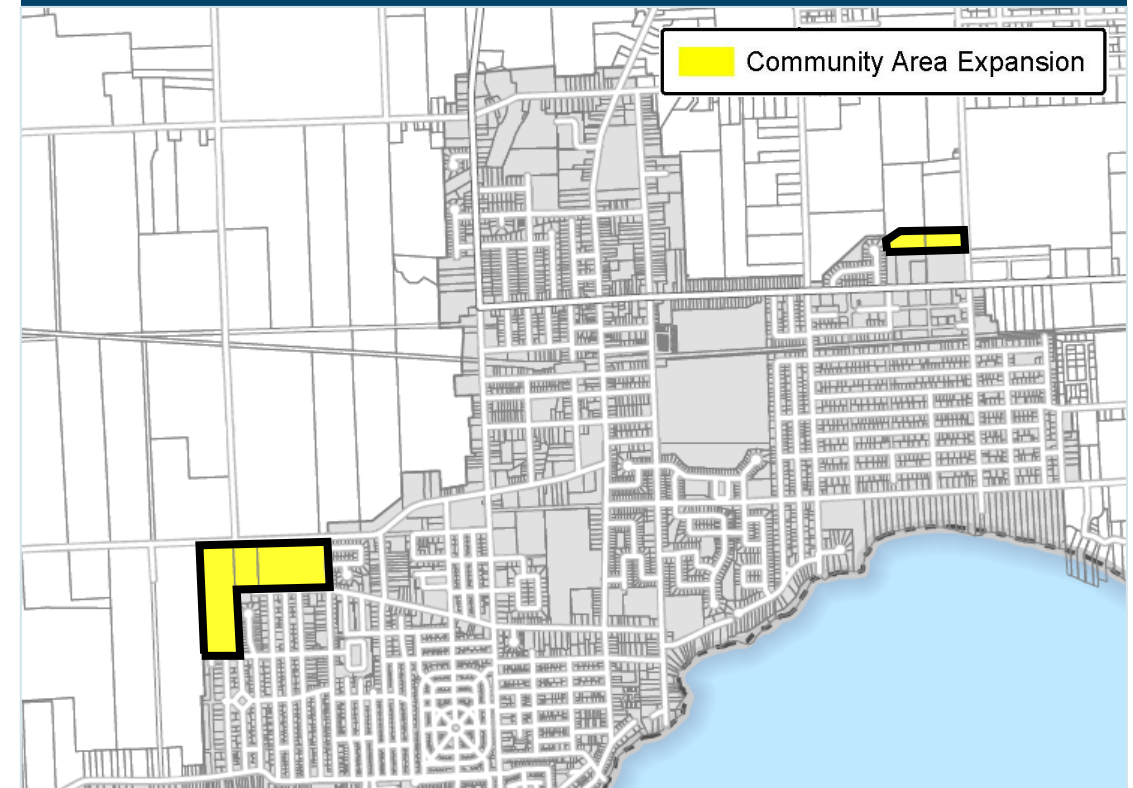
expansion recommendations

N/S of Garrison Road, Fort Erie



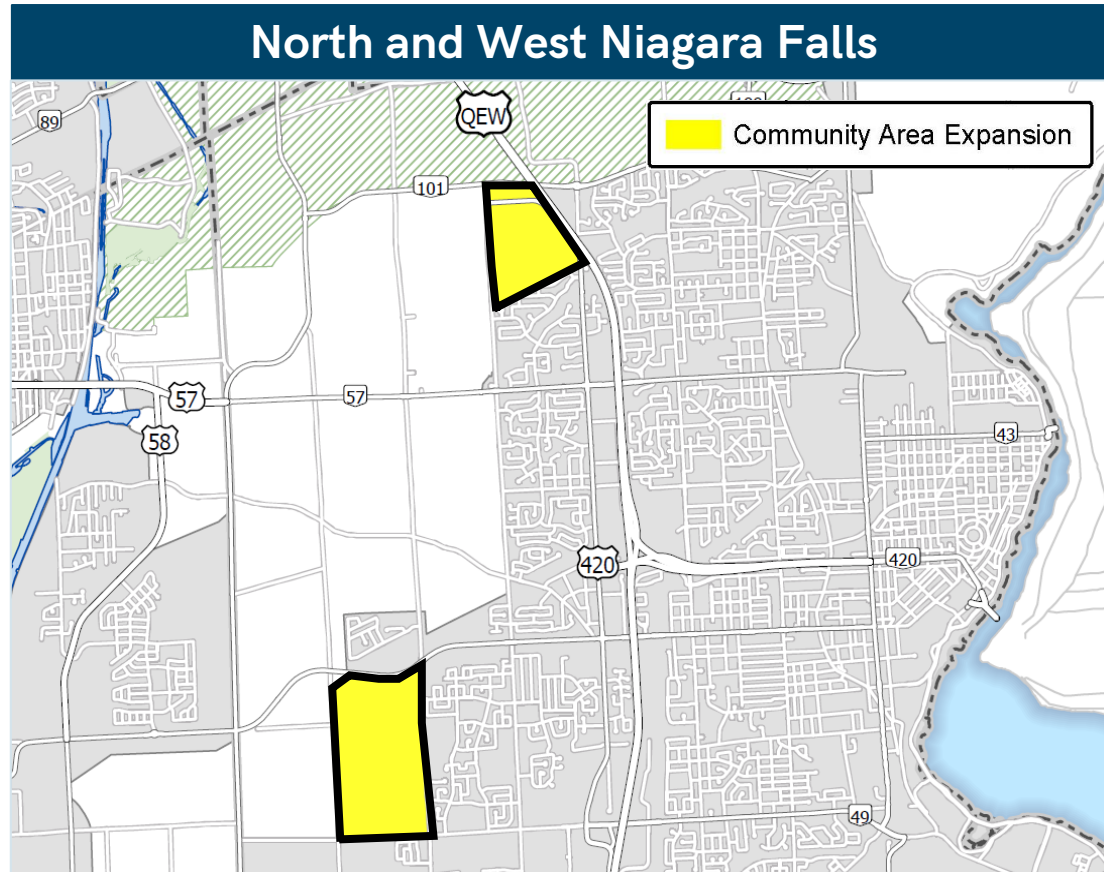
Employment Area: 175 ha **Community Area:** 93 ha **Total Area:** 268 ha

Ridgeway-Crystal Beach, Fort Erie

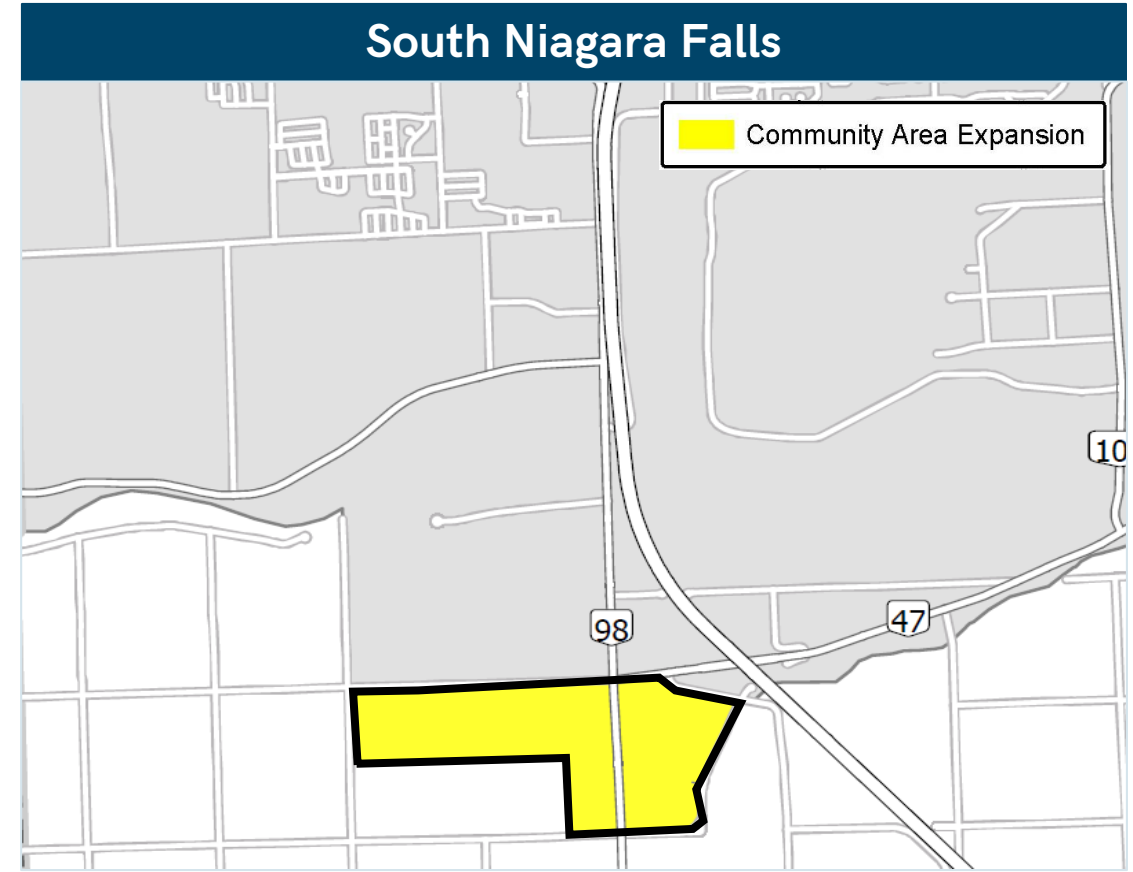


① **Community Area:** 12 ha ② **Community Area:** 1 ha **Total Area:** 13 ha

expansion recommendations



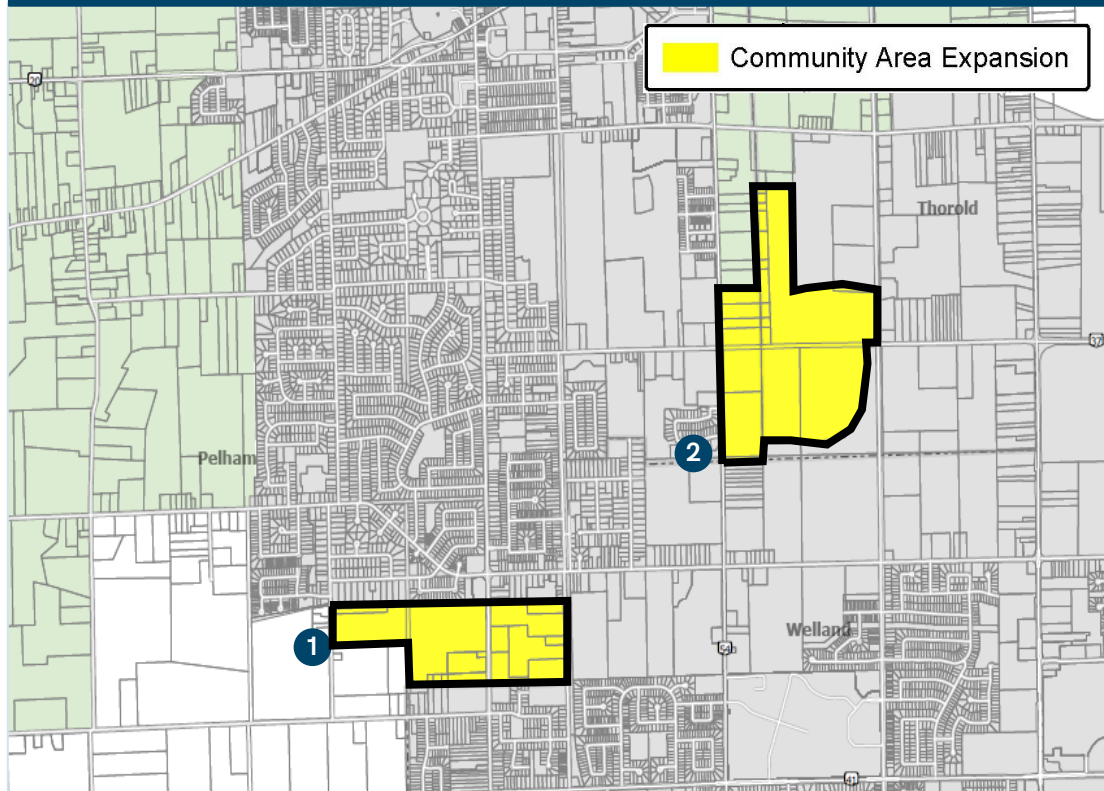
① **Community Area:** 160 ha ② **Community Area:** 65 ha **Total Area:** 225 ha



Community Area: 85 ha **Total Area:** 85 ha

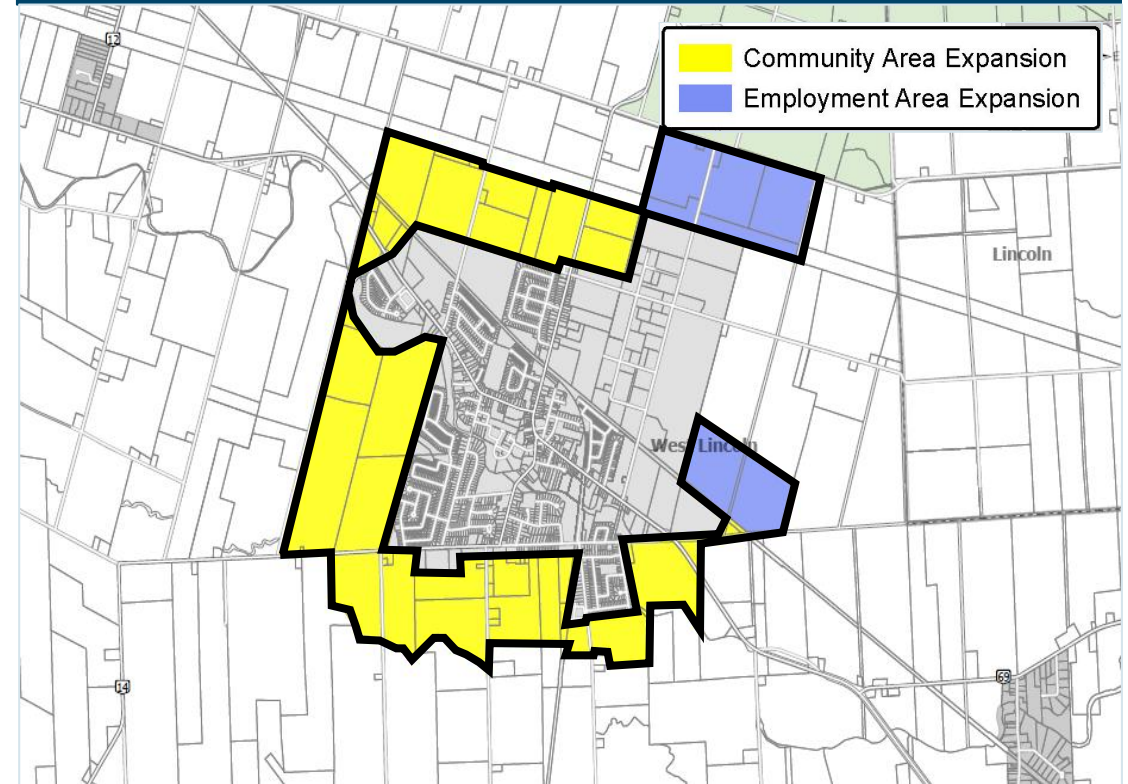
expansion recommendations

Pelham-Thorold



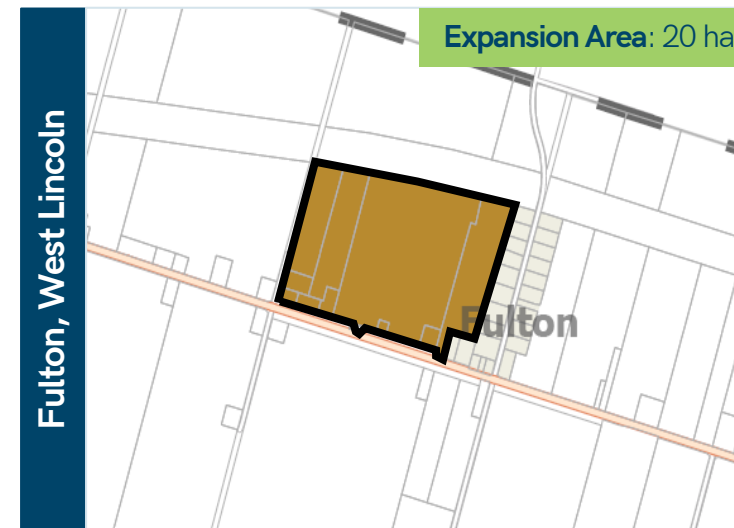
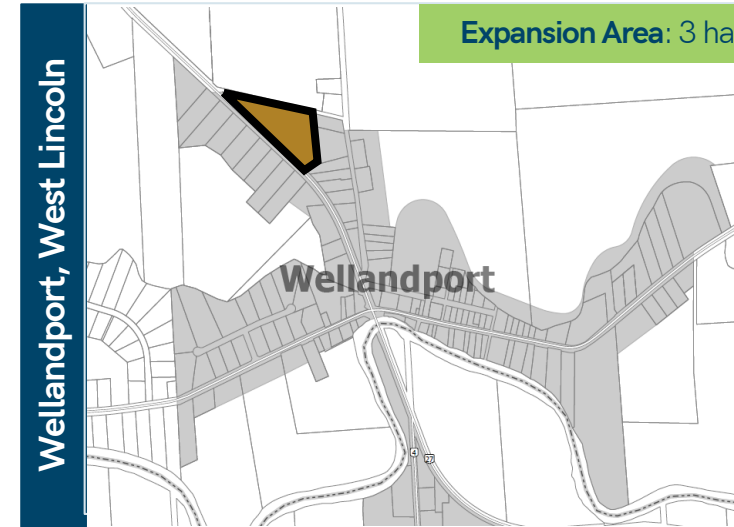
① Community Area: 17 ha ② Community Area: 24 ha Total Area: 41 ha

Smithville, West Lincoln

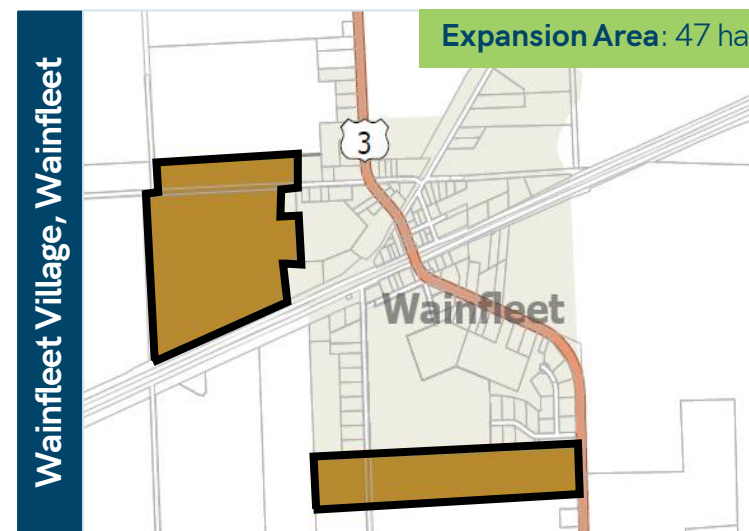
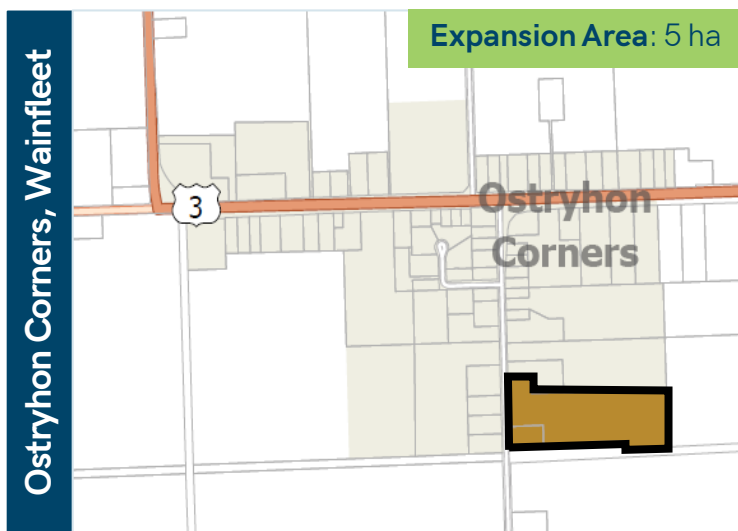
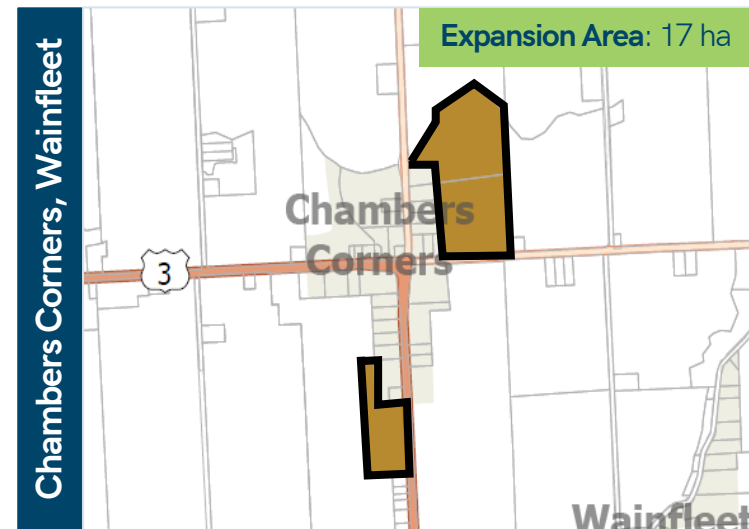
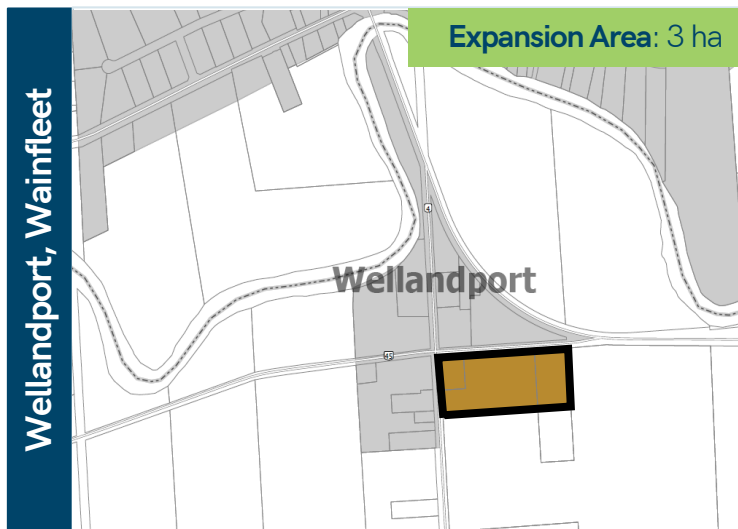


Employment Area: 70 ha Community Area: 330 ha Total Area: 400 ha

expansion recommendations



expansion recommendations



resulting land need

Land Need for Expansion Municipalities ^{1 2}					
	Community Area	Employment Area	Rural Area	Expansion Area ³	Remaining Area
Fort Erie	105 ha	175 ha	-	280 ha	0 ha
Niagara Falls	310 ha	-	-	310 ha	0 ha
Pelham	40 ha	-	-	40 ha ⁴	0 ha
West Lincoln	330 ha	70 ha	40 ha	440 ha	0 ha
Wainfleet	-	-	75 ha	75 ha	0 ha

- ¹ Numbers rounded to nearest 5 ha.
- ² Total includes a Final Adjustment of -310 ha.
- ³ 105 ha expansion already added in Welland.
- ⁴ Pelham expansion area includes some Thorold lands.

takeaways



Settlement area expansions can only happen as part of an Official Plan review.



Recommendations are based on comprehensive criteria as reviewed by an interdisciplinary Working Group.



Fall comment period considered in recommendations. Ongoing consultation will occur into 2022.



Reports PDS 41-2021 and PDS 42-2021 are provided for information only. Comments on the SABR recommendations requested by **February 7, 2022.**