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# NIAGARA OFFICIAL PLAN

## Appendix 2 - PDS 7-2022 Comments Summary

### Rural Settlement Area Boundary Review

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Niagara Region  
March 2022

**GROWING REGION**



**Table Description**

In December 2021, Reports No. PDS 41-2021 and PDS 42-2021 outlined staff’s recommendations for urban and rural area expansions as a result of the Settlement Area Boundary Review (“SABR”). The recommendations were provided for further consultation with Council, stakeholders, and members of the public.

This document provides a summary of the submissions for rural area expansions received between November 29, 2021 and February 11, 2022. The tables are sorted by local municipality, and include the nature of the comments received and a summary response by staff. Additional comments received after the submission deadline were not included for reporting purposes. Documents submitted are available online as Appendix 2 to PDS 7-2022.

**SABR Comments Received relating to sites in the Township of Wainfleet**

Comment Source ID(s)	Commenter	Location	Comments Received	Regional Response
97	Mini Baiju and Baijumon George	11673 Burnaby Road (Ostryhon Corners)	<p>Received the Notice Letter in the mail. Advised they recently acquired the property to build a residential subdivision.</p> <p>Phone call to discuss with SABR process, assessment review and purpose of the consultation period.</p> <p>Received submission from landowner requesting consideration for residential over rural employment.</p>	<p>The Region is recommending 5 hectares of land adjacent to Burnaby Road for rural employment use. The remainder of the property is impacted by minimum distance separation to livestock barns. Per the assessment, a rural employment uses adjacent to the subject lands to the north and the airport lands to the south.</p> <p>The additional information has been considered; however, staff’s position remains that rural employment is the preferred direction for these lands. This location offers additional business employment opportunities within the hamlet and would be more compatible with the surrounding uses.</p> <p>The Region will work with the Township to identify appropriate uses for this area through the conformity exercise.</p>

**SABR Comments Received relating to sites in the Township of Wainfleet**

<b>Comment Source ID(s)</b>	<b>Commenter</b>	<b>Location</b>	<b>Comments Received</b>	<b>Regional Response</b>
No Source document.	Andrew Pols	31818 Highway 3 (Wainfleet Village)	Owns livestock barn south of Wainfleet Village. Inquired about how or if the expansion may affect his operation or any future expansion.  Mr. Pols questioned if the expansion would impact his ability to expand his operation	Staff contacted Mr. Pols for information on the livestock operation. This information was used to refine the minimum distance separation (MDS) I calculation to the south Wainfleet Village boundary. The boundary now reflects the arc.  MDS II would be used for the expansion of a livestock operation. MDS II is less restrictive, about half of what is required for the boundary expansion.
No Source document.	Ted Hessels	73849 Regional Road 27	Submitted additional information to support the recommendation for expansion in Wellandport.	Staff reviewed the submission.
98	Donna Cridland	General	Submitted information on Wainfleet and requested information on process, details on available vacant lands already within hamlets, demonstration of need for expansion, confirmation of support for agriculture and information on alternatives considered.	The Region, in consultation with local municipal staff, reviewed all requests for rural settlement expansion. The Region also reviewed the entire boundary to consider all possible locations for expansion.  The Region is required by the Province to accommodate growth to 2051. This growth has been assigned to each local municipality based on extensive consultation with local staff.

**SABR Comments Received relating to sites in the Township of Wainfleet**

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				<p>The Region is also required to use the Provincial Land Needs Methodology to establish land need. As part of the process, the region used mapping to determine the developable area available within the existing rural settlement boundaries. Existing environmental features were considered a constraint to development. Information was reviewed and confirmed with local municipal staff.</p> <p>In addition, information was provided by the local municipality to determine the typical lot size for new hamlet lots to accommodate private services. An average lot size was assigned for rural employment based on information from recent inquiries.</p> <p>This information was used in the rural land needs assessment to determine the available land and the amount of land needed to accommodate the Township’s growth.</p> <p>Through the Niagara Official Plan process, the Region has consulted many times with the local municipality on a number of key directions, including growth management.</p>

**SABR Comments Received relating to sites in the Township of Wainfleet**

Comment Source ID(s)	Commenter	Location	Comments Received	Regional Response
				<p>The information advanced to the Region indicated many of the proposed expansion locations were supported by the Township. The Region consulted and received feedback from staff on the additional location considerations.</p> <p>A key theme raised in correspondence is loss of agricultural land. The review criteria considered impacts to the agricultural area through the assessment; including soil classification, the overall agricultural system and any impacts to existing livestock operations using minimum distance separation (MDS) information. In most cases, the MDS information was provided by the local municipality.</p> <p>The Region also considered the local Official Plan policies in its decision making. Wainfleet’s Official Plan contains policy direction for growth to be focused within the Wainfleet Village.</p> <p>The lands brought into the hamlet boundary may continue to be farmed and it will be up to the landowner to advance development, if or</p>

**SABR Comments Received relating to sites in the Township of Wainfleet**

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				when they choose. Additionally, the lands that are brought into the boundary can also be phased through policies incorporated through update to the Wainfleet Official Plan.
99	Ritee Haider, (IBI Group)	Multiple Hamlets	<p>Submitted a letter and justification for consideration of the following:</p> <ul style="list-style-type: none"> <li>• Expanding to include the entirety of the parcel on the north side of Bell Road.</li> <li>• Expanding Oshtryhon Corners to include a parcel on the west side of Burnaby Road.</li> <li>• Expanding the boundary in Hendershot Corners to include a parcel to the southwest.</li> </ul> <p>Request to maintain a rural designation for lands that have been now identified as agricultural area.</p>	<p>SABR information was initially shared in May, 2021 with a deadline for request for expansion by July 2. Staff completed the SABR process last fall based on the submissions received, available information and review of the entirety of the rural settlements.</p> <p>Staff has reviewed the information submitted by IBI Group on behalf of Loeffen Farms. Staff acknowledge the request for the entirety of the parcel on the north side of Bell Road to be included. The portion of the property identified for inclusion was a result of the limited land need. The southerly piece is central to the village and forms a logical boundary for expansion at this time.</p> <p>Staff do not support the request in Ostryhon Corners. Based on staff’s original review, the additional information and the land need, staff’s position remains that other locations are more appropriate for growth.</p>

**SABR Comments Received relating to sites in the Township of Wainfleet**

Comment Source ID(s)	Commenter	Location	Comments Received	Regional Response
				<p>Staff do not support the request in Hendershot Corners. As noted in the report, Hendershot Corners was reviewed and dismissed from further consideration. This was also supported by Township staff. Staff note the request to retain a rural designation for the lands along Station Road. This is part of a different NOP process. The request has been forwarded to the appropriate staff member.</p>
100	Darren Hardy	Wellandport	<p>Requests consideration to expand the housing and manufacturing area around Wellandport and down RR-27.</p> <p>Proposal is to build an affordable seniors community and expand services (jobs) for local citizens. Within the proposal it suggests installing a government approved waste treatment facility to aid in a structured expansion of the area.</p>	<p>The majority of growth should be directed to the Region’s urban areas. Wellandport is receiving a modest expansion in both West Lincoln (3 ha) and Wainfleet (3 ha). The Region is not considering a larger expansion for Wellandport. Rural settlement areas will continue to be serviced by private infrastructure.</p>

**SABR Comments Received relating to sites in the Township of West Lincoln**

<b>Comment Source ID(s)</b>	<b>Commenter</b>	<b>Location</b>	<b>Comments Received</b>	<b>Regional Response</b>
No Source document	Mike Crough (IBI Group)	Concession 1, Part Lot 20 (Caistorville)	Submitted comments of support for staff's recommendation for expansion.  Provided additional information on a preliminary draft plan to demonstrate a modification to the southerly boundary.	The information was reviewed. Staff cannot support the request as the environmental feature may change over time and therefore does not form a reliable boundary. This change was not made.
101	Mike Sullivan (LandPro)	9197 Bismark Road (Abingdon)	Submitted letter of support for staff's recommendation with commitment to work collaboratively with the property owner to the north on a plan for development.	Thank you for your feedback.
102	James Webb, (Webb Consulting)	Concession 5, Part Lot 15 (Abingdon)	Submitted letter of support for staff's recommendation.	Thank you for your feedback.
103	Peter Jocic	9031 Highway 20 (Fulton)	Concern was raised as preference was expressed for community/residential area for this expansion.	Staff explained the rationale for the recommendation, including the location, size and desirable access. Through these discussions, as well as discussion with the Township, concerns have been resolved and the direction remains for rural employment.



**SABR Comments Received relating to sites in the Township of West Lincoln**

<b>Comment Source ID(s)</b>	<b>Commenter</b>	<b>Location</b>	<b>Comments Received</b>	<b>Regional Response</b>
104	Mil Kovacevich	Fulton	Request for more information regarding boundary of the proposed boundary expansion.	Map and details provided.
105	Daniel Ciccone	8250 Mud St. (Grassie)	Request for clarification on the outcome of staff's review for a property in Grassie hamlet.	Staff responded with details of the process and staff report. No expansions in Grassie were recommended by staff.

**SABR General Comments Received**

<b>Comment Source ID(s)</b>	<b>Commenter</b>	<b>Location</b>	<b>Comments Received</b>	<b>Regional Response</b>
96	Don Ciparis, (National Farmers Union – Ontario)	General	Opposes any boundary expansion that results in the loss of prime agricultural land. Requests Staff to reimagine population growth through responsible densification.	The new Niagara Official Plan will direct more growth in existing built up areas, including an overall higher intensification rate for the Niagara Region. Intensification and redevelopment will more efficiently use land and infrastructure and support climate initiatives by improving watershed conditions within established communities.

**SABR General Comments Received**

Comment Source ID(s)	Commenter	Location	Comments Received	Regional Response
				<p>Agriculture lands are important to Niagara. The Region’s assessment criteria carefully considered impacts to the agricultural area through the assessment; including soil classification, the overall agricultural system and any impacts to existing livestock operations using minimum distance separation (MDS) information.</p>