

Statutory Public Meeting

Regional Official Plan Amendment Application

April 6, 2022
PDS 8-2022

Presented by:

Aimee Alderman, MSc, MCIP, RPP
Senior Development Planner

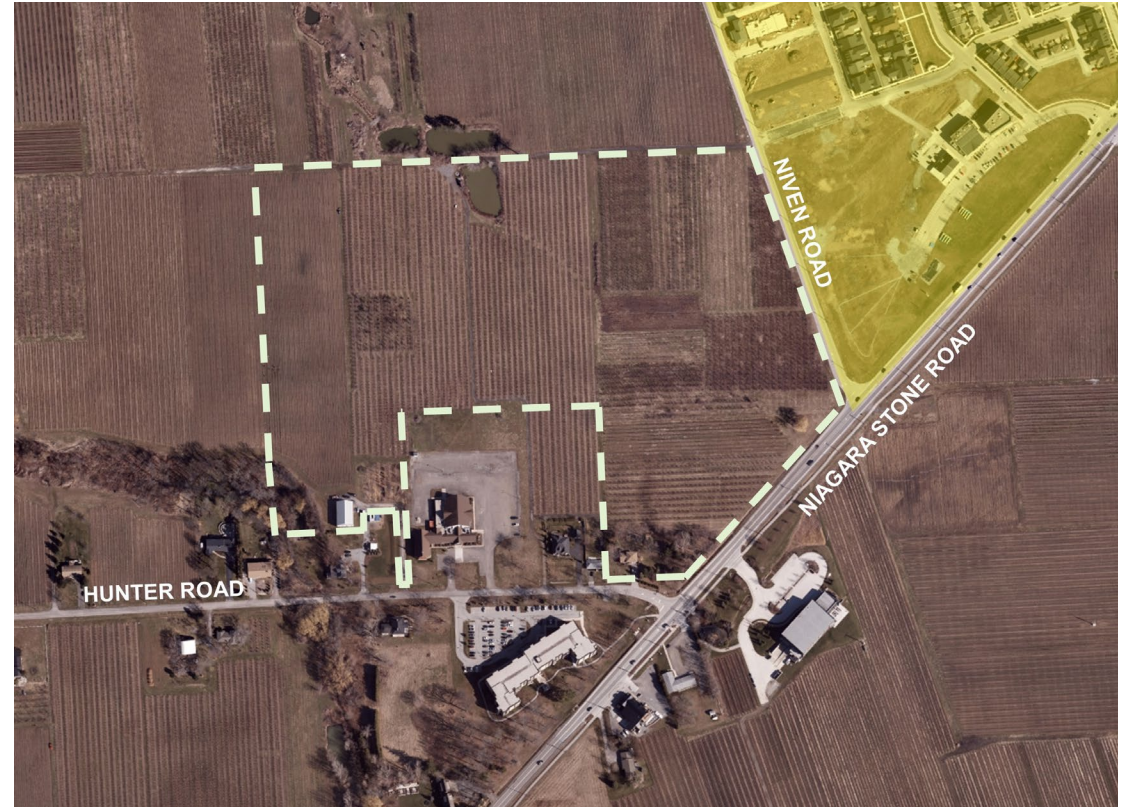
Regional Official Plan Amendment Application Area

- Northwest corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake
 - North of Stratus Vineyards, to the west of “The Village”
- Approximately 16.2 hectares in area
- Frontage on Hunter Road, Niagara Stone Road and Niven Road



Purpose of the Regional Official Plan Amendment Application

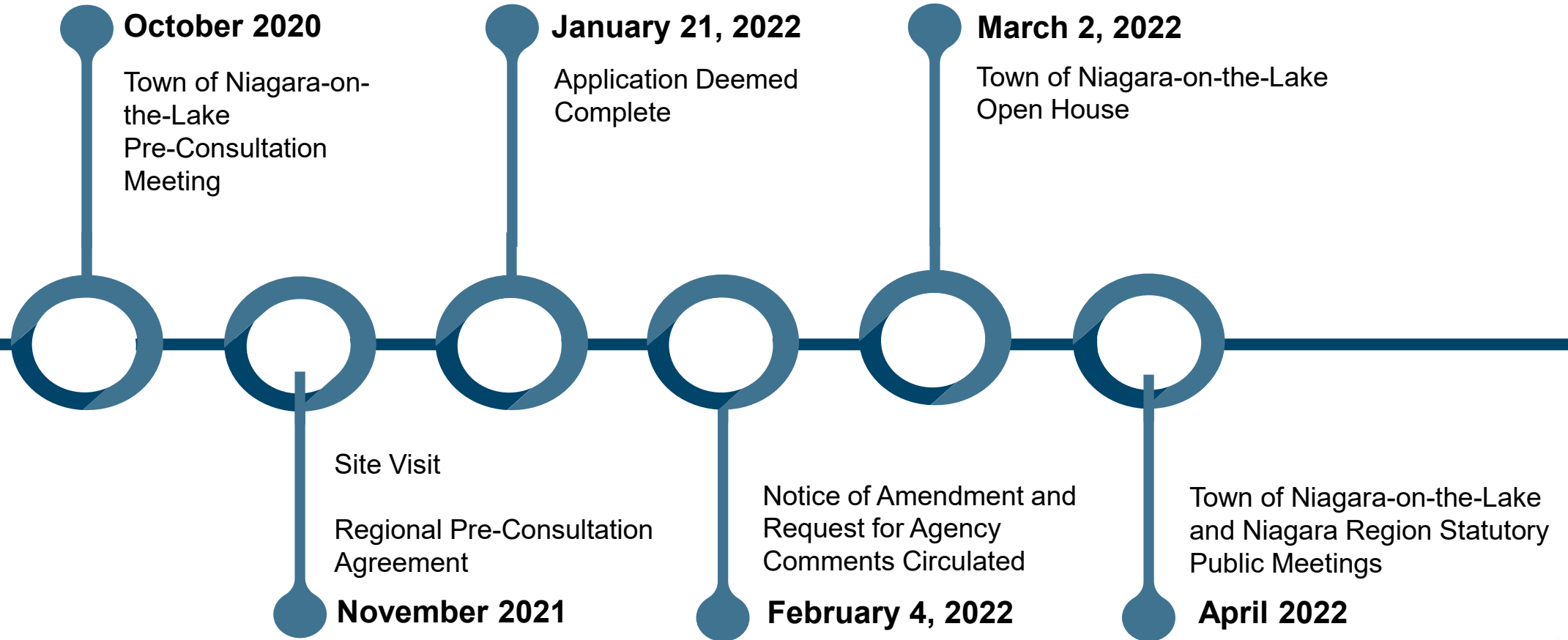
To permit a **new private sanitary connection outside of the Urban Area Boundary**



Regional Official Plan Policy 5.C.5

“Developments outside the urban area boundaries **will not** be provided with municipal...sewer services but instead will be expected to depend on private sewage disposal systems.”

Background



Supporting Information

- Planning Justification Report & Farm Business Plan
- Stage 1-2 Archaeological Assessment
- Functional Servicing & Stormwater Management Report
- Niagara Stone Road Access Review

This technical information will be used to evaluate the ROPA application.

Approval Process

- The **Region** is the approval authority for the Regional Official Plan Amendment
 - At a future meeting, a recommendation report will be brought to Planning and Economic Development Committee for consideration
- The **Town of Niagara-on-the-Lake** is the approval authority for the Zoning By-law Amendment
 - Town of Niagara-on-the-Lake staff take a recommendation report to their Town Council for consideration

Summary of Next Steps

- ✔ Collect comments from agencies and the public
- ✔ Review and address any issues
- ✔ Prepare a recommendation report to Planning & Economic Development Committee and Council
- ✔ Circulation of Regional Council decision

Thank you for attending this Public Meeting

Questions and comments may be directed to:

Aimee Alderman, Msc, MCIP, RPP

Senior Development Planner

905-980-6000 extension 3352

Aimee.Alderman@niagararegion.ca