

Niagara Official Plan: Recommendation for Adoption

Planning and Economic Development Committee

PDS 17-2022

Wednesday, June 15, 2022

David Heyworth, Manager, Long Range Planning



Niagara Official Plan

Recommendation for Adoption

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THE NEW NIAGARA OFFICIAL PLAN

In 2017, the Niagara Region initiated a comprehensive review of its Official Plan to address the challenges facing our communities today.

Report PDS 17-2022 has been brought forward to request the adoption of the final Niagara Official Plan for Provincial approval.



making our mark
NIAGARA
OFFICIAL PLAN

how we got here



STEP ONE

2018:
Special Regional
Council Meeting

STEP TWO

2018-2020:
Background Studies
and Key Policy
Directions

STEP THREE

2021:
Draft Policy
Sections and
Mapping

STEP FOUR

January 2022:
Draft Consolidated
Official Plan

STEP FIVE

April 2022:
Proposed
Official Plan

STEP SIX

June 2022:
Final Plan for
Adoption

a vision for niagara

The new Niagara Official Plan sets a vision for our communities over the next few decades. Its policies and mapping establish key principles for future development will allow us to create more complete communities.



DIVERSE

housing types, jobs and
population



EXCEPTIONAL

development and
communities



THRIVING ECONOMY

prosperous agricultural
industry, employment areas,
and job creation



RESILIENT

urban and natural
areas



making our mark
NIAGARA
OFFICIAL PLAN



how we protect

ADDRESSING CLIMATE CHANGE

Interconnected policies throughout the plan that take meaningful action on climate change and transition to net-zero, climate-resilient communities.

STRENGTHENING THE ENVIRONMENT

Extensive background review and consultation have resulted in policies and mapping that provide stronger protections for Niagara's natural environment system.

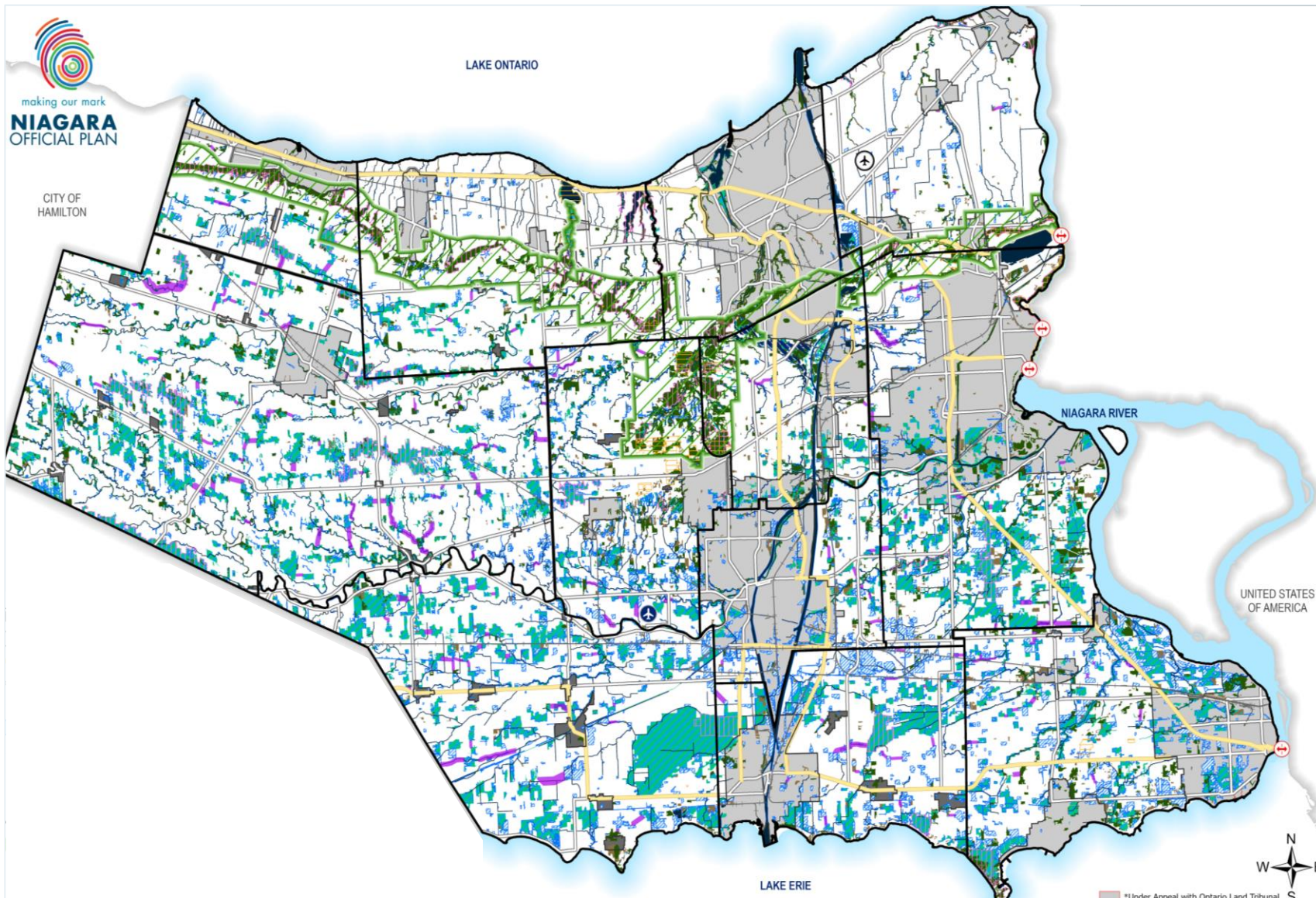
ADDING PRIME AGRICULTURAL AREAS

The new Niagara Official Plan adds 3,791 hectares of land to the Prime Agricultural Area.

“

“A holistic and flexible approach to environmental stewardship and consideration of the natural environment, such as in infrastructure, planning and development, **aligned with a renewed Official Plan**”

Objective 3.2, Council's Strategic Plan 2019-2022



LEGEND

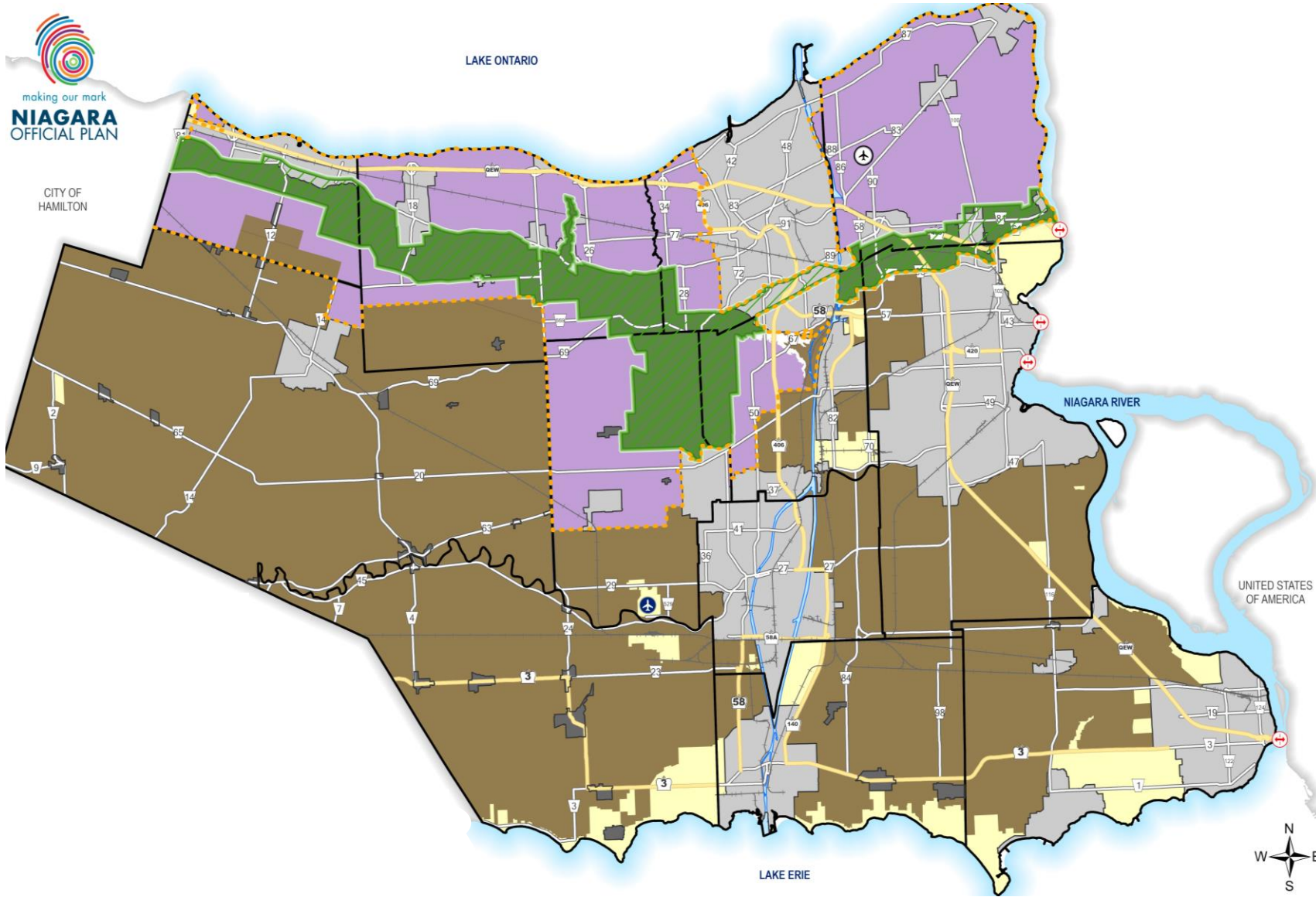
- Urban Area
- Rural Settlement Area
- Niagara Escarpment Plan Area
- Linkages
- Life Science ANSI
- Earth Science ANSI
- Significant Woodlands
- Other Woodlands
- Other Wetlands and Non Provincially Significant Wetlands
- Provincially Significant Wetlands
- Permanent and Intermittent Streams
- Inland Lakes

agricultural land base



CITY OF
HAMILTON

LAKE ONTARIO



LEGEND

- Greenbelt Plan Boundary
- Specialty Crop Area
- Niagara Escarpment Plan Area
- Prime Agricultural Area
- Rural Lands
- Urban Area
- Rural Settlement Area



how we grow

“

“Retain, protect and increase the supply of affordable housing stock to provide a broad range of housing to meet the needs of the community”

Objective 2.3, Council’s Strategic Plan 2019-2022

GROWTH MANAGEMENT GUIDANCE

By establishing a new Regional Structure, the Official Plan will provide clearer direction for urban development, including the identification of strategic growth areas.

INCREASING OUR HOUSING SUPPLY

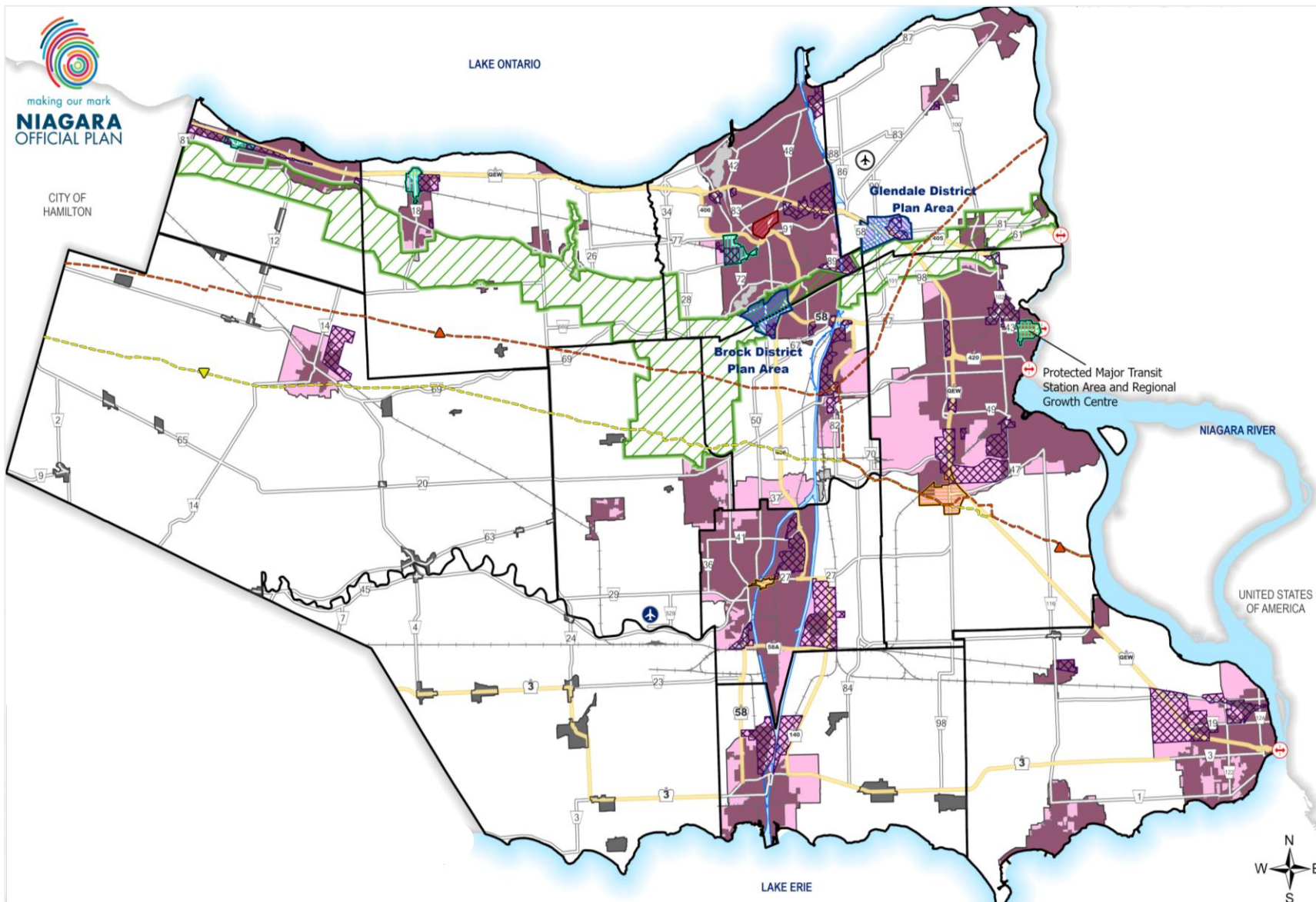
Intensification, density, and affordable housing targets will provide measurable guidance for the development of a range of housing options and tenures.

SETTLEMENT AREA EXPANSIONS

60% intensification rate is established and settlement area expansions have been identified to address community housing and employment needs.

PROTECTING EMPLOYMENT AREAS

Employment areas are identified and protected for a range of employment uses, including heavy industrial, light industrial, knowledge and innovation industries, and rural employment.



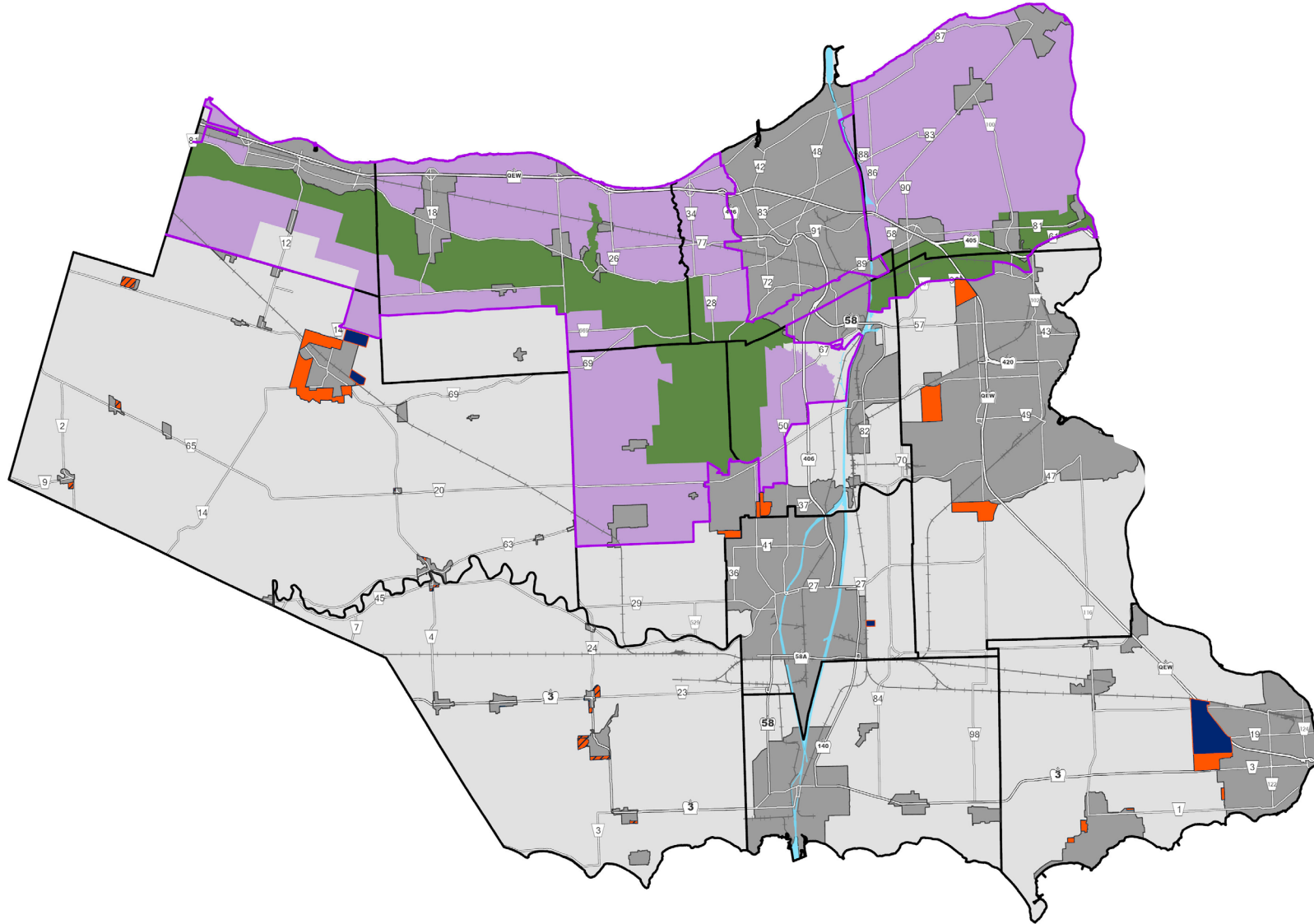
LEGEND

- Built-Up Area
- Greenfield Area
- Employment Area
- Rural Settlement Area
- Rural Area
- Niagara Escarpment Plan Area

Strategic Growth Areas

- Urban Growth Centre
- District Plan Area
- Major Transit Station Area
- Regional Growth Centre

expansion areas



LEGEND

- Community Area Expansion
- Employment Area Expansion
- Rural Settlement Expansion
- Greenbelt Area Boundary
- Specialty Crop Area
- Niagara Escarpment Plan Area
- Settlement Area

how we realize this vision



URBAN DESIGN

New policies added that outline the design standards to be used for buildings, streetscaping, and the public realm.



SECONDARY PLANS

Secondary plans or equivalent work will help to manage land use and promote complete communities.



STUDY COORDINATION

The Official Plan informs and is informed by key infrastructure management plans to coordinate where and how we grow.

final revisions to the plan

01

Added policies to permit urban boundary adjustments with no net gain to developable land through an amendment to this Plan.

02

Clarified Provincial exemptions for agricultural uses within or adjacent to natural areas.

03

Added text box and objective related to transit-supportive development.

04

Highlighted key sections and policies associated with climate change through the Plan.

05

Added site specific policy for an urban expansion in West Lincoln to ensure future residential development respects minimum distance separation.

06

Added 0 Nigh Road to expansion area in the Town of Fort Erie.

07

Removed the two westerly parcels, including the Horse and Pony Rescue Operation. (Crystal Beach Expansion Area)

08

Added a site specific policy to ensure updated Regional TMP conclusions are reflected in Local Official Plans. (Crystal Beach Expansion Area)

09

Updated base mapping and combined schedules for clarity.

10

Added employment areas to the Regional Structure schedule.

opportunities and benefits



202,000
more people

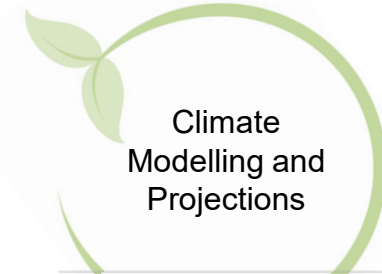


85,000
more jobs



Over a **third** of all growth will be directed to the region's **strategic growth areas**.

A new **climate change work program**



A net total of

1,190ha

will be added to the Prime Agricultural Area land base.

Natural Environment System **OPTION 3C**

With Council's direction, the new Plan includes detailed policies and mapping that strongly protects the environment.



intensification rate, higher than Provincial (50%) and the current ROP target (40%)

20% **10%**

affordable rental housing target

affordable ownership housing target



MONITORING OUR PROGRESS



A monitoring programs will be used to track Official Plan targets and objectives.

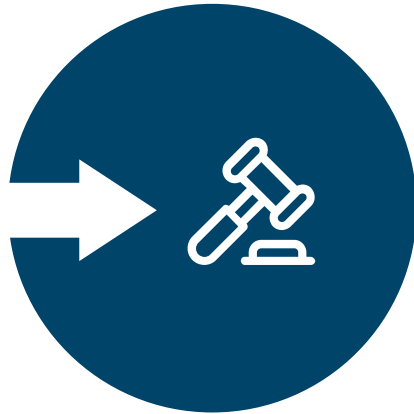


We have the ability to review our plan and adjust forecasts where necessary.



Updates to the Official Plan will be tied to updates to other key infrastructure studies.

moving forward



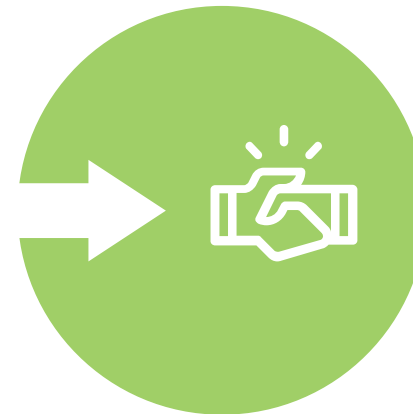
COUNCIL ADOPTION

Council to decide to
repeal and replace the
current Official Plan.



SUBMIT TO PROVINCE

The Official Plan will
be circulated to the
Province for approval.



PROVINCIAL APPROVAL

The Province will
approve final changes.
There are no appeals.



LOCAL CONFORMITY

Local Official Plans will
be updated to conform
to the Region's.