
Subject: Niagara Official Plan: Recommendation Report for Adoption

Report to: Planning and Economic Development Committee

Report date: Wednesday, June 15, 2022

Recommendations

1. That the Niagara Official Plan (NOP) **BE DECLARED** to meet the requirements of Section 26(1)(a),(b) and (c) of the *Planning Act* as required by Section 26(7) of the *Planning Act*;
2. That the NOP, as summarized in this Report and attached as Schedule A to the proposed By-law listed as Appendix 1, **BE ADOPTED** in accordance with Section 17(22) of the *Planning Act*;
3. That the proposed By-law to adopt the new NOP **BE APPROVED**;
4. That the current NOP, as approved by By-law (828-785-73, as amended) **BE REPEALED** on the date the new NOP is approved by the Province of Ontario;
5. That the requirements of 17(15) and 17(16) of the *Planning Act* **BE DECLARED** to have been met and that no additional public meeting or open house be required;
6. That the notice of decision of Council's adoption of the NOP **BE GIVEN** in accordance with Section 17(23) of the *Planning Act*;
7. That a copy of this Report **BE PROVIDED** to local area municipalities; and
8. That a copy of this Report and supporting materials **BE PROVIDED** to the Ministry of Municipal Affairs and Housing for review and approval, in accordance with Section 17(31) and 26(6) of the *Planning Act*.

Key Facts

- This report provides a final recommended NOP for Council adoption. The recommended NOP and associated by-law are attached as Appendix 1 to this report.

- The NOP is one of Regional Council's Strategic Priorities and includes contemporary policies on climate change, the natural environment system, agricultural system, regional structure, complete communities and aggregates.
- The process for the completion of the new NOP has complied with *Planning Act* requirements.
- Extensive consultation, exceeding Planning Act requirements, with various groups has taken place at all stages in the NOP's development including determining important areas to address; formulation of background study directions; draft policy sections; and consolidated draft and proposed NOP policies.
- Consultation outreach included the public, agencies, various groups, First Nations and Indigenous communities, local area municipalities and Niagara Peninsula Conservation Authority.
- Adjustments to the policies and the schedules of the draft NOP as itemized in this report, were made based on input received through the statutory process.
- Following Regional Council adoption, the NOP will be submitted to the Minister of Municipal Affairs and Housing for approval in order to meet the Provincial conformity deadline of July 1, 2022.
- The NOP is consistent with the *Provincial Policy Statement 2020*, conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan)* and *Greenbelt Plan (2017)*, does not conflict with the *Niagara Escarpment Plan (2017)* and meets the requirements of the *Planning Act*.
- A monitoring program for the NOP will be put in place to track policy performance and allow for updates to the plan as necessary to address changing trends.

Financial Considerations

The budget for the creation of the Niagara Official Plan was approved through the 2017 Operating Budget. The total gross budget of \$3M was approved with \$2.025M of the budget funded by development charge revenue and the remaining \$0.975M funded from the levy. To date, \$2.2M has been spent and/or committed.

Remaining budget of \$0.8M will be utilized to support the implementation of the Niagara Official Plan, including preparation of related guidelines and future studies. Should additional resources be required, above existing Planning and Development Services budget amounts, requests will be included for consideration through future Operating Budget submissions.

Approval of growth allocations and distribution is necessary for finalization of the Water and Wastewater Master Plan (W/WWMP) and Transportation Master Plan (TMP) as well as Development Charges By-law to ensure growth is supported from infrastructure and financial perspectives.

Analysis

The purpose of this report is to provide a final recommended NOP for Council adoption. The recommended NOP is attached to the proposed by-law as Appendix 1 to this report.

Background

The NOP is one of Regional Council's Strategic Priorities and implements Council's vision for how Niagara will reach its full potential by protecting resources, managing residential growth, attracting jobs and protecting against climate change.

The NOP is the first wholesale review since the original policy plan was approved in 1973. The NOP is a long range planning document that sets out what we protect, where and how the region will grow, and policy approaches for success. The NOP implements a planning horizon to 2051, which conforms with the timeframe in the *Growth Plan*.

The requirements for an Official Plan are set out in the *Planning Act*. As required, the recommended NOP is consistent with the *Provincial Policy Statement*, conforms to the *Growth Plan*, the *Greenbelt Plan* and does not conflict with the *Niagara Escarpment Plan* and meets the requirements of the *Planning Act*.

Information Report PDS 14-2022 associated with the April 28, 2022 Statutory Public Meeting, provided background information on the NOP, including the key areas addressed by the NOP, the key steps in the development and consultation leading up to the Statutory Public Meeting and key revisions made in the development of the NOP.

Appendix 2 to this report updates the consultation record relating to the development of the NOP identifying the consultation has taken place on the NOP during its evolution and those involved in the consultation. A total of 48 presentations/workshops were held with local Councils and 23 broad public information sessions, open houses, public meetings, as well as the required statutory open house and public meeting.

As the development of the NOP has evolved and as part of the settlement area boundary review (SABR), Council has been informed by three draft Land Needs Assessments (LNAs). The final recommended LNA is attached as Appendix 3. The LNA is based on a Made-in-Niagara strategy to manage the forecasted growth of 694,000 people and 272,000 jobs by 2051. The LNA reflects the NOP's growth strategy associated with the identification of strategic growth areas, including the more recently identified south Niagara Falls Growth Centre, the recommended regional 60% percent intensification rate and recommended areas for settlement area expansion, as well as adjustments to natural heritage mapping.

New Niagara Official Plan

The Planning and Economic Development Committee has been involved in the evolution of the NOP's development and made key direction decisions to endorse policy and mapping on the natural environment system, settlement area boundary expansions and employment areas for further consultation.

At this point, a recommended NOP is presented for adoption as consultation has been complete and the NOP is required to be submitted to the Province by July 1, 2022. To assist in the decision making process, this report focuses on key differences of the new Official Plan versus the existing Plan, as well as changes made to the draft version as a result of statutory consultation to arrive at the recommended NOP.

The Niagara Official Plan will:

- conform to Provincial plans and establish the policy framework for local official plans;
- provide new policy direction to take meaningful action on climate change and transition to net-zero, climate-resilient communities;

- result in policies and mapping that provide stronger protections for Niagara's natural environment system exceeding Provincial requirements;
- add approximately 1,190 hectares of mapped prime agricultural area and greenbelt protected country side lands to the Region's agricultural system over and above lands removed for settlement area expansion, boundary rationalizations and technical adjustments;
- contain new policies for managing excess soils and petroleum resources as well as policies to better manage impacts from hauling aggregates;
- establish a new regional structure, and strategic growth areas, and provide clear direction on where and how the Region will grow;
- establish a 60% intensification rate, 50 people and jobs per hectare greenfield density target, and affordable housing targets (20% for rental, 10% for ownership);
- contain policies to support municipalities in providing gently density in established neighbourhoods and provide flexibility in locating intensification in built-up areas to meet targets;
- identify and protect employment areas for a range of employment uses, and identify future employment areas, needed beyond 2051; and
- include new regional policy tools like secondary plans, urban design and sub-watershed planning to assist in managing and planning for growth and achieve great communities while protecting the environment.

Final Revisions after Consultation

Staff have made revisions based on continued internal review to improve the readability of the NOP, as well as respond where necessary to input received from all the submissions and delegations and further address municipal comments.

The Statutory Open House was held on April 7, 2022. Approximately 97 members of the public attended. There were 26 speakers at the April 28, 2022 Public Meeting and 175 comments were submitted between the March 4, 2022 close of consultation on the draft NOP and proposed NOP for the Public Meeting. Appendix 4 outlines comments submitted and provides responses. A public meeting delegates' response table is included as Appendix 5.

Key revisions made since the posting of the proposed NOP for formal consultation and included in the recommended NOP are:

- Clarity regarding the key sections and policies associated through out the plan that align with core policy directions found in the climate change section, including the use of a leaf graphic;
- Comment box explaining the importance of transit supportive densities;
- A Growing Region chapter objective addition to “promote *transit-supportive* development to increase transit usage, decrease greenhouse gas emissions, and support the overall health of the community.”
- A textbox in the NOP providing an example of how a local area municipality may plan for additional intensification units beyond those identified in table 2-2.
- A refinement in wording to provide municipalities the flexibility to adjust urban boundaries with no net gain through their local official plan conformity exercises, outside of a Regional Comprehensive Review but by amendment to the Regional Official Plan.
- A policy revision to allow municipalities to plan for growth in the NOP’s identified strategic growth areas in terms of secondary planning by the addition of the words “or equivalent”
- Policy addition clarifying agricultural activities that can take place in the Growth Plan Natural Heritage System.
- Addition of a policy to support the restoration of natural features removed outside of the planning process, in support of the Region’s Woodland By-law.
- The inclusion of the 0 Nigh Road property in Fort Erie into the urban settlement area boundary as minor adjustments in the LNA allowed inclusion of the property.
- A site specific policy addition relative to the settlement area boundary expansion in Crystal Beach, Fort Erie requiring development of the eastern most property to be subject to a local official plan amendment and updating of the Regional Transportation Master Plan. The two properties located to the west, which include the horse and pony rescue operation, are no longer recommended to be included in the urban boundary.

- A site specific policy addition in West Lincoln that only permits infrastructure such as roads or storm water management feature and open space inside a calculated minimum distance separation area to ensure future residential development of expansion lands is appropriately setback from a neighbouring livestock operation.
- The inclusion of an implementation policy respecting complete applications and potential to expedite municipal reviews as required by legislation.

The Region has strived to provide a growth management policy strategy, address climate change, protect the environment and protect agricultural lands. The NOP also establishes a policy framework for secondary planning, urban design and watershed planning to support growth management, the development of complete communities and environmental protection. The NOP considers these areas important regional roles. It has been an objective of the NOP to provide local area municipalities with the flexibility to address local planning matters within the NOP's policy framework.

Implementation of the Niagara Official Plan

1. Local Official Plan Conformity

Once the NOP is approved and in-effect local municipalities are required to undertake reviews of their official plans in accordance with the *Planning Act* to address provincial policies and conform to the NOP. Local municipalities have one year to bring forward amendments or new official plans to conform to the NOP.

2. Development Application Review

The development application review process is critical step in aligning policy and development. Through the review process, municipalities and the Region will ensure targets are achieved and systems are protected as guided through applicable plans.

3. Monitor and Measure Performance of the NOP

The approved NOP is not intended to be a static document and will be updated to address changing planning trends and policy performance. Monitoring the implementation of this Plan, in cooperation with local area municipalities, is critical to analyze the effectiveness of the policies in the Plan in meeting its overall goals and objectives.

Alternatives Reviewed

The Province has set a conformity deadline of July 1, 2022. If this date is missed, the *Place to Grow Act* gives the Minister of Municipal Affairs and Housing authority to amend the current Regional Official Plan to bring it into conformity with provincial policy.

Regional Council may choose to refer the NOP, in whole or in part, back to staff for revisions. However, this will result in missing the Provincial deadline set for July 1, 2022. By not adopting the NOP at this time, the Province will have the authority to make amendments to the Regional Official Plan that may not be in the interest of the Region.

In addition, the current Regional Official Policy Plan will remain in place until a new Plan is approved by the Ministry of Municipal Affairs and Housing. The Region would not have an up-to-date regional policy framework to respond to planning for growth and protecting the environment within the Region and alignment with Council Strategic Priorities.

Referring the NOP back to staff at this time would delay implementation of key policy direction, including;

- establishing a 2051 planning horizon to replace the current 2031 horizon that is less than 10 years away;
- new natural environment system and policies with greater protection for features and biodiversity;
- addition of new prime agricultural land to protect quality farm lands;
- higher intensification rates to reduce settlement boundary expansion and support affordable housing targets and housing diversification;
- clarity on where intensification should, and should not, be directed; and,
- alignment with the Economic Development Strategy and Niagara 2051 programs.

Relationship to Council Strategic Priorities

The Niagara Official Plan supports the following Council Strategic Priorities:

- **Supporting Business and Economic Growth:** Through long range planning for the supply and retention of a broad range of community and employment lands that offer community related employment and industrial employment opportunities to attract and support economic wellbeing;
- **Healthy and Vibrant Community:** Through planning for safe, healthy neighbourhoods that are attractive, inclusive and connected, based on complete community principles and design;
- **Responsible Growth and Infrastructure Planning:** Through coordinated, efficient use of existing infrastructure and optimizing planned infrastructure that will service the communities of Niagara and facilitate movement of people and goods; and
- **Sustainable and Engaging Government:** Through planned growth that is fiscally sustainable and fosters strong, successful relationships between all levels of government in the supply of services and infrastructure.

Other Pertinent Reports

| | |
|-------------|---|
| PDS 40-2016 | Regional Official Plan Update |
| PDS 41-2017 | New Official Plan Structure and Framework |
| PDS 3-2018 | New Official Plan Update |
| PDS 6-2018 | Natural Environment Project Initiation Report |
| PDS 18-2018 | Natural Environment – Project Framework |
| PDS 9-2019 | New Official Plan Consultation Timeline Framework |
| PDS 10-2019 | Update on Natural Environment Work Program – New Regional Official Plan |
| PDS 32-2019 | Natural Environment Work Program – Phases 2 & 3: Mapping and Watershed Planning Discussion Papers and Comprehensive Background Study |
| PDS 1-2020 | New Niagara Official Plan – Public Consultation Summary |
| PDS 3-2020 | Ecological Land Classification Mapping Update |
| PDS 9-2020 | Niagara Official Plan – Consultation Details and Revised Framework |
| PDS 26-2020 | Natural Environment Work Program – Phase 4: Identification and Evaluation of Options |
| PDS 35-2020 | Niagara Official Plan Consultation Update |
| PDS 4-2021 | Niagara Official Plan – Steps and Direction Moving Forward |

| | |
|-------------|--|
| PDS 1-2021 | Natural Environment Work Program – 2nd Point of Engagement |
| PDS 17-2021 | Niagara Official Plan Consolidated Policy Report |
| PDS 30-2021 | Niagara Watershed Plan – Draft for Consultation |
| PDS 32-2021 | Update on Niagara Official Plan - Further Draft Policy Development |
| PDS 36-2021 | Consultation Response and Further Policy Development |
| PDS 39-2021 | Niagara Official Plan: Employment Area Conversion Recommendations |
| PDS 8-2021 | Niagara Official Plan: Natural Environment System |
| PDS 41-2021 | Settlement Area Boundary Review - Urban Recommendations |
| PDS 42-2021 | Settlement Area Boundary Review - Rural Recommendations |
| PDS 2-2022 | Niagara Official Plan - Proposed Draft for Consultation |
| PDS 6-2022 | Niagara Official Plan: Final Urban Settlement Area Recommendations |
| PDS 7-2022 | Niagara Official Plan: Final Rural Settlement Area Recommendations |
| PDS 14-2022 | Niagara Official Plan: Proposed Niagara Official Plan, Statutory Public Meeting |

Prepared by:

Dave, Heyworth, MCIP, RPP
Manager, Long Range Planning
Planning and Development

Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Greg Bowie, Senior Planner, Erik Acs, MCIP, RPP, Manager of Community Planning and Diana Morreale, MCIP, RPP, Acting Director of Community and Long Range Planning.

Appendices

All web only appendices can be accessed at <https://niagararegion.ca/official-plan/recommendation-report.aspx>

- Appendix 1 Proposed By-law (attached) and Niagara Official Plan (web only)
- Appendix 2 Niagara Official Plan Consultation Record
- Appendix 3 Niagara 2051 Land Needs Assessment (web only)
- Appendix 4 Response Table for Written Submissions Received during Statutory
 Consultation (web only)
- Appendix 5 Statutory Public Meeting Delegate Response Table

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO PROVIDE FOR THE ADOPTION OF THE
OFFICIAL PLAN FOR THE REGIONAL MUNICIPALITY OF
NIAGARA

WHEREAS subsection 17 (22) of the *Planning Act, 1990* states that when the requirements of subsections 17 (15) to 17(21), as appropriate, have been met, and Council is satisfied that a Official Plan as prepared is suitable for adoption, Council may by by-law adopt all or part of the plan, and, unless the plan is exempt from approval, submit it for approval; and

WHEREAS The Regional Municipality of Niagara currently has in effect an Official Plan, as amended, which was adopted by By-law No. 828-785-73; and

WHEREAS it is deemed desirable to adopt a new Official Plan for The Regional Municipality of Niagara;

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows.

1. That the document attached hereto as Schedule A is hereby adopted as the Official Plan for The Regional Municipality of Niagara
2. That the Regional Clerk is hereby authorized and directed to give notice of adoption of the Official Plan for The Regional Municipality of Niagara in accordance with subsection 17(23) of the *Planning Act, 1990*.
3. That the Regional Clerk is hereby authorized and directed to forward the Official Plan for The Regional Municipality of Niagara, and other required documentation, to the Ministry of Municipal Affairs and Housing for approval in accordance with subsection 17(31) of the *Planning Act, 1990*.
4. That the Official Plan for The Regional Municipality of Niagara shall take effect on the day after the day it is approved by the Province of Ontario in accordance with subsection 17 (38.1) of the *Planning Act, 1990*.
5. That the current Official Plan for The Regional Municipality of Niagara, as adopted by By-law No. 828-785-73, and all amendments thereto, are hereby repealed immediately upon the new Official Plan taking effect as provided by Section 4 of this by-law.

Bill <>

Authorization Reference:

6. That this by-law shall come into force and effect on the day upon which it is approved by the Province of Ontario.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: <date>

Niagara Official Plan: Consultation Record

Appendix 2 includes three components:

1. A summary of key steps in the development of the Niagara Official Plan;
2. A record of consultation activities; and
3. An overview of communication and outreach tools.

Part 1 – Summary of Key Steps - Development of Niagara Official Plan

| Date | Description |
|----------------|---|
| 2017 | The Niagara Official Plan (NOP) process started in 2017 with the formulation of a budget and initiation of staff resources. |
| July 2018 | A special meeting of council was held on July 5 th , 2018 to launch the development of the new NOP, providing the public an opportunity to identify issues or concerns important to address in the development of the new NOP. |
| 2018-2020 | The NOP work has been informed by several background studies/work including: land needs and growth allocations, housing strategy, regional structure, employment lands strategy, natural environment and watershed planning, and a climate change discussion paper. |
| March 2020 | With the onset of COVID-19, planning staff had to adjust methods of consultation by administering public, stakeholder, agency and First Nations and Indigenous communities consultation by Zoom webinar. |
| August 2020 | The Province amended the Growth Plan and made changes to the provincial land needs methodology, growth allocations and changes to policies for settlement area boundary expansions outside of a municipal comprehensive review. |
| May 2021 | Draft policies were made available for review and comment on growth allocations, regional structure, housing, transportation, infrastructure, district and secondary plans, urban design, agriculture and aggregates. |
| August 2021 | Draft policies on source water protection; excess soils; petroleum and mineral resources; and performance indicators and monitoring were provided for review and comment. |
| September 2021 | A Consultation Report was prepared summarizing comments on the draft policies release. |
| November 2021 | Regional Council endorsed the Region's Employment Areas and considered employment area conversion requests. |
| December 2021 | Regional Council endorsed an approach to the Natural Environment System. In addition, the Urban and Rural Settlement Area Boundary Review recommendations were presented, and included proposed expansions, boundary rationalizations and technical adjustments. |

| Date | Description |
|--------------|---|
| January 2022 | A draft consolidated NOP was released for consultation. Natural environment system mapping was made available online for public comment. Where new features were identified on urban properties, owners were contacted by mail. |
| March 2022 | The proposed Urban and Rural Settlement Area Boundary Review recommendations were approved for inclusion in the proposed NOP for formal consultation. |
| April 2022 | Statutory consultations required under the Planning Act were held, including an Open House on April 7 and a Public Meeting before Regional Council on April 28. |

Part 2 – Record of Consultation Activities

Public Information Centres (Open Houses)

| Date | Description |
|-------------|---|
| 30-May-19 | Natural Environment (In-person: West Lincoln) |
| 06-Jun-19 | Natural Environment (In-person: Welland) |
| 06-Nov-19 | Official Plan Background Initiatives (In-person: Thorold) |
| 07-Nov-19 | Official Plan Background Initiatives (In-person: Niagara Falls) |
| 13-Nov-19 | Official Plan Background Initiatives (In-person: Grimsby) |
| 14-Nov-19 | Official Plan Background Initiatives (In-person: Fort Erie) |
| 23-Sep-20 | Natural Heritage System - Information and Options (Virtual) |
| 24-Sep-20 | Water Resource System and Watershed Plan - Information and Options (Virtual) |
| 07-Oct-20 | Growth Management - Regional Structure, Land Needs, Growth Allocations, Settlement Area Boundary Review and Housing (Virtual) |
| 08-Oct-20 | Employment Lands and Community Planning - District and Secondary Plans, Urban Design, Employment Lands (Virtual) |
| 20-Oct-20 | Agriculture, Aggregates and Archaeology - Rural and Agriculture, Mineral Aggregate Resources, Archaeology and Culture (Virtual) |
| 21-Oct-20 | Transportation and Servicing - Infrastructure, Water and Wastewater, Transportation (Virtual) |
| 09-Jun-21 | Growing Region Chapter (Virtual) |
| 10-Jun-21 | Vibrant Region Chapter (Virtual) |
| 16-Jun-21 | Competitive Region Chapter (Virtual) |
| 17-Jun-21 | Connected Region Chapter (Virtual) |
| 23-Jun-21 | Sustainable Region Chapter (Virtual) |
| 26-Jan-22 | Settlement Area Boundary Expansions (Virtual) |
| 10-Feb-22 | Natural Environment System (Virtual) |
| 24-Feb-22 | Draft Consolidated Niagara Official Plan (Virtual) |
| 07-Apr-22 | Statutory Open House: Proposed Niagara Official Plan (Virtual) |

Public Meetings

| Date | Description |
|-----------|--|
| 05-Jul-18 | Statutory Special Regional Council Meeting: Revisions that may be required for a New Official Plan |
| 28-Apr-22 | Statutory Public Meeting: Proposed Niagara Official Plan |

Public Surveys

| Date | Description |
|-----------|---|
| 09-Jul-20 | Employment Policy Paper Survey (MetroQuest and SurveyGizmo) 106 Responses |
| 10-Sep-20 | Growth Management Survey (MetroQuest and SurveyGizmo) 219 Responses |
| Nov-20 | Niagara Watershed Plan (Goals and Objectives) 22 Responses |
| 15-Dec-20 | Official Plan - Pillars and Directives (MetroQuest and SurveyGizmo) 873 Responses |

Local Council Presentations and Workshops

| Date | Description |
|-----------|------------------------------------|
| 22-May-18 | Pelham – Presentation |
| 29-May-18 | Wainfleet – Presentation |
| 04-Jun-18 | Niagara-on-the-Lake - Presentation |
| 05-Jun-18 | Thorold – Presentation |
| 12-Jun-18 | Welland – Presentation |
| 18-Jun-18 | Fort Erie – Presentation |
| 19-Jun-18 | Niagara Falls – Presentation |
| 25-Jun-18 | Port Colborne – Presentation |
| 09-Jul-18 | Lincoln – Presentation |
| 23-Jul-18 | West Lincoln – Presentation |
| 13-Aug-18 | St. Catharines – Presentation |
| 11-Sep-18 | Grimsby – Presentation |
| 15-Apr-19 | St. Catharines – Presentation |
| 23-Apr-19 | Fort Erie – Presentation |
| 06-May-19 | Grimsby – Presentation |
| 07-May-19 | Thorold – Presentation |
| 13-May-19 | Niagara-on-the-Lake – Presentation |
| 14-May-19 | Niagara Falls – Presentation |
| 27-May-19 | Port Colborne – Presentation |
| 28-May-19 | Wainfleet – Presentation |
| 03-Jun-19 | Pelham – Presentation |

| Date | Description |
|-------------|--|
| 10-Jun-19 | St. Catharines – Information Package (Natural Environment) |
| 10-Jun-19 | West Lincoln – Presentation |
| 11-Jun-19 | Welland – Presentation |
| 17-Jun-19 | Lincoln – Presentation |
| 09-Mar-21 | Wainfleet – Presentation (Agricultural System) |
| 22-Mar-21 | Niagara-on-the-Lake – Workshop |
| 24-Mar-21 | Pelham – Workshop |
| 24-Mar-21 | West Lincoln – Workshop |
| 25-Mar-21 | Fort Erie – Workshop |
| 25-Mar-21 | Welland – Workshop |
| 26-Mar-21 | Grimsby – Workshop |
| 26-Mar-21 | Port Colborne – Workshop |
| 31-Mar-21 | Thorold – Workshop |
| 31-Mar-21 | Wainfleet – Workshop |
| 1-Apr-21 | Lincoln – Workshop |
| 7-Apr-21 | Niagara Falls – Workshop |
| 7-Apr-21 | St. Catharines – Workshop |
| 07-Feb-22 | Lincoln – Presentation |
| 22-Feb-22 | Port Colborne – Presentation |
| 07-Mar-22 | Grimsby – Presentation |
| 08-Mar-22 | Wainfleet – Presentation |
| 22-Mar-22 | Niagara Falls – Presentation |
| 28-Mar-22 | Fort Erie – Presentation |
| 11-Apr-22 | St. Catharines – Presentation |
| 9-May-22 | West Lincoln – Presentation |
| 17-May-22 | Thorold – Presentation |

Local Planning Staff

| Date | Description |
|-------------|--|
| 24-Jul-17 | Municipal Comprehensive Review, Niagara Official Plan, Growth Plan – Employment Lands Strategy |
| 25-Aug-17 | Provincial Policy – Agricultural System and Natural Heritage System |
| 15-Sep-17 | Niagara-on-the-Lake - Planning Issues for new Niagara Official Plan |
| 28-Sep-17 | Fort Erie - Planning Issues for new Niagara Official Plan |
| 29-Sep-17 | Niagara Falls - Planning Issues for new Niagara Official Plan |
| 29-Sep-17 | Thorold - Planning Issues for new Niagara Official Plan |
| 12-Oct-17 | Pelham - Planning Issues for new Niagara Official Plan |
| 12-Oct-17 | West Lincoln - Planning Issues for new Niagara Official Plan |
| 16-Oct-17 | Grimsby - Planning Issues for new Niagara Official Plan |
| 16-Oct-17 | Lincoln - Planning Issues for new Niagara Official Plan |

| Date | Description |
|-----------|--|
| 17-Oct-17 | Welland - Planning Issues for new Niagara Official Plan |
| 27-Oct-17 | Niagara Official Plan Update – Employment Areas and Employment Lands Strategy |
| 29-Oct-17 | St. Catharines - Planning Issues for new Niagara Official Plan |
| 03-Nov-17 | Wainfleet - Planning Issues for new Niagara Official Plan |
| 17-Nov-17 | Land Needs Methodology, Growth Plan – Agricultural Impact Assessment and Natural Heritage System |
| 26-Jan-18 | Land Needs Assessment, Process for Individual Urban Boundary Expansion Requests, Urban Structure, Employment Lands Strategy, Housing, Natural Environment, Aggregates, Agriculture, Climate Change |
| 01-Feb-18 | Individual Meetings with Local Municipal Planners - Key Issues Relative to Framing of Background Studies |
| 16-Mar-18 | Natural Environment Framework, Agriculture Framework, Climate Change Framework, Watershed Planning, MNR Species at Risk |
| 22-Jun-18 | Greenbelt Alternative Land Use Analysis, Urban Boundary Expansion Requests |
| 28-Sep-18 | Niagara Official Plan – Open Houses, Secondary Plans, 2016 Census Population |
| 25-Jan-19 | Regional Official Plan Amendment – Exemptions from Approval, Niagara Official Plan Update, Rural Lots |
| 22-Mar-19 | Niagara Official Plan Consultation Strategy, Growth Plan Comments |
| 25-Mar-19 | Niagara Housing Data Consultation Sessions |
| 26-Mar-19 | Niagara Housing Data Consultation Sessions |
| 06-Jun-19 | Housing Database/Market Analysis and Scenario Development Workshop with Area Planners and Local Municipal Staff |
| 08-Jul-19 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 11-Jul-19 | New Growth Plan – Employment Land Conversion and Urban Expansion Criteria |
| 16-Jul-19 | Lincoln - General Official Plan, Growth Management, Natural Environment |
| 17-Jul-19 | Pelham - General Official Plan, Growth Management, Natural Environment |
| 18-Jul-19 | Thorold - General Official Plan, Growth Management, Natural Environment |
| 23-Jul-19 | St. Catharines - General Official Plan, Growth Management, Natural Environment |
| 25-Jul-19 | West Lincoln - General Official Plan, Growth Management, Natural Environment |
| 25-Jul-19 | Fort Erie – Agricultural Land Base Mapping |

| Date | Description |
|-------------|---|
| 26-Jul-19 | Niagara Official Plan Update, Employment Land, Housing, Urban Strategy, Land Needs, Natural Environment, Agriculture, Aggregates, Climate Change |
| 26-Jul-19 | Welland - General Official Plan, Growth Management, Natural Environment |
| 30-Jul-19 | Wainfleet - General Official Plan, Growth Management, Natural Environment |
| 31-Jul-19 | Grimsby - General Official Plan, Growth Management, Natural Environment |
| 13-Aug-19 | Niagara-on-the-Lake - General Official Plan, Growth Management, Natural Environment |
| 15-Aug-19 | Port Colborne - General Official Plan, Growth Management, Natural Environment |
| 19-Aug-19 | Port Colborne – Agricultural Land Base Mapping |
| 28-Aug-19 | Niagara Falls - General Official Plan, Growth Management, Natural Environment |
| 27-Sep-19 | Niagara Official Plan – Public Information Centres, Employment Land Strategy and Regional Official Plan Amendment 16, Provincially Significant Employment Zones |
| 08-Oct-19 | Employment Strategy Municipal Workshop with Area Planners |
| 10-Oct-19 | Wainfleet – Agricultural Land Base Mapping |
| 26-Nov-19 | Thorold – Agricultural Land Base Mapping |
| 28-Nov-19 | Welland – Agricultural Land Base Mapping |
| 24-Jan-20 | Niagara Official Plan – Update on Consultation; Employment Land Strategy and Regional Official Plan Amendment 16 |
| 28-Aug-20 | Area Planners - General Official Plan |
| 11-Sep-20 | Port Colborne - General Official Plan, Growth Management, Natural Environment |
| 14-Sep-20 | Niagara Falls - General Official Plan, Growth Management, Natural Environment |
| 15-Sep-20 | St. Catharines - General Official Plan, Growth Management, Natural Environment |
| 17-Sep-20 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 18-Sep-20 | Lincoln - General Official Plan, Growth Management, Natural Environment |
| 21-Sep-20 | Wainfleet - General Official Plan, Growth Management, Natural Environment |
| 21-Sep-20 | Fort Erie - Natural Environment Work Program |
| 21-Sep-20 | Wainfleet - Natural Environment Work Program |
| 22-Sep-20 | West Lincoln - General Official Plan, Growth Management, Natural Environment |

| Date | Description |
|-------------|--|
| 23-Sep-20 | Grimsby - General Official Plan, Growth Management, Natural Environment |
| 25-Sep-20 | Pelham - General Official Plan, Growth Management, Natural Environment |
| 28-Sep-20 | Welland - General Official Plan, Growth Management, Natural Environment |
| 29-Sep-20 | Thorold - General Official Plan, Growth Management, Natural Environment |
| 01-Oct-20 | Niagara-on-the-Lake - General Official Plan, Growth Management, Natural Environment |
| 06-Oct-20 | Niagara Falls - General Official Plan, Growth Management, Natural Environment |
| 06-Oct-20 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 08-Oct-20 | Township of West Lincoln - General Official Plan, Growth Management, Natural Environment |
| 09-Oct-20 | Town of Grimsby - General Official Plan, Growth Management, Natural Environment |
| 14-Oct-20 | Pelham - Technical Boundary Adjustments |
| 19-Oct-20 | West Lincoln and Wainfleet - General Official Plan, Growth Management, Natural Environment |
| 21-Oct-20 | Thorold - Technical Boundary Adjustments |
| 22-Oct-20 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 27-Oct-20 | Thorold - General Official Plan, Growth Management, Natural Environment |
| 03-Nov-20 | St. Catharines - General Official Plan, Growth Management, Natural Environment |
| 03-Nov-20 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 05-Nov-20 | Niagara Falls - General Official Plan, Growth Management, Natural Environment |
| 10-Nov-20 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 19-Nov-20 | Wainfleet – Agricultural Land Base Mapping |
| 11-Feb-21 | Thorold – Agricultural Land Base Mapping |
| 18-Feb-21 | Niagara Falls - General Official Plan, Growth Management, Natural Environment |
| 18-Feb-21 | Fort Erie - General Official Plan, Growth Management, Natural Environment |
| 18-Feb-21 | Grimsby - General Official Plan, Growth Management, Natural Environment |

| Date | Description |
|-------------|---|
| 18-Feb-21 | Lincoln - General Official Plan, Growth Management, Natural Environment |
| 19-Feb-21 | St. Catharines - General Official Plan, Growth Management, Natural Environment |
| 19-Feb-21 | Welland - General Official Plan, Growth Management, Natural Environment |
| 19-Feb-21 | Pelham - General Official Plan, Growth Management, Natural Environment |
| 19-Feb-21 | West Lincoln - General Official Plan, Growth Management, Natural Environment |
| 22-Feb-21 | Port Colborne - General Official Plan, Growth Management, Natural Environment |
| 22-Feb-21 | Thorold - General Official Plan, Growth Management, Natural Environment |
| 22-Feb-21 | Niagara-on-the-Lake - General Official Plan, Growth Management, Natural Environment |
| 22-Feb-21 | Wainfleet - General Official Plan, Growth Management, Natural Environment |
| 05-May-21 | Pelham - Natural Environment |
| 14-Oct-21 | Draft Policy and Mapping E-Mail to Local Planning Directors - Natural Environment |
| 27-Oct-21 | Local Planning Staff Workshop - Natural Environment |
| 01-Nov-21 | Local Planning Staff Workshop - Natural Environment |
| 10-May-21 | Welland - Natural Environment |
| 18-May-21 | Port Colborne - Natural Environment |
| 11-Nov-21 | Welland - Environmental Assessment |
| 14-Jun-21 | Port Colborne - Site Specific Policies |
| 17-Jun-21 | Pelham - Site Specific Policies and Technical Boundary Adjustments |
| 26-Jan-22 | Port Colborne - Natural Environment |
| 18-Jun-21 | Wainfleet - Site Specific Policies |
| 01-Feb-22 | St. Catharines - Natural Environment |
| 23-Jun-21 | Thorold - Site Specific Policies and Technical Boundary Adjustments |
| 29-Jun-21 | Lincoln - Site Specific Policies |
| 06-Jul-21 | Welland - Site Specific Policies |
| 07-Jul-21 | Niagara Falls - Site Specific Policies and Technical Boundary Adjustments |
| 08-Jul-21 | Grimsby - Site Specific Policies and Technical Boundary Adjustments |
| 15-Jul-21 | Fort Erie - Site Specific Policies and Technical Boundary Adjustments |
| 16-Jul-21 | West Lincoln - Site Specific Policies |
| 30-Jul-21 | St. Catharines - Site Specific Policies and Technical Boundary Adjustments |
| 06-Oct-21 | Lincoln, Grimsby, NEC - Technical Boundary Adjustments |
| 11-Nov-21 | Fort Erie - Natural Environment |

| Date | Description |
|-----------|---|
| 07-Jan-22 | Chapter Review Meeting: Implementation |
| 21-Jan-22 | Chapter Review Meeting: Growing Region |
| 28-Jan-22 | Chapter Review Meeting: Sustainable Region |
| 04-Feb-22 | Chapter Review Meeting: Competitive Region |
| 25-Feb-22 | Chapter Review Meeting: Connected Region |
| 28-Feb-22 | Grimsby - Natural Environment |
| 04-Mar-22 | Chapter Review Meeting: Vibrant Region |
| Apr-22 | Niagara-on-the-Lake - Proposed Urban Boundary Technical Adjustments |

First Nations and Indigenous Communities

| Date | Description |
|-----------|---|
| 01-May-19 | Haudenosaunee Development Institute |
| 01-May-19 | Six Nations of the Grand River First Nation |
| 07-May-19 | Fort Erie Friendship Centre |
| 29-May-19 | Niagara Region Métis Council |
| 05-Jun-19 | Niagara Regional Native Centre |
| 11-Jun-19 | Mississaugas of the Credit First Nation |
| 21-Aug-19 | Haudenosaunee Development Institute |
| 21-Aug-19 | Mississaugas of the Credit First Nation |
| 11-Dec-20 | Mississaugas of the Credit First Nation |
| 26-May-21 | Six Nations of the Grand River First Nation |
| 31-May-21 | Mississaugas of the Credit First Nation |
| 09-Jun-21 | Fort Erie Friendship Centre |
| 24-Jun-21 | Niagara Regional Native Centre |
| 07-Oct-21 | Six Nations of the Grand River |
| 19-Oct-21 | Niagara Region Métis Council |
| 22-Oct-21 | Niagara Regional Native Centre |
| 11-Dec-21 | Mississaugas of the Credit First Nation |
| 14-Feb-22 | Mississaugas of the Credit First Nation |
| 25-Feb-22 | Six Nations of the Grand River |
| 01-Mar-22 | Niagara Regional Native Centre |
| 06-May-22 | Fort Erie Native Friendship Centre |
| 10-May-22 | Mississaugas of the Credit First Nation |

Youth and Young Professionals

| Date | Description |
|-----------|--|
| 24-Aug-21 | CivicConnect Youth Advisory Committee – Official Plan Review |
| 31-Aug-21 | Mayor Youth Advisory Committees – Official Plan Review |

| Date | Description |
|-----------|--|
| 01-Sep-21 | NEXTNiagara – Official Plan Review |
| 26-Jan-22 | Regional Chair's Youth Advisory Committee – Draft Consolidated Niagara Official Plan |
| 15-Mar-22 | CivicConnect and Other Youth Groups – Draft Consolidated Niagara Official Plan |

Planning Advisory Committee

The Planning Advisory Committee was convened in accordance with the Planning Act to provide input to the official plan development.

| Date | Description |
|-----------|--|
| 12-Sep-18 | Welcome and Introductions, Planning Areas of Responsibility, Planning Advisory Committee – Points of Interest, Official Plan Framework and Document Structure, Official Plan Themes – Key Priority Background Studies, Urban Structure |
| 14-Nov-18 | Provincial Workshop Overview, Natural Environment, Urban Structure, Secondary Plans – Content and Performance Measures |
| 20-Mar-19 | Provincial Planning Policy Restructuring, Update on Employment Lands Strategy, Performance Measures/Urban Structure and Secondary Plans |
| 22-May-19 | Natural Environment Work Program |
| 14-Aug-19 | Housing Strategy, Draft Vision and Directives |
| 23-Oct-19 | Archaeological Management Plan, Employment Lands Strategy, Vision and Directives, Proposed Provincial Policy Changes |
| 15-Jan-20 | Climate Change, Official Plan Consultation Feedback |
| 16-Sep-20 | Updates on Growth Management and Natural Heritage & Water Systems Background Work |
| 16-Sep-20 | Natural Environment Work Program |
| 02-Jun-21 | Growing Region Chapter |
| 24-Jun-21 | Competitive Region Chapter |
| 07-Jul-21 | Connected Region Chapter |
| 21-Jul-21 | Vibrant Region Chapter |
| 25-Aug-21 | Natural Environment System |
| 02-Mar-22 | Draft Consolidated Niagara Official Plan |

Agricultural Policy and Action Committee

| Date | Description |
|-----------|----------------------------------|
| 22-Feb-19 | Natural Environment Work Program |
| 25-Sep-20 | Natural Environment Work Program |
| 26-Feb-21 | Agricultural Land Base Mapping |
| 30-Apr-21 | Agricultural System Overview |

| Date | Description |
|-----------|--|
| 24-Sep-21 | Draft Agricultural System Policies |
| 04-Mar-22 | Draft Consolidated Niagara Official Plan |

Interest Groups

| Date | Description |
|-----------|---|
| 15-Sep-17 | Meeting with Greater Niagara Chamber of Commerce |
| 03-May-19 | Workshop with Development Community, Consultants, and Local Planning Staff (Natural Environment Work Program) |
| 16-May-19 | Workshop with Agricultural Community (Natural Environment Work Program) |
| 16-May-19 | Workshop with Environmental Stakeholder Groups (Natural Environment Work Program) |
| 10-Oct-19 | Employment Strategy Industry Workshop with Industry Stakeholders |
| 25-Feb-20 | Employment Area Strategy Update and Q/A Session with Industry Stakeholders |
| 18-Sep-20 | Stakeholder Workshop - Development Community & Planning and Ecological Consultants (Natural Environment Work Program) |
| 21-Sep-20 | Stakeholder Workshop – Agricultural Community (Natural Environment Work Program) |
| 22-Sep-20 | Stakeholder Workshop – Environmental Stakeholder Groups (Natural Environment Work Program) |
| 30-Sep-20 | Participate in Trout's Unlimited 12 Mile Creek Subwatershed Study Meeting (Natural Environment Work Program) |
| 04-Nov-20 | Meeting with Niagara Regional Development Industry Engagement Group |
| 11-Jan-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 4-Feb-21 | Presentation to NOTL Irrigation Committee |
| 23-Feb-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 22-Mar-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 07-May-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 17-May-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 19-Jul-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 16-Aug-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 20-Sep-21 | Meeting with Niagara Regional Development Industry Engagement Group |

| Date | Description |
|-----------|---|
| 15-Oct-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 18-Nov-21 | Presentation to Niagara Homebuilders (Natural Environment) |
| 18-Nov-21 | Meeting with Niagara Regional Development Industry Engagement Group |
| 01-Feb-22 | Meeting with Niagara Regional Development Industry Engagement Group |
| 29-Mar-22 | Meeting with Niagara Regional Development Industry Engagement Group |

Agencies

| Date | Description |
|-----------|--|
| 19-Oct-17 | Meeting with Niagara Peninsula Conservation Authority |
| 01-Feb-18 | Meeting with Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 27-Jun-18 | Meeting with Niagara Parks Commission Senior Staff (background studies for Official Plan) |
| 06-Jun-19 | Meeting with Niagara Peninsula Conservation Authority Senior Staff (Natural Environment) |
| 13-Jun-19 | Meeting with Niagara Peninsula Conservation Authority Technical Staff (Natural Environment) |
| 23-Jul-19 | Meeting with Niagara Peninsula Conservation Authority Technical Staff (Natural Environment) |
| 18-Sep-19 | Presentation to Niagara Peninsula Conservation Authority Board (Natural Environment) |
| 16-Sep-20 | Presentation to Niagara Escarpment Commission Staff (Natural Environment) |
| 17-Sep-20 | Presentation to Niagara Peninsula Conservation Authority Board (Natural Environment) |
| 24-Sep-20 | Presentation to Niagara Peninsula Conservation Authority Public Advisory Committee (Natural Environment) |
| 29-Sep-20 | Presentation to Niagara Parks Commission Staff (Natural Environment) |
| 29-Sep-20 | Presentation to Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 19-Nov-20 | Presentation to Team Niagara* (Natural Environment) |
| 14-Jun-21 | Update to Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 22-Jul-21 | Meeting with Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 29-Sep-21 | Meeting with Niagara Escarpment Commission (Technical Boundary Adjustments) |

| Date | Description |
|-------------|---|
| 14-Oct-21 | Update to Niagara Peninsula Conservation Authority Senior Staff (Natural Environment) |
| 18-Oct-21 | Meeting with Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 28-Oct-21 | Meeting with Niagara Parks Commission Staff (Natural Environment) |
| 03-Nov-21 | Meeting with Niagara Peninsula Conservation Authority Staff (Natural Environment) |
| 9-Nov-21 | Site Visit with Niagara Parks Commission Staff (Natural Environment) |
| 18-Nov-21 | Presentation to Team Niagara* |

*Team Niagara convenes on economic development matters and includes representatives from Niagara Economic Development and the Local Area Municipalities.

Planning and Economic Development Committee & Regional Council

| Date | Description |
|-------------|---|
| 9-Nov-16 | PDS 40-2016: Regional Official Plan Update |
| 10-May-17 | PDS 19-2017: Bill 73 Requirement: Planning Advisory Committee |
| 29-Nov-17 | PDS 41-2017: High Level Official Plan Process Framework |
| 31-Jan-18 | PDS 6-2018: Natural Environment Project Initiation Report |
| 31-Jan-18 | PDS 7-2018: Agricultural Project Initiation Report |
| 21-Feb-18 | PDS 3-2018: New Official Plan Update |
| 25-Apr-18 | PDS 17-2018: Agricultural Framework |
| 25-Apr-18 | PDS 18-2018: Natural Environment – Project Framework |
| 25-Apr-18 | PDS 19-2018: Recommended Membership for Planning Advisory Committee |
| 16-May-18 | PDS 22-2018: Climate Change Framework- New Regional Official Plan |
| 16-May-18 | PDS 21-2018: Municipal Comprehensive Review Update: New Regional Official Plan & Growth Management Program |
| 20-Feb-19 | PDS 10-2019: Update on Natural Environment Work Program – New Regional Official Plan |
| 20-Mar-19 | PDS 9-2019: New Official Plan Consultation Timeline Framework |
| 17-Apr-19 | PDS 17-2019: Niagara Housing Statement: Affordable Housing Data |
| 10-Jul-19 | PDS 27-2019: Niagara Housing Statement Final Summary Report |
| 11-Sep-19 | PDS 33-2019: Growth Management Program Update for New Regional Official Plan |
| 9-Oct-19 | PDS 35-2019: Employment Policies Update: Project Initiation Report |
| 6-Nov-19 | PDS 32-2019: Natural Environment Work Program – Phases 2 & 3: Mapping and Watershed Planning Discussion Papers and Comprehensive Background Study |
| 06-Nov-19 | PDS 37-2019: Growth Scenario Analysis Related to the Regional Housing Strategy |

| Date | Description |
|-----------|--|
| 15-Jan-20 | PDS 1-2020: New Niagara Official Plan – Public Consultation Summary |
| 12-Feb-20 | PDS 3-2020: Ecological Land Classification Mapping Update |
| 11-Mar-20 | PDS 9-2020: Niagara Official Plan – Consultation Details and Revised Framework |
| 13-May-20 | PDS 14-2020: Niagara Region's Employment Area Strategy: Background Report & Recommendations |
| 15-Jul-20 | PDS 21-2020: Updated Employment Work Program for the New Niagara Official Plan |
| 15-Jul-20 | PDS 26-2020: Natural Environment Work Program – Phase 4: Identification and Evaluation of Options |
| 9-Sep-20 | PDS 29-2020: Settlement Area Boundary Review Program: Growth Plan Forecasts and Land Needs Assessment Update |
| 9-Sep-20 | PDS 28-2020: Regional Structure Background Report |
| 9-Dec-20 | PDS 35-2020: Niagara Official Plan Consultation Update |
| 9-Dec-20 | PDS 33-2020: Ecological Land Classification Mapping Project |
| 9-Dec-20 | PDS 38-2020: Growth Management Survey Results |
| 13-Jan-21 | PDS 4-2021: Niagara Official Plan - Steps and Directions Moving Forward |
| 13-Jan-21 | PDS 6-2021: Climate Change Work Program Update |
| 17-Feb-21 | PDS 1-2021: Natural Environment Work Program – 2nd Point of Engagement |
| 17-Feb-21 | PDS 7-2021: Niagara Official Plan Process and Local Municipality Conformity |
| 6-May-21 | Presentation to Committee of the Whole: Natural Environment |
| 16-May-21 | PDS 17-2021: Niagara Official Plan Consolidated Policy Report |
| 16-May-21 | PDS 12-2018: State of Aggregate Resources in Niagara Region - Technical Addendum |
| 16-Jun-21 | PDS 30-2021: Niagara Watershed Plan- Draft for Consultation |
| 11-Aug-21 | PDS 32-2021: Update on Niagara Official Plan- Further Draft Policy Development |
| 11-Aug-21 | PDS 33-2021: Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update |
| 10-Nov-21 | PDS 39-2021: Niagara Official Plan: Employment Area Conversion Recommendations |
| 1-Dec-21 | PDS 8-2021: Niagara Official Plan: Natural Environment System |
| 8-Dec-21 | PDS 41-2021: Niagara Official Plan: Settlement Area Boundary Review - Urban Recommendations |
| 08-Dec-21 | PDS 42-2021: Niagara Official Plan: Settlement Area Boundary Review - Rural Recommendations |
| 12-Jan-22 | PEDC Presentation - Official Plan Update |
| 09-Mar-22 | PDS 6-2022: Official Plan: Preferred Urban Settlement Area Recommendations |

| Date | Description |
|-----------|--|
| 09-Mar-22 | PDS 7-2022: Official Plan: Preferred Rural Settlement Area Recommendations |

Provincial Staff

| Date | Description |
|-----------|--|
| 10-Oct-17 | ROPA 13 Transportation |
| 12-Dec-17 | Official Plan- General |
| 09-Mar-18 | Mineral Aggregate Resources |
| 27-Mar-18 | Niagara Economic Gateway and Natural Heritage Mapping |
| 18-Oct-18 | Official Plan- General |
| 09-Nov-18 | Natural Environment TAG |
| 22-Feb-19 | Natural Environment TAG |
| 17-Sep-19 | OMAFRA - Agricultural Land Base Mapping |
| 18-Oct-19 | Provincial Growth Plan Changes and Indigenous Consultation |
| 25-Oct-19 | Natural Environment TAG |
| 29-Apr-20 | Official Plan- General |
| 12-May-20 | Natural Environment TAG |
| 16-Sep-20 | MMAH, MNRF & MECP - Natural Environment Work Program |
| 16-Sep-20 | Natural Environment TAG- Options |
| 03-Feb-21 | Land Needs Assessment |
| 18-Mar-21 | Land Needs Assessment |
| 27-Apr-21 | Official Plan- General |
| 14-May-21 | OMAFRA - Agricultural Land Base Mapping |
| 28-May-21 | Land Needs Assessment, Excess Lands, Natural Environment |
| 23-Jun-21 | Settlement Area Boundary Review, Land Needs Assessment |
| 26-Jul-21 | Official Plan- General |
| 28-Jul-21 | District and Secondary Plans |
| 12-Aug-21 | Official Plan Timelines and Provincial Review |
| 14-Sep-21 | High Level Provincial Input |
| 19-Oct-21 | Official Plan and Settlement Area Boundary Review Update |
| 03-Dec-21 | Official Plan Submission and Settlement Area Boundary Review |
| 28-Jan-22 | Growth Plan Natural Heritage System Refinement |
| 28-Jan-22 | Provincial Overview |
| 07-Feb-22 | Designated Greenfield Areas and Land Needs Assessment |
| 11-Feb-22 | Site Specific Policies |
| 08-Mar-22 | Growth Plan Natural Heritage System Refinement |
| 24-Mar-22 | Technical Overview |

Mineral Aggregate Resources

| Date | Description |
|-----------|--|
| 2-Apr-14 | PDS 3-2014 – Aggregates Project Initiation Report |
| 10-Nov-14 | Meeting with West Lincoln |
| Nov-14 | Meeting with Industry Representatives |
| 8-Dec-14 | Public Workshops (2 Sessions – AM & PM) |
| 10-Dec-14 | Meeting with Ontario Stone Sand & Gravel Association (OSSGA) |
| 25-Nov-15 | PDS 40-2015 – State of Aggregate Report (referred back) |
| 06-Jan-16 | PDS-C 3-2016 – State of Aggregate Report (minor modifications) |
| 9-Apr-18 | Meeting with Ontario Stone Sand & Gravel Association (OSSGA) |
| 16-May-18 | PDS 12-18 – Technical Addendum |

Part 3 – Communication and Outreach Tools

| Tool | Description |
|-----------------------------|--|
| Project Website | A project webpage niagararegion.ca/official-plan/ was used to provide information and updates on the development of the new official plan. It included background studies, discussion papers, draft policy, staff reports, project timelines, recent updates, consultation opportunities, and more. |
| Project Email | A project email makingourmark@niagararegion.ca was used to share information with project partners and agencies, and receive comments, questions and written submissions throughout the duration of the project. |
| Comment Form | In addition to the project email noted above, a comment form was available on the project webpage to facilitate the submission of comments on the official plan development. |
| Project Update Subscription | Interested individuals had the ability to sign up for project updates through the webpage. As of May 2022, there were 1110 subscribers. Region staff provided updates to project subscribers 24 times over the course of the project. |
| Newspaper Ads | Newspaper ads were published in local newspapers in all 12 municipalities to invite participation in both statutory and non-statutory consultations, including a statutory Special Council Meeting, statutory Public Meeting, statutory Open House and more than 20 non-statutory Open Houses. |

| Tool | Description |
|------------------------------------|---|
| Social Media | The Region's Facebook Page and Twitter Account were used to promote consultation activities and target select demographics who may not be reached through traditional Media. |
| Indigenous Sharing Portal | A SharePoint site was used to share information with First Nations and Indigenous communities who expressed interest in participating in the development of the new official plan. |
| Planning Advisory Committee Portal | A SharePoint site was used to share information with the Planning Advisory Committee, which was established under the Planning Act to provide input on the official plan development. |

Statutory Public Meeting Delegates Response Table

| Speaker Number | Name & Organization | Summary of Comments | Region Response |
|----------------|---|---|---|
| 4.2.1 | Gracia Janes, Immediate-Past President, Niagara District Council of Women | <ul style="list-style-type: none"> • Why is Niagara going higher than the provincial population allocations? • Natural environment protection is an important issue in Niagara • Why are any urban boundary expansions being proposed? • Why are we not using the intensification rates that were suggested by Niagara Falls planning staff? • What are the costs to society of ongoing environmental degradation? • Position: No urban boundary expansions – protect the natural environment and farmland in Niagara | <p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Additional comments were also submitted in writing and several responses have been provided in Appendix # 4.</p> |
| 4.2.2 | Durgesh Patel, Resident, City of Niagara Falls | <ul style="list-style-type: none"> • Did not speak. | |
| 4.2.3 | Patrick Maloney, Sullivan Mahoney LLP Re: Natural environment system mapping - Memorial Drive, Welland | <ul style="list-style-type: none"> • Properties are zoned residential • Looking for “relief” from the mapping of environmental features • There is a road “stub” which indicates the City wanted these lands developed for residential uses • Position is that the Region is “down zoning” the lands • Request is that the wetland feature be removed from the NES mapping. | <p>Staff have been in discussions with the landowner’s environmental consultant.</p> <p>Regional data was provided and Regional staff are awaiting information from the landowner’s consultant.</p> |

| | | | |
|--------------|--|---|---|
| 4.2.4 | Patrick Maloney, Sullivan Mahoney LLP, representing Upper Canada Consultants Re: Support of proposed settlement boundary expansions | <ul style="list-style-type: none"> • UCC support urban boundary expansions in the Region • UCC represents at least 14 individual areas • There is a need for urban boundary expansions – if not there will be significant intensification pressure on established neighbourhoods. • Regional staff have made suitable urban boundary expansion recommendations • UCC supports the recommendations made by Regional staff | Thank you. Comment noted. |
| 4.2.5 | Dr. John Bacher, Researcher, Preservation of Agricultural Lands Society | <ul style="list-style-type: none"> • Disagrees with urban boundary expansion proposals • Urban boundary expansions will not have any benefit of meeting core housing need in Niagara Falls • Need intensification along transit corridors (i.e. if there was intensification along McLeod there would be less of a NIMBY issue) • There are amphibians and other sensitive species under threat in the lands proposed for urban boundary expansions. • Do not need employment expansions in Fort Erie – it will be developed as shopping centres • Employment expansions will discourage the redevelopment of brownfield lands because the land is much cheaper | Several additional comments were submitted in writing and numerous responses has been provided in Appendix # 4. |

| | | | |
|---------------|---|--|---|
| | | <ul style="list-style-type: none"> Request that council reject all urban boundary expansions | |
| 4.2.6 | Sharron Allen Wallace and Yvon Audette, Last Chance Horse and Pony Rescue and Sanctuary | <ul style="list-style-type: none"> Have submitted a package of letters from the public and other groups that support their position Lands should be excluded from any urban boundary expansion. Loss of the program will have an impact on the public and Niagara community Lands are in crystal beach – it is a unique public service | This parcel of land is no longer recommended for inclusion into the urban area boundary of Crystal Beach, in the recommended June 2022 Niagara Official Plan. |
| 4.2.7 | Shari Ruston, Resident, Town of Fort Erie | <ul style="list-style-type: none"> Did not speak. | |
| 4.2.8 | Arne Rungi, Resident, City of Port Colborne | <ul style="list-style-type: none"> Did not speak. | |
| 4.2.9 | Ben Maccarone, Blythwood Homes | <ul style="list-style-type: none"> Did not speak. | |
| 4.2.10 | Rob Mills, Blythwood Homes | <ul style="list-style-type: none"> There is no way for young people to afford a home Homes used to be 2x annual salary – they are now more than 10x annual salary Council should support urban boundary expansions to make housing more affordable Boundary expansions should be in south Niagara (i.e. not on vineyards) Need stacked homes (i.e. townhouse) | Thank you for the comment. |

| | | | |
|---------------|--|--|---|
| | | <ul style="list-style-type: none"> Housing prices in Canada are becoming some of the highest in the world | |
| 4.2.11 | Edison Pang on behalf of Nanxi Pang, Resident, City of Niagara Falls, Re: [REDACTED] | <ul style="list-style-type: none"> Family owns 3 properties along QEW Requesting additional information on what 'future employment' areas designation means Opinion is that the land is suitable for commercial and residential uses Suggestion that lands could be a node for affordable residential use | <p>The future employment area has been added to the Official Plan to protect lands for employment uses beyond 2051. The overlay has no impact on land use permissions. The goal of the overlay is to allow consideration of the lands in long range planning. There is no need for additional urban land within the City of Niagara Falls at this time. The three properties you have identified [REDACTED] are detached from the existing urban settlement area. These lands cannot be developed for residential or commercial uses until the urban area expands to include them. The Growth Plan does not allow for the creation of new settlement areas and these lands can only be developed if the urban settlement area is expanded to include these lands.</p> |
| 4.2.12 | N R Bodimeade, Resident, Town of Pelham | <ul style="list-style-type: none"> Concerned about the level of urban sprawl proposed in the draft Plan Natural features can help to mitigate the impacts of climate change Doesn't want to see any urban sprawl in Niagara Region Missing middle is the key to addressing housing crisis We don't need new employment areas – there is a shift to work from home | <p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Region staff agree that natural features are an important tool for mitigating the impacts of climate change.</p> |

| | | | |
|---------------|---|--|--|
| | | <ul style="list-style-type: none"> • Ecology needs to be part of the plan • Need to ensure that Niagara is consulting indigenous communities and considering treaty rights | Additional Comments were also submitted in writing and a response has been provided in Appendix # 4. |
| 4.2.13 | Travers Fitzpatrick, on behalf of Seaway Mall/Doral Holdings Limited, Idrakotk Ltd., and 2494551 Ontario Inc. | <ul style="list-style-type: none"> • Raising concern about mapped natural features (SE of Seaway Mall) • The lands are zoned for townhouse and employment use • The ToR for the EIS has been approved • Lands have been disturbed over time • Requests that mapping be deferred until the studies are complete and then the natural features be added back onto the mapping | <p>Region staff have already visited the site, and have made changes to the proposed mapping to reflect the features that are on the site.</p> <p>It is the opinion of Region staff that it is not appropriate to defer the mapping until the site has been approved. There are policies in the draft plan that allow the refinement of natural features based on site specific policies. Further, if a pre-consultation process has occurred and there ToR for the EIS has been approved – it is likely that the transition policies included in S. 3.1 will apply.</p> |
| 4.2.14 | John Bakker, Resident, City of St. Catharines | <ul style="list-style-type: none"> • Did not speak. | |
| 4.2.15 | Jim Harnum, Municipal VU Consulting Inc., On behalf of property owners [REDACTED] | <ul style="list-style-type: none"> • Notes that when Fort Erie did their local study this was identified as the #3 preferred site. • The owner has done a number of technical studies already • The site can be serviced • Environmental impacts can be mitigated • The property could yield 150-200 units | Last revision of the land needs assessment, allows for these lands to be brought into the urban area. Mapping has been updated to reflect this. |

| | | | |
|---------------|--|---|---|
| 4.2.16 | Mary Lou Tanner, NPG Planning Solutions, Re: Nyon Lands, Port Colborne | <ul style="list-style-type: none"> • Nyon lands as Employment lands • Was identified as rural employment lands in the existing official plan • Intended to be used for dry industrial uses (i.e. not serviced) • Facilities that would be located on these lands would not be appropriate to be located in an urban area • RPPA 1-2012 – approved and in-effect • Nyon approval was approved by OMB in July 2013 • Draft OP did not include rural employment lands • The mapping has now been included • Request to support the draft schedule that has been prepared by Regional staff, and incorporate site specific policies for Nyon lands into the OP | Comments were also submitted in writing and a response has been provided in Appendix # 4. |
| 4.2.17 | Tom Richardson, Sullivan Mahoney LLP, Re: [REDACTED] | <ul style="list-style-type: none"> • Appreciates that there has been ongoing discussions with Regional staff on this site • Recommends inclusion of this site into the urban area boundary expansions • Preliminary studies have been completed • Believes additional lands should be added in Fort Erie. | Last revision of the land needs assessment, allows for these lands to be brought into the urban area. Mapping has been updated to reflect this. |
| 4.2.18 | Tom Richardson, Sullivan Mahoney LLP, Smithville | <ul style="list-style-type: none"> • Submission is on behalf on the Township of West Lincoln Council • Studies have been undertaken to support the boundary expansions | Thank you for the comments. |

| | | | |
|---------------|------------------------------|--|---|
| | Urban Boundary Expansion | <ul style="list-style-type: none"> • Region and NPCA staff have been involved in the project for a number of years. • Response to PALS submission: <ul style="list-style-type: none"> • It is incorrect that no effort was taken to map karst features • Township of WL council supports the recommendation for urban boundary expansions (subject to final refinements as a result of MDS review) | |
| 4.2.19 | Herb Sawatzky, 50by30Niagara | <ul style="list-style-type: none"> • Want to see the Region's GHG emissions reduced by 50% by 2030, and net-zero emissions by 2050 • Happy to see climate change component to the official plan • Recommend revisions to policy 3.5.1.5 to add 'local community stakeholders and advocates' into the consultation process, and commit to developing green development standards rather than exploring options • Recommend revisions to policy 3.5.3.1 b) ii) to change 'promote opportunities for' to 'conduct feasibility studies for' district, renewable and alternative energy • Recommend adding sub-clause to policy 3.5.3.1 b) ii) to 'conduct a feasibility study for a district heating and cooling utility company' | <p>Policy 3.5.1.5 has been revised to clarify that organized interest groups would be consulted as opportunities for green development standards are explored. The Region has committed to undertake this work in order to develop a recommended approach in consultation with the community.</p> <p>Policy 3.5.3.1 b) ii) has been strengthened by connecting it to the municipal energy plan, which the Region has committed to prepare in Policy 3.5.1.3. The municipal energy plan can look at opportunities for district energy and other forms of renewable energy in Niagara as well as implementing strategies.</p> <p>The municipal energy plan referenced in Policy 3.5.1.3 will be developed in consultation with the community, and the policy has been revised to clarify that organized interest groups would be a part of that consultation process.</p> |

| | | | |
|---------------|---|---|---|
| | | <ul style="list-style-type: none"> • Supports that the Region has started a climate change adaptation plan | |
| 4.2.20 | Glenn E. Barr, Resident, City of St. Catharines Re: Storage of cars in neighbourhoods | <ul style="list-style-type: none"> • Concerned that the draft OP does not provide enough direction on urban design • As municipalities were are not getting better at urban design • Requests: <ul style="list-style-type: none"> • Discourage front yard parking • Encourage rear lanes • In the 1920's only 1 in 5 residents had cars – there are now 10 to 15 times the number of cars on the road, which effects housing affordability and better neighbourhoods • We need to improve the quality of our neighbourhoods and streets | Comments were also submitted in writing and a response has been provided in Appendix # 4. |
| 4.2.21 | Jean Grandoni, Resident, City of Niagara Falls | <ul style="list-style-type: none"> • Concern about proposed urban boundary expansions in the City of Niagara Falls • Two of the proposed expansion areas are large pieces of prime agricultural land • Concern that we are losing foodland • There are areas should have been identified as speciality crop area - The lands are capable of better than average yields • In the NW quadrant – there is a winery in the area – this supports the fact that the lands should be speciality crop | Comments were also submitted in writing and a response has been provided in Appendix # 4. |

| | | | |
|---------------|---|---|--|
| | | <ul style="list-style-type: none"> • Requesting consideration of all issues that have been outline in the covering letter. | |
| 4.2.22 | <p>Daniel Romanko, Better Neighbourhoods Inc. Re: Policies to improve the built urban form in Niagara</p> | <ul style="list-style-type: none"> • Submission on behalf of firm Better Neighbourhoods • Requests: <ul style="list-style-type: none"> • Mandate fewer parking spots • Eliminate discriminatory language • Eliminate red tape • Prioritize people over cars • Regional roads should not exceed 3 lanes • Mandate the missing middle • Encourage infill and integrated design • Take a conservationist attitude • Dedicated bike lanes • Mandate policies that will improve the built environment | <p>Comments were also submitted in writing and a response has been provided in Appendix # 4.</p> |
| 4.2.23 | <p>Raymond Ziemba, SGL Planning & Design Inc. Re: Smithville settlement area expansion</p> | <ul style="list-style-type: none"> • Thank you to Regional Staff • Supports the urban boundary expansion in Smithville | <p>Thank you. Comment noted.</p> |
| 4.2.24 | <p>Linda Crouch, Port Weller Residents Association Re: Request for an independent land use study of the entire area of Port</p> | <ul style="list-style-type: none"> • Asking for a land needs study and district plan to be completed by the Region for the Port Weller • Residential was there first (1913) • Need separation distances from sensitive uses • Cannabis facilities are an issue (smell in homes) | <p>Employment area planning was completed in discussions with the City of St. Catharines, and is in alignment with the approval of OPA 26.</p> |

| | | | |
|---------------|--|--|---|
| | Weller East, St Catharines | <ul style="list-style-type: none"> Land use study needs to be completed by an independent consultant Not a good area for industrial – it is too far to attract workers & the lift bridge is an issue. | |
| 4.2.25 | Graham Pett, Resident, Town of Pelham | <ul style="list-style-type: none"> Several references to East Fonthill Secondary Plan How much more natural environment should be sacrificed for single detached homes Pelham – needs to grow-up and not out Intensification target for Pelham needs to be much higher Tree preservation plan should be a requirement of every single development application – not optional. Replacement needs to be on a sliding scale Plant more trees All wetlands should be “no touch” including for road development Requests that the OP be evaluated after 3 years | <p>Thank you for your comments.</p> <p>Tree preservation plans (TPP) may be requested a part of a development application to ensure that all trees to be retained are protected during construction and grading. Further, the TPP inventories the trees on site to inform replanting requirements and general health of the feature in question.</p> <p>We will include additional information on the process and requirement for TPP as part of the updated EIS guidelines.</p> <p>Provincially significant wetlands are an important natural feature and are protected by Provincial and Regional policies. PSW are also a regulated and protected by the conservation authority. In addition we have included a category of ‘other wetlands’ in the proposed official plan to provide additional protection to wetlands in the Region.</p> |
| 4.2.26 | Karrie Porter, Resident, City of St. Catharines | <ul style="list-style-type: none"> The OP should be a critical document in addressing climate change | Some adjustments have been made to the climate change policies and to highlight transit supportive development benefits. |

| | | | |
|---------------|-------------------|---|--|
| | | <ul style="list-style-type: none"> • 1000's of ha of land was paved over for low density homes in St. Catharines • Intensification needs to be more directly addressed • Affordable housing – policies are weak compared to the policies that York Region has. • Need more purpose built rental • The Region should direct where purpose built rental should be located • The OP needs more on complete streets • There should be more on multi-modal transportation • Pleased with the selection of NES Option 3C. Concern that people do not understand that we need intensification in order to ensure that we can actually protect the natural environment • Climate change and transportation sections need to be strengthened. | |
| 4.2.27 | Patricia McGorman | <ul style="list-style-type: none"> • Concern over the unnecessary destruction of natural resources • Concerns about the losses to the agricultural land base • Niagara is an important part of the Carolinian Life Zone • Prime agricultural lands need to be protected for the long-term | <p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Included in the plan are policies for environmental protection and the protection of the agricultural land base in Niagara.</p> |

| | | | |
|---------------|--|--|--|
| 4.2.28 | Nick DeFilippis, DeFilippis Design | <ul style="list-style-type: none"> • Submission regarding the rural hamlet of Fulton in West Lincoln • Disagree with what is being proposed and the evaluation process that has been undertaken – believes that there should be an expansion for residential not employment. • Requests re-evaluation of his lands • There is a PSW on the lands that is disagreed with. | The Region continues to support the expansion of Fulton to the west for rural employment uses. As outlined by the Township of West Lincoln hamlet review, expansion to the east and south is impacted by proximity to livestock operations and natural heritage system. |
| 4.2.29 | Brandon and Andrew Ferri, resident, City of Niagara Falls | <ul style="list-style-type: none"> • Submission in regards to 546 Brown Road in Welland • Have submitted a copy of the drainage plan previously submitted to the City of Welland. It deals with all drainage issues so they do not believe it is appropriate to map a portion of the property as non-significant wetland. | <p>Thank you for your written and verbal submissions.</p> <p>Region planning staff had previously visited the site and refined the extent of the natural features on the property.</p> <p>Based on the submission received Regional staff again visited the site. Based on both the site visits completed, staff are comfortable that the mapping of features on the site is appropriate. Any additional refinement of the natural features would require additional analysis through an application for development or site alteration.</p> |
| 4.2.30 | Wally Braun | <ul style="list-style-type: none"> • Would like to second the concerns raised by Dr. Bacher and Ms. Janes • Advocate for green building standard • Need to mandate below ground parking • Need to mandate at least stories above commercial for residential use. | The Region has made a number of commitments to take action on climate change in the official plan, including, but not limited to, preparing a municipal energy plan (which can look at opportunities for renewable energy) and exploring options |

| | | | |
|--|--|--|--|
| | | <ul style="list-style-type: none">• Stressing importance of clean energy | relating to green development standards across the region. |
|--|--|--|--|