

Planning and Development Services

PEDC • Wednesday, January 11, 2023

Department Structure



Bill 23: More Homes Built Fast Act, 2022



PLANNING FUNCTION

Official Plan
responsibilities and
planning approvals



MUNICIPAL FUNDING

Regional and Local
Development Charge
collection



AFFORDABLE HOUSING

Funding and processes
for affordable housing
projects



CONSERVATION AUTHORITY

Niagara Peninsula
Conservation Authority
responsibilities



Community and Long Range Planning



Adopts and implements the Niagara Official Plan and approves Local Official Plans



Implements and monitors growth management strategies



Rural, natural environment, and aggregates planning and project work



Strategic planning projects and coordination of district plans



Administers the Region's brownfield incentive programs



Oversees growth infrastructure, capacity, and water/wastewater master planning



Reviews development applications for impacts on Regional infrastructure



Reviews servicing, stormwater management, and transportation studies



Coordinates with local municipalities to administer the combined sewer overflow cost sharing program



Approves and inspects private sewage/septic systems

Infrastructure Planning and Development Engineering



Development Planning



Reviews development applications related to Provincial and Regional interests and the natural environment system



Administers Public Realm Investment grants for enhancements for Regional Roads



Provides urban design support on Regional and Local projects



Celebrates design excellence by organizing the Niagara Biennial Design Awards



Implements the Region's Woodlands By-law

Formal Planning Responsibilities



THE PROVINCE

- ✓ Identifies matters of provincial interest (policies and plans)
- ✓ Establishes job and population forecasts for regional municipalities.
- ✓ Delineates the boundaries of the Greenbelt and Provincial Natural Heritage System.
- ✓ Sets minimum targets for growth and development.



THE REGION

- ✓ Implements matters of Provincial and Regional Interest.
- ✓ Allocates local municipal growth and guides where people and jobs will and will not go.
- ✓ Establishes detailed mapping and policy for the regional natural environment system.
- ✓ Provides comments on development application.



LOCAL MUNICIPALITIES

- ✓ Decide the land uses and built forms permitted on a parcel by parcel basis.
- ✓ Process and approve development applications.
- ✓ Develop neighbourhood plans with community collaboration and input.

PLANNING LEGISLATION



Development Approvals

The **Planning Act** sets out the planning responsibilities for upper-tier municipalities, including the creation of an Official Plan for the regional municipality and the approval of Local Official Plans and related amendments.

Through a **Memorandum of Understanding**, the Region has delegated various other types of planning approvals and functions.

REGIONAL APPROVAL

Niagara Official Plan Amendments

Local Municipal Official Plans

Non-Site Specific Local Official Plan Amendments (LOPA)

LOCAL APPROVAL

Site-Specific Local Official Plan Amendments

Secondary Plans

Community Improvement Plans

Comprehensive Zoning By-laws

Zoning By-law Amendments

Draft Plan of Subdivision/Condominium

Minor Variances

Consent/Severances

Site Plan Control

Planning Functions

In 2019, the Region and all 12 Local Area Municipalities signed a “Memorandum of Understanding” (MOU) that sets out the planning responsibilities within Niagara.

The MOU outlines the delegated approval authority granted for planning applications and related functions to Local Area Municipalities by the Region.



Integrated Growth Management



Planning Initiatives



Supporting Growth and Development

- Niagara Official Plan
- Water/Wastewater Master Plan
- District and Secondary Plan Studies
- Future Employment Area Planning



Implementing Greening Initiatives

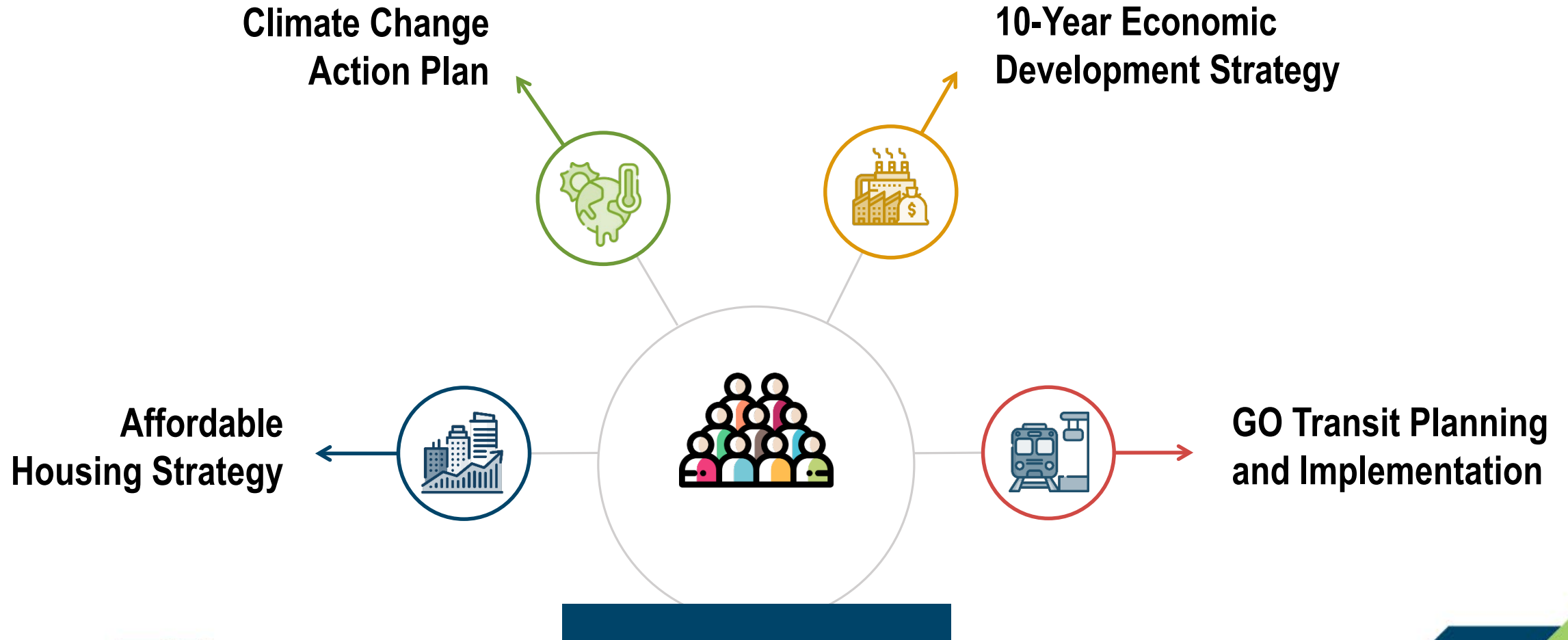
- Climate Modelling
- Low Impact Development Standards
- Environmental Impact Study Guidelines
- Natural Area Inventory and Tree Canopy Assessment



Streamlining Development

- Local Official Plan Approvals
- Development Portal
- Process Improvement Initiatives
- Front-Ending Agreements

Collaboration



Thank you!

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