

Recommendation Report

Regional Official Plan Amendment (Regional Road Allowance Widths)

Report No. PDS 1-2024

Planning and Economic Development Committee

Wednesday, January 10, 2024

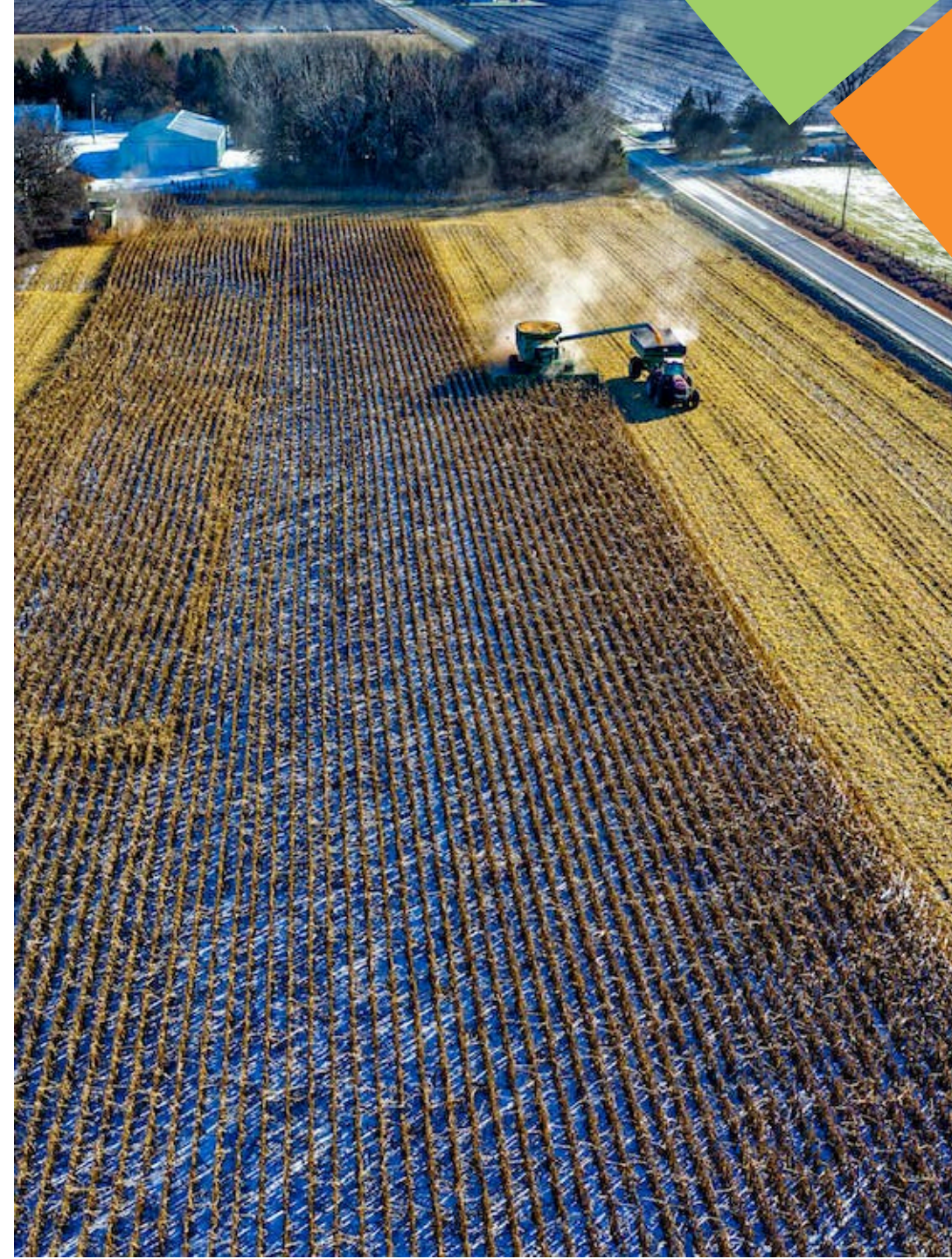
MEETING PURPOSE

The purpose of this meeting is to request approval of a **Regional Official Plan Amendment**, which proposes to add text to and update the Regional road allowance widths in the Niagara Official Plan.

The Amendment will allow for better integration between land use and transportation planning and provide more accurate projections of the long-term needs of Regional infrastructure.

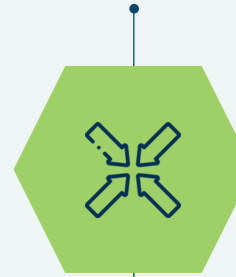
Public Meeting

- A Public Meeting was held at Planning and Economic Development Committee on September 13, 2023.
- Comments and questions were heard from a member of the public regarding farm vehicle safety on Regional Roads and potential impacts to agricultural land.
- A presentation regarding the Amendment was held at APAC on September 29, 2023 to further discuss the comments provided at the Public Meeting.
- No changes are requested to the Amendment.
- Farm vehicle safety will be addressed in the Region's Vision Zero Road Safety Strategic Plan in 2024.



Analysis Criteria

- The analysis of Schedule M was primarily based on a review of the Region's:
 - Transportation model
 - Required roadway capacity
 - 10-year capital forecast
- As a result, Regional staff have identified potential decreases, increases, and additions to the road allowance width table.



DECREASE IN ROW

Proposed where no or limited widenings are required within the foreseeable future.



INCREASE IN ROW

Proposed where known projects within the 10-year capital forecasts are anticipated to require additional right-of-way.



ADDITIONS TO TABLE

Identified for corridors not listed in the current schedule, and based on planned function of the corridor.

Proposed Amendment (Decreases)

Municipality	No.	Regional Road Name	Road Segment	Existing Schedule M ROW	Proposed ROW
Fort Erie	124	Central Ave.	Courtwright St. - Dufferin St.	26.2	20.1
Lincoln	26	Jordan Rd.	Red Maple Ave. - Chestnut St.	26.2	20.1
Lincoln	73	Fly Rd.	West Limit of Campden - University St.	26.2	20.1
Pelham	20	Highway 20	Station St. – East Limit of Pelham	35.0	30.5
St. Catharines	42	Ontario St.	St. Paul St. – King St.	23.2	20.1
St. Catharines	50	Glenridge Ave.	Lockhart Dr. – Riverview Blvd.	33.5	26.2
St. Catharines	77	Fourth Ave.	First Street Louth – Martindale Rd.	35.0	30.5
St. Catharines	89	Glendale Ave.	Pelham Rd. – Marsdale Dr.	36.6	30.5
Welland	29	Webber Rd.	Murdock St. – Riverside Dr.	36.6	30.5
Welland	50	Niagara St.	West Main St. - Welland River	23.2	20.1
West Lincoln	20	Highway 20 / West St.	South Grimsby Rd. 6 – South Grimsby Rd. 5	35	30.5

Proposed Amendment (Increases)

- Regional Roads where a recently completed or future anticipated EA has recommended an increase in the road allowance width have not been included in the analysis.
- Further, the analysis excludes road improvements identified in the near-term (i.e within the next 2-3 years) where the number of development applications along the corridor are not significant enough to result in benefit.

Municipality	No.	Regional Road Name	Road Segment	Existing Schedule M ROW	Proposed ROW
Lincoln	18	Ontario St.	Greenlane – South Service Rd.	26.2	30.5
Lincoln	24	Victoria Ave.	Tallman Dr. – QEW South Service Rd.	20.1	26.2
Welland	54	Rice Rd.	Thorold Rd. – Quaker Rd.	26.2	30.5

New Road Allowance Widths

Municipality	No.	Regional Road Name	Road Segment	Existing Schedule M ROW	Proposed ROW
Fort Erie	116	Gorham Rd.	Dominion Rd. – Bertie St.	Not listed	26.2
Fort Erie	116	Stevensville Rd.	Bertie St. – Bowen Rd.	Not listed	26.2
Fort Erie	116	Stevensville Rd.	Bowen Rd. – North Limit of Stevensville	Not listed	20.1
Niagara Falls	57	Thorold Stone Rd.	Stanley Ave. - Bridge St.	Not listed	30.5
NOTL	88	Seaway Haulage Rd.	Carlton St. - Read Rd.	Not listed	26.2
Pelham	37	Merritt Rd.	Rice Rd. – East Limit of Pelham	Not listed	26.2
Port Colborne	5	Killaly St.	Main Street West – Mellanby Ave.	“TBD”	26.2
St. Catharines	56	Burleigh Hill Dr.	St. David’s Road – Glendale Ave.	“TBD”	26.2
Thorold	37	Merritt Rd.	West Limit of Thorold – Niagara St.	Not listed	26.2
Thorold	56	Collier Rd.	Beaverdams Rd. – Confederation Ave.	“TBD”	26.2
Thorold	56	Collier Rd.	Confederation Ave. – St. David’s Rd.	“TBD”	26.2
Welland	33	Humberstone Rd.	Highway 58 - Feeder Rd.	“TBD”	26.2
Welland	527	Burgar St.	Division St. - East Main St.	Not listed	20.1

Proposed Amendment (Policy)

- A policy is proposed to be added to Chapter 5 (Connected Region) of the NOP.
- A Municipal Class Environmental Assessment refers to infrastructures studies completed for roads, water and wastewater projects.
- The policy is intended to allow for Regional road allowances to be updated if an alternative right-of-way is required by an approved infrastructure study.

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Further to Policy 5.1.5.2, the Region may, without an amendment to this Plan, update the designated road allowance widths in Schedule M where an alternate width has been approved through a completed Municipal Class Environmental Assessment.

*Proposed **Policy 5.1.5.3** of the Niagara Official Plan*

Next Steps



It is recommended that the ROPA (Regional Road Allowance Widths) be approved.



The ROPA will replace the existing road allowance widths in Schedule M in its entirety and add a new policy to Chapter 5 (Connected Region).



The ROPA will allow for a more accurate projection of the long-term needs of Regional transportation infrastructure.



Given the scope and nature of the Amendment, the Region will retain approval authority. An appeal period of 20 days will follow Regional approval of the ROPA.