

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. < >

A BY-LAW TO PROVIDE FOR THE ADOPTION OF
AMENDMENT NO. < > TO THE OFFICIAL PLAN FOR
THE REGIONAL MUNICIPALITY OF NIAGARA TO
REDESIGNATE THE LANDS MUNICIPALLY IDENTIFIED
AS 502 WINSTON ROAD IN THE TOWN OF GRIMSBY
TO 'RURAL AREA'

WHEREAS in accordance with Sections 17 and 22 of the *Planning Act*, R.S.O 1990, as amended, Council may adopt an Official Plan or amendments thereto;

WHEREAS it is deemed appropriate to further amend the Official Plan as adopted by Regional Council for The Regional Municipality of Niagara Planning; and

WHEREAS the Council of The Regional Municipality of Niagara has provided adequate information to the public and a public meeting on this amendment to the Niagara Official Plan was held at the Planning and Economic Development Committee on June 12, 2024 in accordance with the *Planning Act*.

NOW THEREFORE the Council of the Regional Municipality of Niagara enacts as follows:

1. That the map change attached hereto as **Part "B"** is hereby approved as Amendment No. XX to the Official Plan for The Regional Municipality of Niagara.
2. That the Regional Clerk is hereby authorized and directed to give notice of Council's adoption in accordance with Section 17 (23) of the *Planning Act*, 1990.
3. That this By-law shall come into force and take effect on the day after the last day of appeal provided no appeals have been received

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: < >

AMENDMENT NO. < >
TO THE OFFICIAL PLAN
FOR THE REGIONAL MUNICIPALITY OF NIAGARA

PART “A” – THE PREAMBLE

The preamble provides an explanation of the Amendment including the purpose, location, background and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

PART “B” – THE AMENDMENT

The Amendment describes the additions and/or modification to the Niagara Official Plan, Schedule F– Agricultural Land Base is amended to apply the Rural Area designation on the subject, which constitute Official Plan Amendment No. XX

Map Change

PART “C” – THE APPENDICES

The Appendices provide information regarding public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

PART “A” – THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the *Planning Act*, 1990, shall be known as Amendment No. x to the Official Plan of the Regional Municipality of Niagara.

Part “A” – the Preamble, contains background information and does not constitute part of this Amendment.

Part “B” – The Amendment, consisting of map change, constitutes _____ to the Amendment Official Plan of the Regional Municipality of Niagara.

Part “C” – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this Amendment is to refine the Agricultural Land Base of the Town of Grimsby to include the subject lands within the Rural Area designation on Schedule F – Agricultural Land Base of the Niagara Official Plan.

LOCATION OF THE AMENDMENT:

The amendment area is within the Town of Grimsby, municipally referred to as 502 Winston Road and legally described as Part of Lot 19, Broken Front Concession North Grimsby, Part 9 and 10 in Reference Plan 30R3352 save and except Part 1 in Reference Plan 30R14473 subject to an easement in gross over Part of Lot 19, Broken Front Concession, designated as Part 1 on Reference Plan 30R14772 as in NR421363.

BACKGROUND:

The subject lands are designated by the Niagara Official Plan Schedule F as being within the Agricultural Land Base- as ‘Specialty Crop Area’. Based on the policies and guidelines provided by the Province, the subject lands do not meet the criteria to be identified as a ‘Specialty Crop Area’ as confirmed within the technical information submitted.

The applicant participated in Pre-Submission Consultation and subsequently submitted the requested and prescribed planning justification and technical reports to satisfy numerous planning instruments, including the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019), the Greenbelt Plan (2017), the Region of Niagara

Official Plan and the Town of Grimsby Official Plan.

BASIS FOR THE AMENDMENT:

- a) The Amendment was the subject of a Public Meeting held under Planning Act, 1990 on _____. Public and Agency comments were addressed as part of the preparation of this Amendment.
- b) This Amendment has been supported by the Agricultural Impact Assessments prepared by DBH Soil Services Inc. and AgPlan to justify the agricultural priority refinement of the subject lands, which concluded that the subject lands do not meet the definition or criteria of 'Specialty Crop Areas'.
- c) The changes proposed in this Amendment are consistent and does not conflict with the Planning Act, Provincial Policy Statement, the Growth Plan and the Greenbelt Plan and meet the intent of the Regional Official Plan, and therefore, represents good planning.
- d) The Amendment to the Niagara Official Plan will include a map change to Schedule F: Agricultural Land Base.
- e) This amendment will also allow the Council of the Town of Grimsby to refine the extent of the Town's Rural Area to include the portion of the subject lands designated 'Specialty Crop Area'.

PART “B” – THE AMENDMENT

**Amendment __
to the Official Plan for the
Niagara Planning Area**

The Niagara Official Plan is amended as follows:

Map Changes (Attached as Schedule A)

1. **Schedule F** – Agricultural Land Base is amended to apply the Rural Area designation on the subject lands, currently designated ‘Specialty Crop Area’.

SCHEDULE A – to amend Schedule F – Agricultural Land Base for 502 Winston Road from ‘Specialty Crop Area’ to ‘Rural Area’.

