

PDS 19-2024 Regional Official Plan Amendment – 502 Winston Road Statutory Public Meeting

Regional Official Plan Amendment Application ROPA-22-0002

Planning and Economic Development Committee

June 12, 2024

Presented by: Alex Boekestyn, Development Planner

Niagara  Region

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Together**

Purpose of the Public Meeting

- To present the application
- Provide an opportunity for public comments to be taken into consideration in final recommendation report
- No decision will be made at this time

Regional Official Plan Amendment Application Area

- 502 Winston Road, Grimsby
 - South of Lake Ontario, west of Grimsby on the Lake community
- Approximately 5.82 hectares in area
- Frontage on Hunter Road, and Winston Road



Site Context

Southwest Corner



Southeast Corner



Site Context

East



Purpose of the Regional Official Plan Amendment Application

To redesignate the property from Unique Agricultural Area to a Rural Area designation.



Niagara Official Plan Transition Policies

Niagara Official Plan policy 7.12.2.5 states:

- Development applications deemed complete prior to the date of this Plan's approval shall be permitted to be processed and a decision made under the Local and Regional Official Plan policies, as well as Provincial policies that existed when the application was deemed complete.

The application will be processed under the policies of the 2014 Regional Official Plan.

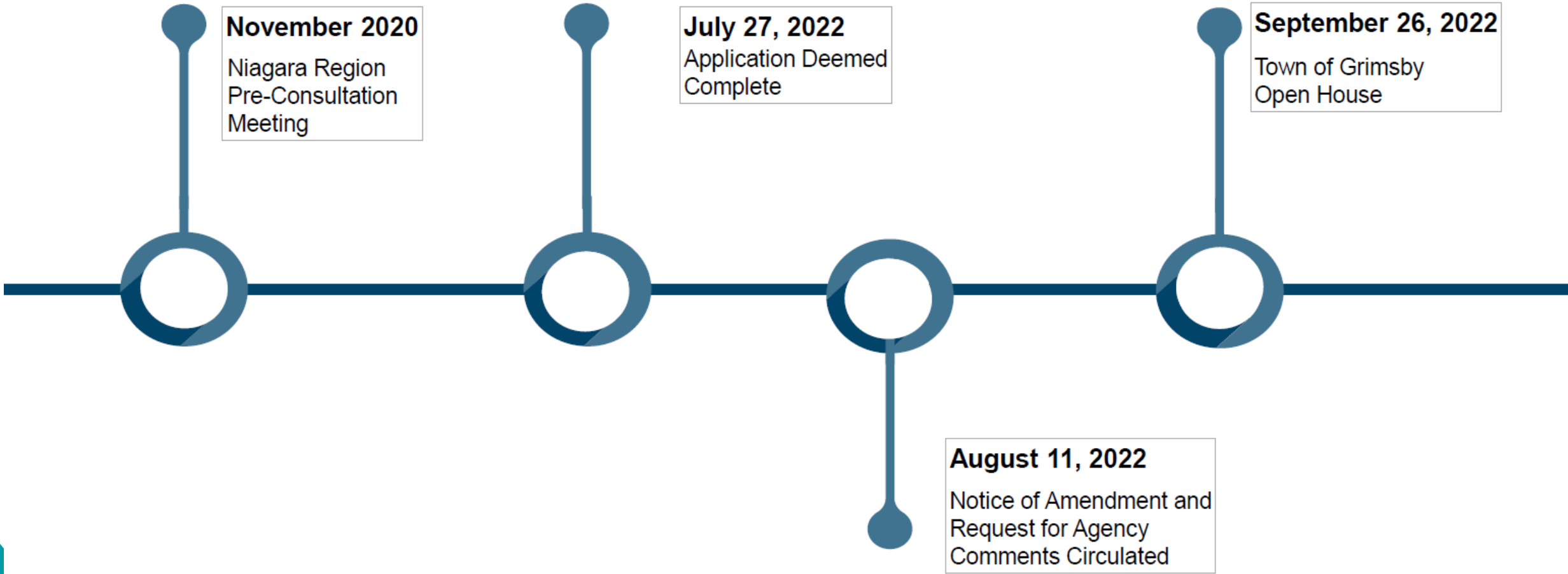
Regional Official Plan Policy 5.B.5

“Redesignation of Unique Agricultural Areas are prohibited”.

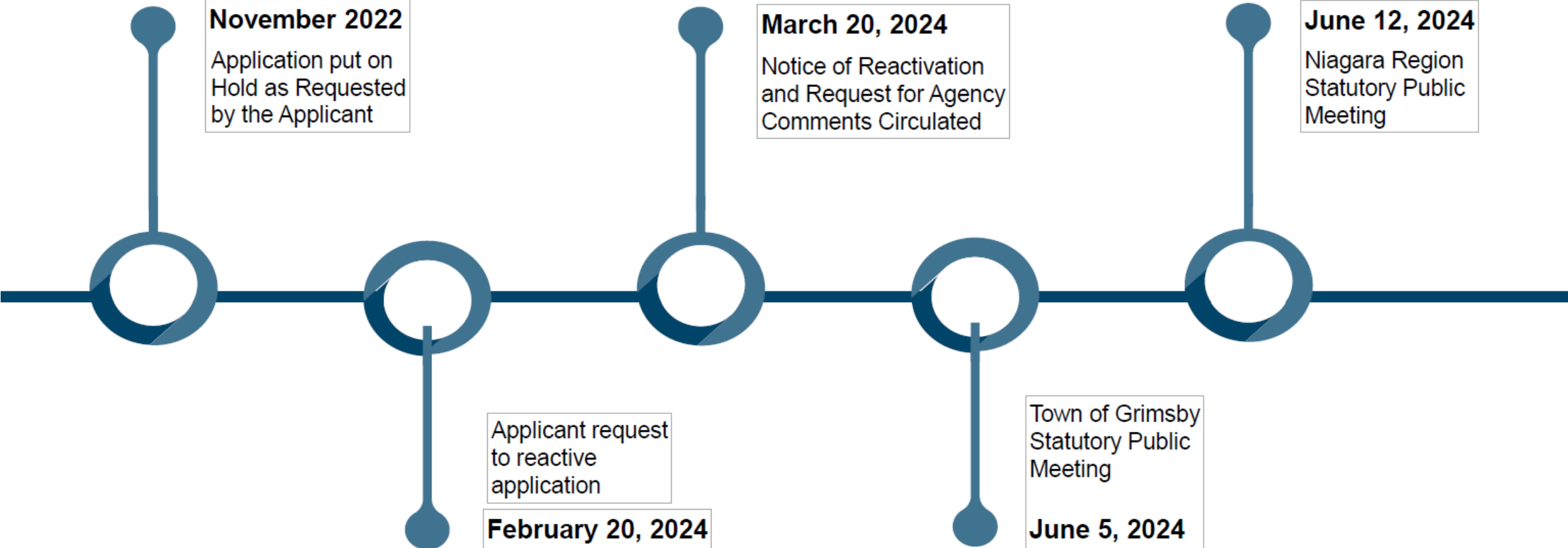
Regional Official Plan Policy 5.B.7

“Non-agricultural uses are not permitted in Unique Agricultural Areas”.

Background



Background Continued



Supporting Information

- Application Form – Regional Official Plan Amendment (ROPA)
- Cover Letter
- Draft ROPA
- Planning Justification Report
- Agricultural Impact Assessment

This technical information will be used to evaluate the ROPA application.

Approval Process

- The **Niagara Region** is the approval authority for the Regional Official Plan Amendment
 - At a future meeting, a recommendation report will be brought to Planning and Economic Development Committee for consideration
- The **Town of Grimsby** is the approval authority for the Local Official Plan Amendment
 - Town of Grimsby staff take a recommendation report to their Town Council for consideration
 - The Region is to determine if the Local Official Plan Amendment is exempt from Regional Approval

Summary of Next Steps

- Collect comments from agencies and the public
- Review and address any issues
- Prepare a recommendation report to Planning and Economic Development Committee and Council
- Circulation of Regional Council decision

Thank you for attending this Public Meeting

Questions and comments may be directed to:

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