



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

DELIVERED BY MAIL

March 11, 2020

To All Prescribed Agencies and All Persons Who have requested
Notice of the Region's Decision of the
Town of Niagara-on-the-Lake Official Plan
File: D.10.M.18.12

**RE: Statement of Opinion of Non-Conformity with the Regional Official Plan under
Subsection 17(40.2) of the *Planning Act***

On October 22, 2019, Niagara-on-the-lake City Council adopted its new Official Plan (the "Plan"). On January 30, 2020, the record pursuant to subsection 17(31) of the Planning Act was received by Niagara Region as the approval authority to make a decision on the Plan. On February 13, 2020 Niagara Region circulated a letter of acknowledgement of complete record to the Town.

Beginning in 2012 the Town of Niagara-on-the-Lake commenced a three-phase Official Plan project. As part of the project, the Town retained consulting services in 2015 for the preparation of the new Official Plan. Over the years, a number of draft versions of the Plan have been circulated to Niagara Region's Planning staff for review and comment. Through the Region's review, staff have identified a number of issues with respect to the Plan's conformity with the Regional Official Plan. The Plan does not conform to the Regional Official Plan with respect to policies and mapping related to, among other matters:

- the identification of and permitted uses within the Natural Heritage System;
- the identification of and permitted uses within agricultural lands;
- growth management; and,
- proposed employment land conversions and permitted uses within the employment areas.

The identified matters above is not an exhaustive list of non-conformity, but reflect a sample of matters that need to be resolved prior to the approval authority making a decision on the Plan. Regional Planning staff will continue to work closely with Niagara-on-the-Lake Planning staff to ensure matters of non-conformity with the Regional Official Plan are resolved and that the Town's Official Plan continues through the approvals process.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Mostacci".

Rino Mostacci, MCIP, RPP
Commissioner, Planning and Development Services

cc: Craig Larmour, Director of Community and Development Services, Town of Niagara-on-the-Lake