

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 119-2013

A BY-LAW TO PROVIDE FOR THE ADOPTION  
OF AMENDMENT 4-2013 TO THE OFFICIAL PLAN  
FOR THE NIAGARA PLANNING AREA TO PERMIT MODIFICATIONS  
TO THE REGION'S URBAN AREA BOUNDARY FOR WELLAND AND  
TO LIFT THE DEFERRAL FOR THE NIAGARA REGION CORE  
NATURAL HERITAGE MAP FOR WELLAND

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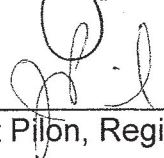
WHEREAS it is deemed expedient to further amend the Official Plan heretofore adopted by Regional Council for the Niagara Planning Area,

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

1. That the text attached hereto is hereby approved as Amendment 4-2013 to the Official Plan for the Niagara Planning Area.
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.
3. That this By-law shall come into force and take effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

  
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(Gary Burroughs, Regional Chair)

  
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(Janet Pilon, Regional Clerk)

Passed: October 31, 2013

AMENDMENT NO. 4-2013  
TO THE OFFICIAL PLAN  
FOR THE NIAGARA PLANNING AREA

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 modifications to the Official Plan for the Niagara Planning Area, which constitute Official Plan Amendment No. 4-2013.

- Map Change
- Text Change (no changes)

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 4-2013 to the Official Plan of the Niagara Planning Area. Part "A" – The Preamble, contains background information and does not constitute part of this Amendment. Part "B" – The Amendment, consisting of map changes constitutes Amendment 4-2013 to the Official Plan of the Niagara Planning Area. 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 permit a modification to the Region's Urban Area Boundary for the City of Welland, as well as technical modifications to the Region's Core Natural Heritage Map.

**LOCATION OF THE AMENDMENT:**

This Amendment to the Urban Boundary Area applies to the area on the east and west sides of the Welland Canal between Highway 58A and East Main Street.

The Amendment to the Core Natural Heritage Map is throughout the City of Welland.

**BACKGROUND**

The City of Welland Official Plan was approved by Regional Council on September 15, 2011 with new policies and mapping. One of the new approved schedules of the Welland Official Plan is Schedule A: City Structure which delineates the Urban Area Boundary for Welland and the Built-Up Area, Greenfield Areas, and the Agricultural Area.

The approval of the adopted Welland Official Plan included a 227 hectare (562 acre) of land within the Urban Area Boundary that is not included as urban area on the Urban Area Boundary Map contained in the Regional Policy Plan. The area on Schedule A was deferred until such a time as the Regional Policy Plan could be amended.

To ensure alignment with the City's Official Plan and to lift the deferrals, Regional staff are initiating the required amendment to the Regional Policy Plan's Urban Areas Boundary Map. The proposed modification to the Urban Area Boundary, to include the land on the west and east side of the Welland Canal will result in an increase to the Urban Area of Welland but is justified by the Provincial and Regional Economic Gateway Strategy that encourages increased employment land and economic growth opportunities along this corridor. Most importantly, these lands were once owned by the Federal Government for which Niagara Region and the City of Welland had no land use jurisdiction. With these lands now being privately owned, land use policies are required to correct these historical anomalies.

Two of the schedules of the Welland Official Plan Schedule C: Core Natural Heritage System and Schedule C1: Components of the Natural Heritage System were deferred until the Region's Environmental Mapping could be updated. These two schedules delineate Environmental Protection Areas, and Environmental Conservation Areas.

To ensure alignment with the City's Official Plan and to lift the deferrals, Regional staff are initiating the required amendment to the Regional Policy Plan's Core Natural Heritage Map.

**BASIS FOR THE AMENDMENT:**

1. Regional Council in ICP 67-2011, Recommendation 1 approved the Welland Official Plan subject to the modifications and deferrals contained in Appendix I. Staff are undertaking a modification to the Urban Area Boundary for Welland and the Core Natural Heritage mapping in order to ensure alignment with the Welland Official Plan and to lift the earlier imposed deferral.
2. The changes proposed in this Amendment are consistent with the Strategic Directions of the Provincial Policy Statement (2005), Places to Grow Plan (2006), and Niagara's Growth Management Strategy (Niagara 2031).
3. The Amendment to the Regional Policy Plan will include a map change to the Urban Areas Boundary Map and the Core Natural Heritage Map and all other associated schedules.
4. The Amendment was the subject of a Public Meeting held under the Planning Act on October 23, 2013. Public and agency comments were addressed as part of the preparation of this Amendment.
5. Based on the Region's review of the Planning Act, the Provincial Policy Statement, the Regional Policy Plan, public consultation, and agency consultation, Regional staff is of the opinion that the Amendment is consistent with and conforms to Provincial and Regional policies and plans and, therefore, represents good planning.

**IMPLEMENTATION:**

Section 12, Implementation of the Official Plan for the Niagara Planning Area, shall apply where applicable.

**PART "B" – THE AMENDMENT**

**Amendment 4-2013  
To the Official Plan for the  
Niagara Planning Area**

**Map Changes:**

The Official Plan for the Niagara Planning Area is amended by modifications made to the Region's Urban Area Boundary for Welland as shown on the Region's Urban Areas Boundary Map. To accommodate the change to the Urban Area Boundary, the Agricultural Land Base Map will need to be modified accordingly as the area is redesignated from a Rural to an Urban designation. Other maps that show the Region's Urban Area Boundary for Welland will also need to be modified to demonstrate the Amendment.

The Official Plan for the Niagara Planning Area is amended by modifications made to the Region's Environmental mapping for Welland as shown on the Region's Core Natural Heritage Map.

**Text Changes:**

No Change

**Urban Areas Boundary Map**

The Region's Urban Area Boundary for Welland, as displayed on the Urban Areas Boundary Map of the Regional Policy Plan, as outlined on Schedule A.

**Core Natural Heritage Map**

The Region's Core Natural Heritage information for Welland, as displayed on the Core Natural Heritage Map of the Regional Policy Plan, as outlined on Schedule B.

