

June 21, 2013

CL 8-2013, June 20, 2013
ICPC 9-2013, June 12, 2013
Report ICP 59-2013

Bonnie Nistico-Dunk, City Clerk
City of St. Catharines
P.O. Box 3012
St. Catharines, ON L2R 7C2

SENT ELECTRONICALLY

Policy Initiation Report
Regional Policy Plan Amendment (RPPA 2-2013)
Urban Area Boundary Modifications for the
City of St. Catharines
ICP 59-2013

Dear Ms. Nistico-Dunk,

Regional Council, at its meeting of June 20, 2013, approved the following recommendations of its Integrated Community Planning Committee:

That Report ICP 59-2013, June 12, 2013, respecting Policy Initiation Report, Regional Policy Plan Amendment (RPPA 2-2013), Urban Area Boundary Modifications for the City of St. Catharines, **BE RECEIVED**;

That a copy of this report **BE CIRCULATED** to the City of St. Catharines and the adjoining municipalities of Niagara-on-the-Lake, Thorold, Pelham, and Lincoln; and

That staff **BE AUTHORIZED** and **BE DIRECTED** to initiate the proposed technical amendments to the Region's Urban Area Boundary for the City of St. Catharines and to initiate lifting the Deferral Nos. 1 & 2 from the approval of the City of St. Catharines Official Plan as outlined in Report ICP 59-2013.

.../2

A copy of Report ICP 59-2013 is enclosed for your information.

Yours truly,



Janet Pilon
Regional Clerk
:nld

cc: H. Dowd, Town Clerk, Town of Niagara-on-the-Lake
S. Daniels, City Clerk, City of Thorold
N. Bozzato, Town Clerk, Town of Pelham
W. Kolasa, Dir. Corp. Services/Town Clerk, Town of Lincoln
P. Robson, Commissioner, Integrated Community Planning
B. Dick, Senior Planner, Regional Policy Planning
C. Benson, Manager, Regional Policy Planning
M. L. Tanner, Associate Director, Regional Policy Planning
S. McPetrie, Administrative Assistant, Integrated Community Planning
N. Smagata, Administrative Assistant

Niagara Region

REPORT TO: Integrated Community Planning Committee

SUBJECT: Policy Initiation Report
Regional Policy Plan Amendment (RPPA 2-2013)
Urban Area Boundary Modifications for the
City of St. Catharines

RECOMMENDATIONS

1. That this report **BE RECEIVED** for information.
2. That a copy of this Report **BE CIRCULATED** to the City of St. Catharines and the adjoining municipalities of Niagara-on-the-Lake, Thorold, Pelham, and Lincoln.
3. That staff **BE AUTHORIZED** and **BE DIRECTED** to initiate the proposed technical amendments to the Region's Urban Area Boundary for the City of St. Catharines and to initiate lifting the Deferral Nos. 1 & 2 from the approval of the City of St. Catharines Official Plan as outlined in this report.

PURPOSE

The purpose of this report is to notify the Integrated Community Planning Committee of the initiation of an amendment, in collaboration with the City of St. Catharines, to permit a minor technical modification to the Region's Urban Area Boundary for the City of St. Catharines and to address the two deferrals on Schedule D of the City of St. Catharines Official Plan. The report provides background information on the proposed amendment and also highlights for Council the process and timing for consideration of this Amendment. This report implements Council's 2012-2015 Business Plan themes "Responsive Region" and "Open for Business".

BUSINESS IMPLICATIONS

There are no direct financial implications arising from the approval of this report. However, should there be appeals of the decision by Regional Council; Regional staff will provide a further report on financial implications.

REPORT

The City of St. Catharines Official Plan was adopted by St. Catharines Council on August 23, 2010 and approved by Regional Council on July 31, 2012 with new policies and mapping. One of the new approved schedules of the St. Catharines Official Plan is Schedule D: Municipal Structure which designates the City's Urban Area and Greenbelt

Plan Area. The Urban Area as delineated on Schedule D does not align with the Urban Areas Boundary Map of the Regional Policy Plan.

The Region's Urban Area Boundary for St. Catharines does not include the land to the east of Lakeport Road between Lakeport Road and the harbour which is the location of the Royal Canadian Legion, Lincoln Fabrics and Treadwell Farm to Table Cuisine. This is a technical mapping issue with the Region's mapping that occurred some years ago and should be corrected.

A second discrepancy between the City of St. Catharines and Regional mapping is that the Region's Urban Area Boundary does not include Martindale Pond (including Henley Island) and Twelve Mile Creek from the mouth of the harbour south to Carlton Street or the southern portion of Twelve Mile Creek south of Glendale Avenue and east of Pelham Road as being within the Urban Area of St. Catharines. The City of St. Catharines Official Plan Schedule D: Municipal Structure shows the harbour, Martindale Pond, and 12 Mile Creek as being included in the Urban Area. Accordingly, the Urban Area Boundary in these two particular locations was deferred with Regional Council's approval of the St. Catharines Official Plan until such time as a mapping clarification could be obtained. A third deferral involving the Kowalik property at 1406 Third Street Louth in St. Catharines will be dealt with separately through an upcoming Integrated Community Planning Committee report. Please refer to the Appendices to this report for detailed maps.

Through discussions with St. Catharines staff, Regional staff concluded that the location of the Region's Urban Area Boundary for St. Catharines and the City of St. Catharines Schedule D of the new Official Plan would need to be altered so that the boundaries in both documents would align with one another to reflect a consistent urban boundary.

To ensure alignment with the City's Official Plan and to lift the earlier imposed deferrals, initiating the required amendment to the Regional Policy Plan is now appropriate. The process will result in a change to the Region's Urban Area Boundary Map by including land between Lakeport Road and the harbour and could also entail modifications to the City of St. Catharines Official Plan Schedule D: Municipal Structure as part of lifting the earlier imposed deferrals.

Process and Next Steps

The technical boundary modification amendment process will commence with this amendment initiation report. To assist in the review of the Amendment, it will be circulated to prescribed agencies and bodies for comment. It is anticipated that a statutory public meeting under the Planning Act will be held at the September 11, 2013 Integrated Community Planning Committee. A recommendation report will follow at the same Committee meeting as the proposed modifications are deemed to be minor in nature. Approval of the recommendation in the report, pending the 20 day appeal period, will allow staff to move forward and make the necessary revisions to the Region's Urban Area Boundary for St. Catharines and revisions to Schedule D of the City of St. Catharines Official Plan to lift the deferrals.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- ICP 65-2012 St. Catharines Official Plan Approval Report, August 23, 2010; June 27, 2012

Submitted by:



Patrick Robson
Commissioner
Integrated Community Planning

Approved by:

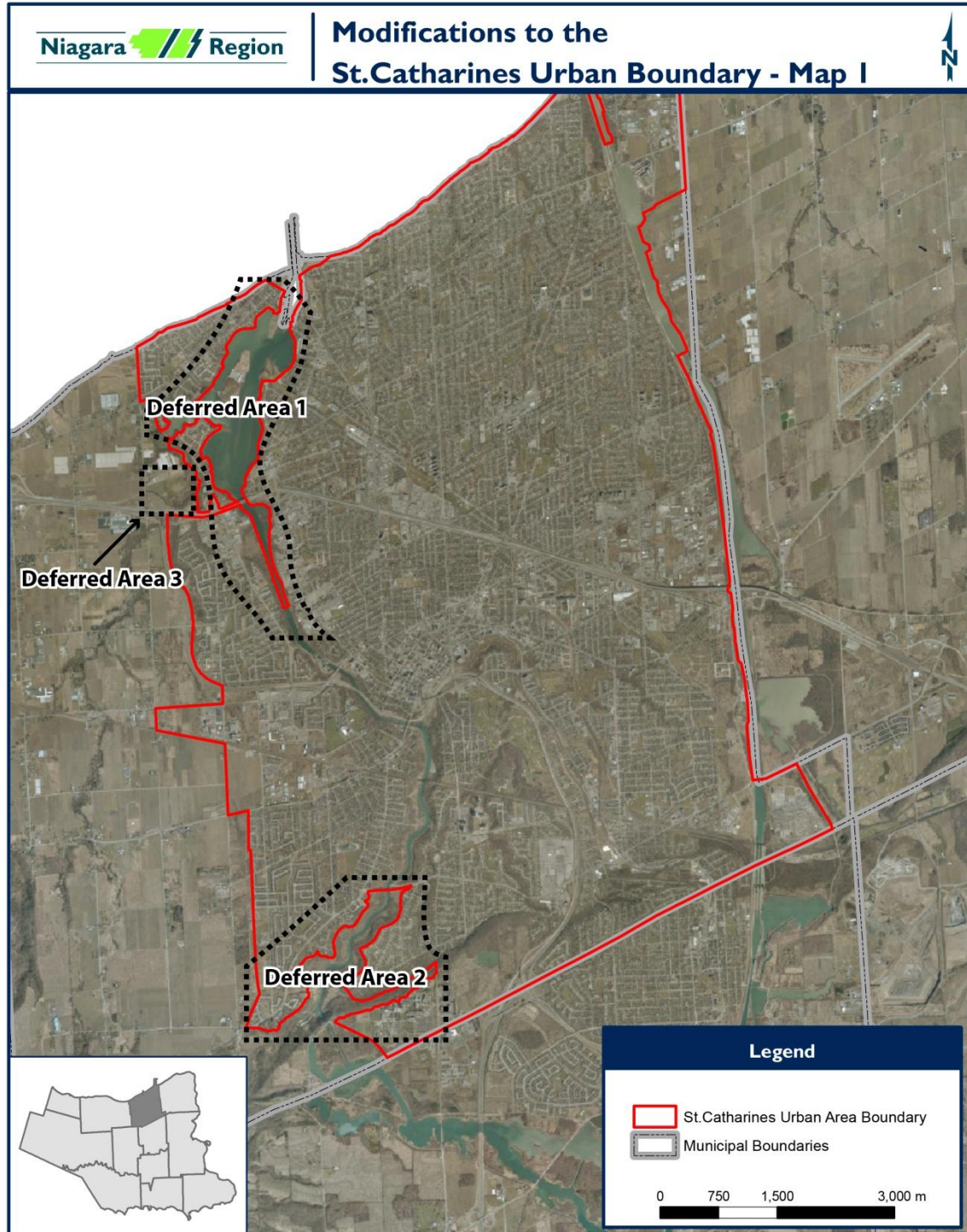


Kenneth J. Brothers, P. Eng. FIWA
Acting Chief Administrative Officer

This report was prepared by Brian Dick, MCIP, RPP, Senior Planner, and reviewed by Curt Benson, MCIP, RPP, Manager, Policy Planning and Mary Lou Tanner, MCIP, RPP, Associate Director, Regional Policy Planning.

APPENDICES

Appendix I	Modifications to the St. Catharines Urban Boundary – Map 1 & 2	Page 4
Appendix II	Draft Amendment No. 2-2013 to the Official Plan for the Niagara Planning Area	Page 6



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AMENDMENT NO. 2-2013
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. 2 -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 2-2013 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 2-2013 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 minor technical modifications to the Region's Urban Area Boundary for the City of St. Catharines.

LOCATION OF THE AMENDMENT:

This Amendment applies to the area in Port Dalhousie that is east of Lakeport Road between the road and the water.

BACKGROUND

The City of St. Catharines Official Plan was approved by Regional Council on July 31, 2012 with new policies and mapping. One of the new approved schedules of the St. Catharines Official Plan is Schedule D: Municipal Structure which delineates the Urban Area Boundary for St. Catharines.

In the course of the review of the adopted St. Catharines Official Plan, it was noted that there are two areas: Martindale Pond and the land to the east of Lakeport Road in Port Dalhousie and the southern portion of 12 Mile Creek where the location of the Urban Area Boundary differs from the Urban Area Boundary Map contained in the Regional Policy Plan. The two areas were deferred on Schedule D 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 is to include the land in Port Dalhousie (between Lakeport Road and the harbour) which will result in a slight increase in size of the St. Catharines Urban Area.

BASIS FOR THE AMENDMENT:

1. Regional Council in ICP 65-2012, Recommendation 1 approved the St. Catharines Official Plan subject to the modifications and deferrals contained in Appendix I. Staff are undertaking a modification to the Urban Area Boundary for St. Catharines in order to

ensure alignment with the St. Catharines Official Plan and to lift the earlier imposed deferrals.

2. The changes proposed in this Amendment are consistent with the Strategic Directions of the Greenbelt Plan (2004), 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 all other associated schedules.
4. The Amendment was the subject of a Public Meeting held under the *Planning Act* on September 11, 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 2-2013
To the Official Plan for the
Niagara Planning Area**

Map Changes:

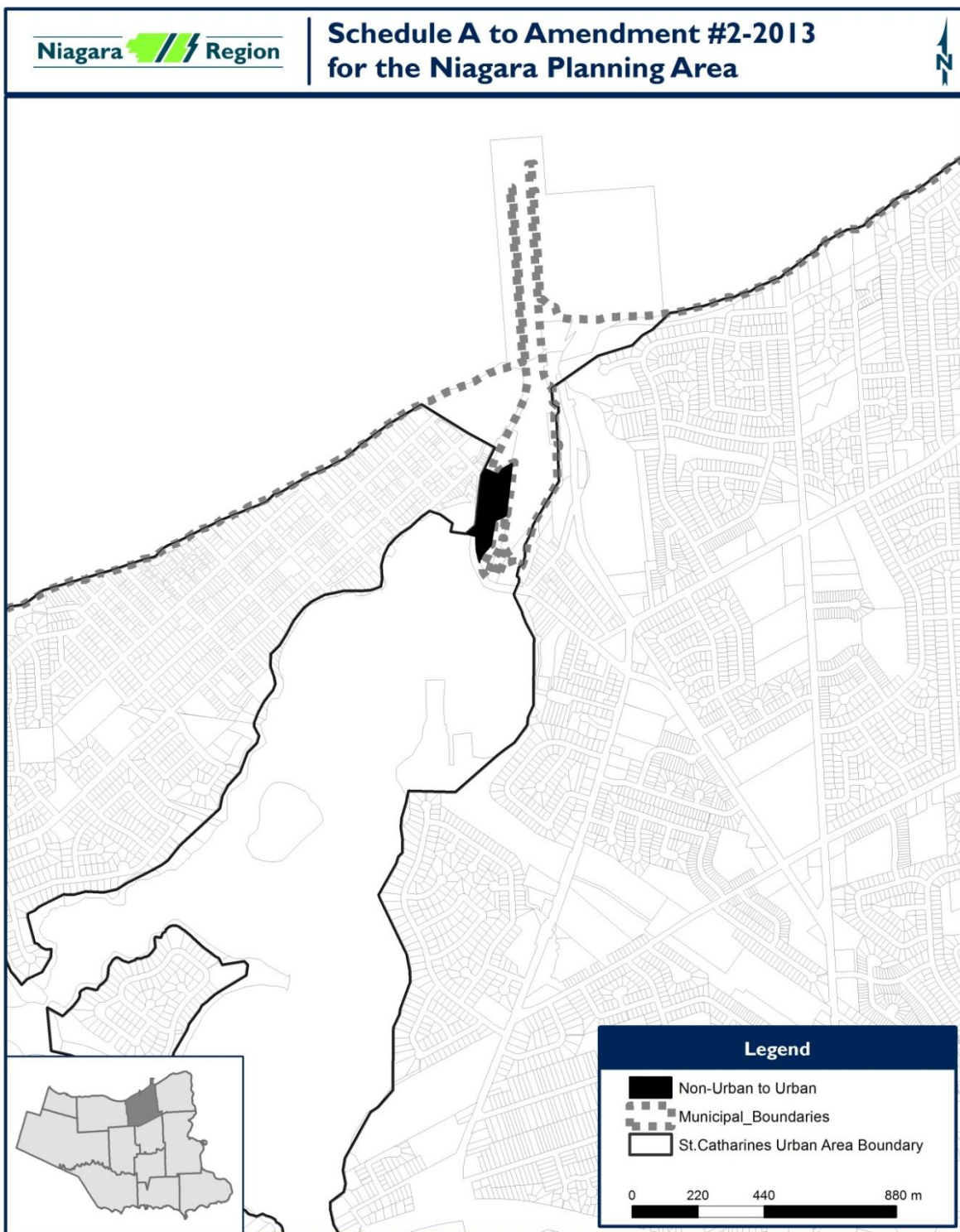
The Official Plan for the Niagara Planning Area is amended by technical modifications made to the Region's Urban Area Boundary for St. Catharines as shown on the Region's Urban Areas Boundary Map.

Text Changes:

No Change

Urban Areas Boundary Map

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



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