



## NOTICE OF PUBLIC MEETING PROPOSED REGIONAL POLICY PLAN AMENDMENT (RPPA 8-2013) Development Phasing Policies

### PURPOSE

The Region will be hosting a Public Meeting to allow residents an opportunity to learn about and provide feedback on the Region's proposed Development Phasing Policies.

### PROPOSED CHANGE

An amendment to the Regional Policy Plan is being undertaken to provide Region-wide development phasing policies. The Amendment is required to conform with the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and to implement the settlement with the Ministry of Municipal Affairs and Housing (MMAH) and the Region on the appeal of Amendment 2-2009 (Niagara 2031). Development phasing policies will guide future residential and employment development by prioritizing where, and in what order, lands in Niagara will develop to the year 2031 and beyond. The development phasing policies will help to complete the policy framework for managing growth and development in Niagara Region.

### HAVE YOUR SAY

Public input on this proposed amendment is welcomed and encouraged. You can provide input by speaking at the public meeting or by making a written submission to the Region. If you do not express your views through these avenues, you may be forfeiting your right to appeal Council's decision to the Ontario Municipal Board.

### PUBLIC MEETING

This Public Meeting is being held under the provisions of the Planning Act at the following time and place:

**DATE:** Wednesday, Dec. 4, 2013

**TIME:** 1 p.m.

**LOCATION:** Niagara Region Headquarters –  
Campbell West  
Temporary Council Chambers, Formally CE 101 & 102  
2201 St. David's Rd.  
Thorold, ON

### WRITTEN SUBMISSION

To provide input in writing or to request personal notice if the proposed change is adopted, please send a letter c/o Regional Clerk, Niagara Region, 2201 St. David's Rd., P.O. Box 1042, Thorold, ON L2V 4T7, or email [janet.pilon@niagararegion.ca](mailto:janet.pilon@niagararegion.ca).

### MORE INFORMATION

For more information about the proposed Amendment please contact Brian Dick, Senior Planner by phone at 905-685-1571, ext. 3365 or by email [brian.dick@niagararegion.ca](mailto:brian.dick@niagararegion.ca).

Information and materials related to this Amendment are available for inspection in the Integrated Community Planning Department at the above address Monday to Friday between 8:30 a.m. and 4:30 p.m. and at [www.niagararegion.ca](http://www.niagararegion.ca). A copy of the proposed Amendment will be made available on Nov. 14, 2013.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Special accessibility accommodations and materials in alternate formats can be arranged by contacting the Niagara Region's **Accessibility Advisory Coordinator** at 905-685-4225 ext. 3252 or [accessibility@niagararegion.ca](mailto:accessibility@niagararegion.ca).

### LEGAL NOTICE

#### The Planning Act

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Regional Municipality of Niagara to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Policy Plan Amendment, you must make a written request to the Regional Clerk and such request must include the name and address to which such notice should be sent.



AMENDMENT NO. 8-2013  
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. 8-2013.

- Text Changes

PART "C" - THE APPENDICES

The Appendices provide information, 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 26 of the Planning Act, 1990, shall be known as Amendment 8-2013 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 and text changes, constitutes Amendment 8-2013 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:

- a) To establish a development phasing strategy for the Region building on the growth management policy framework established through Regional Policy Plan Amendment 2-2009;
- b) To complete the conformity exercise with the Province's *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2005) which was initiated with Regional Policy Plan Amendment 2-2009; and,
- c) To establish a development phasing strategy which ensures a consistent approach across the Region to managing growth, while recognizing differing development conditions across the Region.

### LOCATION OF THE AMENDMENT:

This amendment applies to the entire Niagara Planning Area.

### BACKGROUND:

Amendment 2-2009 to the Official Plan for the Niagara Planning Area implemented the *Growth Plan for the Greater Golden Horseshoe* through an amendment to the Official Plan for the Niagara Planning Area. In particular, it updated the Region's Policy Plan to align existing policies with the Province's *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2005); implemented strategic directions of Niagara's Growth Management Strategy (Niagara 2031); and established a new urban vision for the long term growth and development of Niagara. Arising from that amendment a requirement was identified to establish a development phasing strategy for the Region in the Official Plan to complete the conformity exercise with the *Growth Plan for the Greater Golden Horseshoe* (2006) and the *Provincial Policy Statement* (2005). The phasing strategy is an implementation tool to assist in the management of anticipated growth in Designated Greenfield Areas and in Built-Up Areas to appropriately plan for orderly and logical urban development in a manner which recognizes differing development opportunities across the Region, supports policy goals for sustainable and complete communities, and maximizes Regional and local servicing and infrastructure capacity and investment. The development phasing strategy will integrate with, and help to complete, the policy framework for managing growth and development in Niagara Region.

### BASIS FOR THE AMENDMENT:

1. This Amendment implements and conforms to the *Growth Plan for the Greater Golden Horseshoe* (2006) and other Provincial Plans with respect to development phasing across the Region. The Amendment is consistent with the *Provincial Policy Statement* (2005).
2. The Amendment is consistent with Niagara's Growth Management Strategy (Niagara 2031), Niagara's Development Phasing Strategy (2013), and Regional Policy Plan Amendment 2-2009.
3. The Amendment will provide for the addition of new policies which incorporate a development phasing strategy in the Official Plan for the Niagara Planning Area.
4. The Amendment is divided into sections, which constitute the Amendment:
  - a) Part I: Addition of new policies to the Implementation section of the Plan
  - b) Part II: Alterations to Amendment 2-2009
6. The Amendment was the subject of a Public Open House and a Public Meeting held under the Planning Act on November 7, 2013 and December 4, 2013 respectively. Public and agency comments were addressed as part of the preparation of this Amendment.
7. Based on the Region's review of the Planning Act, *Growth Plan for the Greater Golden Horseshoe* (2006), other Provincial Plans, the *Provincial Policy Statement* (2005), 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:

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

## **PART "B" – THE AMENDMENT**

### **Amendment 8-2013 To the Official Plan for the Niagara Planning Area**

#### **Text Changes:**

The Official Plan for the Niagara Planning Area is amended as follows:

#### **Part I: Addition of New Policies to Subsection 14.1 Regional Phasing Strategy**

1. The following text is inserted:

##### **"14.1.1                    Phasing Strategy Objective**

**Objective 14.1.1.1** The phasing strategy is an implementation tool, the objective of which is to assist in the management of growth in Urban Areas, including Designated Greenfield Areas and Built-Up Areas, to appropriately plan for orderly and logical urban development in a manner which:

- a) recognizes differing development opportunities across the Region;
- b) supports policy goals for sustainable and complete communities;
- c) maximizes Regional and local servicing and infrastructure capacity and investment; and,
- d) place high priority on ensuring ample opportunities for the development of serviced (i.e. shovel ready) employment land

The development phasing strategy integrates and assists with the completion of the policy framework for managing growth and development in Niagara Region in this Plan.

##### **14.1.2                    Regional Role**

**Policy 14.1.2.1** In addition to the direction provided in the growth management policies of this Plan, the Region shall:

- a) maintain a Regional land budget of Greenfield and Built-up Area lands that reflect input annually from the local municipalities, and report on to the local municipalities on the status of the land budget annually;
- b) require local municipalities to prepare phasing strategies for growth within the boundaries of Urban Areas which:
  - i. coordinate the policy directions of this Plan with respect to growth management,
  - ii. align with Regional water, wastewater and transportation master plans and related capital plans and economic development plans and other Regional plans and studies;

- iii. prioritize the protection and development of designated employment lands including consideration of all available tools to encourage investment; and,
- iv. form part of the local official plan.
- c) work with and support local municipalities in the preparation of phasing strategies to guide growth as appropriate, including the preparation of sequencing illustrations for information purposes in collaboration with the local municipalities;
- d) require local municipalities to prepare secondary plans for significant Greenfield Areas which shall generally be areas of 25 hectares or greater in size, and implements the local Phasing Strategy; and,
- e) work with local municipalities to develop intensification strategies and, where appropriate, secondary plans for areas within the Built Boundary to assist in the achievement of the local intensification target.

### **14.I.3 Local Municipal Role**

#### **Policy 14.I.3.1 Local municipalities shall:**

- a) prepare phasing strategies in conformity with the policies of this Plan including Section 14.I.2 and such strategies will be incorporated in the local official plan, and reflected in secondary plans where appropriate, and through development approvals;
- b) prepare secondary plans for significant Greenfield Areas which shall generally be areas of 25 hectares or greater in size and identify in secondary plans priority development areas in particular mixed use areas, employment areas, and major community facilities such as hospitals, universities and colleges, transportation hubs, and cultural and recreational facilities;
- c) monitor and report to the local Council and the Region annually with respect to land supply, sequencing of greenfield development, progress toward the achievement of local intensification targets, population, housing, employment and other trends that may be required to update the Regional land budget; and,
- d) undertake the preparation of intensification strategies, and, where appropriate, secondary plans for areas within the Built Boundary demonstrating intensification potential. Such secondary plans may also incorporate Greenfield Areas if coordination of development with such areas is determined by the local municipality to be appropriate."

### **Part II – Alterations to Amendment 2-2009**

1. Policy 4.6.1 is amended by deleting the following words in subsection 4.6.1: *"The Region shall adopt, by way of an amendment to this plan a region-wide phasing strategy to address growth for the 20 year planning horizon that will be aligned with approved water, waste-water and transportation master plans and related capital plans, and economic development plans"* to be replaced with the following:

"The Regional Phasing Strategy is outlined in Section 14.I of this Plan."

## PART "C" – THE APPENDICES