

April 25, 2013

**CL 5-2013, April 18, 2013
ICPC 5-2013, April 10, 2013
Report ICP 28-2013**

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 1-2013)
Urban Area Boundary Modifications for Fonthill
Town of Pelham

ICP 28-2013

Dear Ms. Nistico-Dunk,

Regional Council, at its meeting of April 18, 2013, approved the following recommendations of its Integrated Community Planning Committee:

That Report ICP 28-2013, April 10, 2013, respecting Policy Initiation Report, Regional Policy Plan Amendment (RPPA 1-2013), Urban Area Boundary Modifications for Fonthill, Town of Pelham, **BE RECEIVED**;

That a copy of Report ICP 28-2013 **BE CIRCULATED** to the Town of Pelham, and the adjoining municipalities of St. Catharines, Lincoln, Thorold, Welland, West Lincoln and Wainfleet; and

That staff **BE AUTHORIZED** and **BE DIRECTED** to initiate the proposed technical amendments to the Region's Urban Area Boundary for the Town of Pelham as outlined in this report.

A copy of Report ICP 28-2013 is enclosed for your information.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. Pilon', with a stylized flourish at the end.

Janet Pilon
Regional Clerk
:nld

cc: P. Robson, Commissioner, Integrated Community Planning
B. Dick, Senior Planner
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 1 -2013)
Urban Area Boundary Modifications for Fonthill
Town of Pelham

RECOMMENDATIONS

1. That this report **BE RECEIVED** for information.
2. That a copy of Report ICP 28 -2013 **BE CIRCULATED** to the Town of Pelham and the adjoining municipalities of St. Catharines, Lincoln, Thorold, Welland, West Lincoln and Wainfleet .
3. That staff **BE AUTHORIZED** and **BE DIRECTED** to initiate the proposed technical amendments to the Region's Urban Area Boundary for the Town of Pelham 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 Town of Pelham, to permit two minor technical modifications to the Region's Urban Area Boundary for Fonthill. The report provides background information on the proposed amendment and also highlights for Council the process and timing for consideration of this Amendment.

The report implements Council's 2012-2015 Business Plan theme of "Responsive Region".

BUSINESS IMPLICATIONS

There are no financial implications arising from this report, as the cost to process the proposed amendment (e.g. public notice requirements, staff time, etc.) is included in the Integrated Community Planning Department's operating budget.

REPORT

The Town of Pelham Official Plan was adopted by Pelham Council on April 2, 2012 and approved by Regional Council on October 4, 2012 with new policies and mapping. One of the new approved schedules of the Pelham Official Plan, is

Schedule A1: Fonthill Settlement Area which delineates the Region's Urban Area Boundary for Fonthill. In the course of the 2012 review of the adopted Pelham Official Plan, Regional staff noted that there were two areas the northwest boundary (immediately west of Pelham Street North) and the western boundary (between Welland Road and Pancake Lane) where it appeared the location of the Urban Area Boundary differed from the Urban Area Boundary Map contained in the Regional Policy Plan.

Through discussions with Pelham staff, Regional staff concluded that the location of the Region's Urban Area Boundary for Fonthill in these two particular locations, after closer examination, would need to reflect Schedule A1 of the new Pelham Plan. Given that the subject lands in these two locations were still designated Urban in the Regional Policy Plan, it was agreed to defer the final Pelham Official Plan designation for these areas until such a time as the Regional Policy Plan could be amended. Since that time, Regional staff have also identified a third location (northwest boundary – east of Haist Street) where the Region's Urban Area Boundary does need to be adjusted to align with Schedule A1 of the new Pelham Plan.

To ensure alignment with the Town's Official Plan and to lift the earlier imposed deferrals, initiating the required amendment to the Regional Policy Plan is now appropriate. The proposed modifications to the Urban Area Boundary in these locations will result in a slight reduction (6.5 hectares) in size of the Fonthill Urban Area. Through the Region's ongoing land budget work there will be a broader discussion of the Region's Urban land supply. The three proposed minor boundary modifications are briefly described below.

Description of the Proposed Urban Area Boundary Modifications

Part 1

Part 1 on Map 2 shows that the Pelham Official Plan has shifted the location of the Urban Area Boundary (west of Pelham Street North and north of Highway 20) further to the east than as depicted in the Regional Plan. A shift of the boundary to the east would involve a reduction of approximately 3 hectares (7.4 acres) of Urban designated land. A closer examination of the proposed boundary's new location as depicted in the Pelham Plan shows the boundary cutting through rear yards and in a few instances the rear of buildings fronting onto Pelham Street North. Regional staff, after consultation with Pelham staff will be recommending that the boundary remain as originally depicted in the Regional Plan. A modification to Schedule A1 to reflect this recommendation will be handled through the Ontario Municipal Board process and the outstanding appeals of the Pelham Official Plan.

Part 2

Part 2 shown on Map 2 involves a reduction of approximately 6 hectares (14.9 acres) of Urban designated land located on the west side of Fonthill between Welland Road and Pancake Lane. The subject lands are currently vacant and it is proposed to shift the boundary to the east to reflect existing residential rear lot lines.

Part 3

Part 3 shown on Map 2 involves a series of minor adjustments to the northwest boundary which will result in an overall reduction of approximately 0.5 hectares (1.2 acres) of Urban designated land. The subject lands are currently vacant and these adjustments will now align the boundary with the location of the boundary as depicted by both the Town's Plan and the Greenbelt Plan

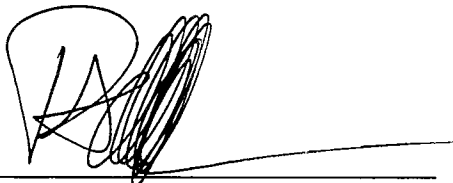
Process and Next Steps

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 June 12, 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 recommendations 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 Fonthill.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- ICP 85-2012, Pelham Official Plan Approval Report, September 26, 2012

Submitted by:



Patrick Robson
Commissioner
Integrated Community Planning

Approved by:

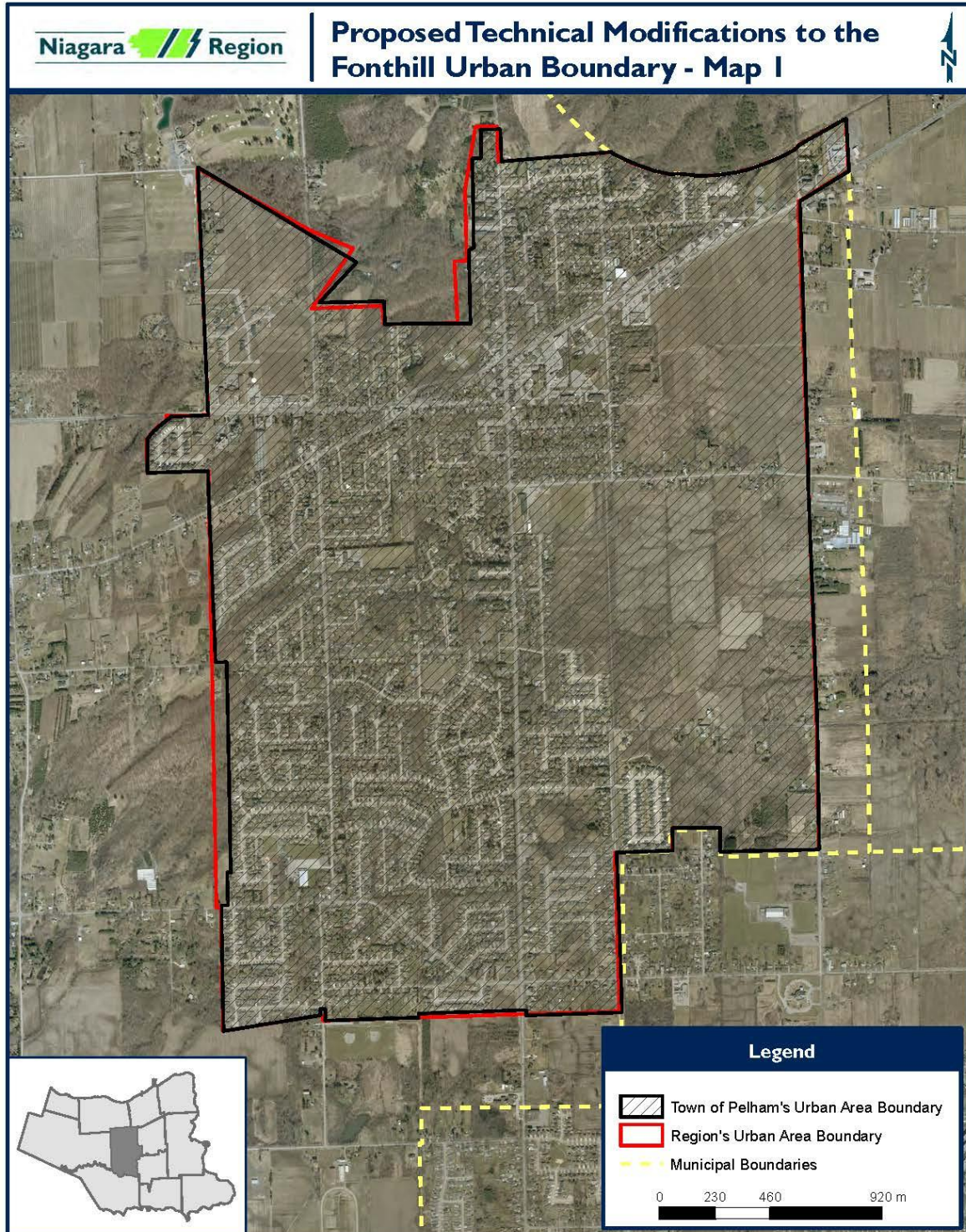


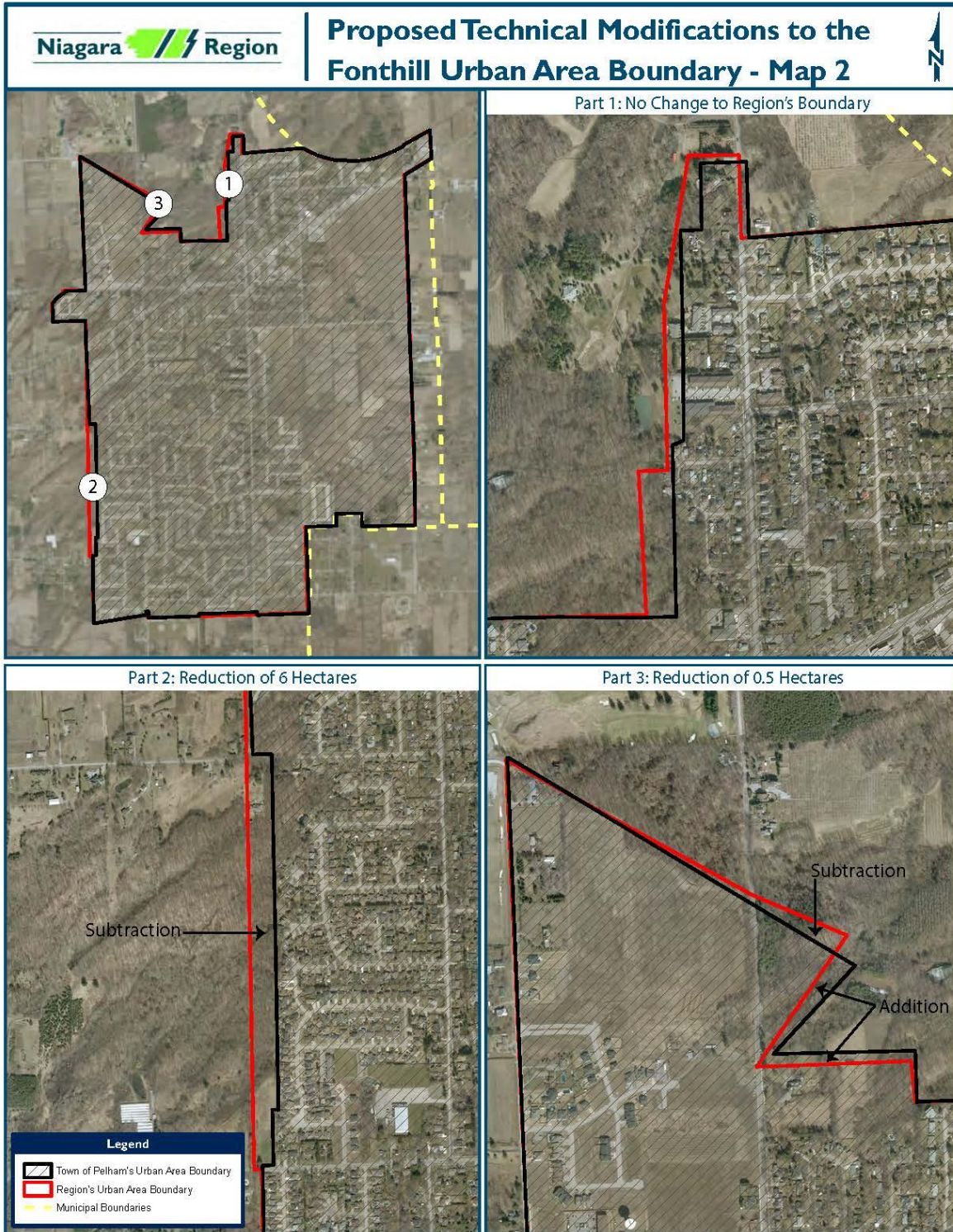
Mike Trojan
Chief Administrative Officer

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

APPENDICES

Appendix I	Proposed Technical Modifications to the Fonthill Urban Boundary – Maps 1 and 2	Page 4
Appendix II	Draft Amendment No. 1-2013 To the Official Plan for the Niagara Planning Area	Page 6





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 Niagara Region makes no representations or warranties whatsoever, either expressed or implied, as to the accuracy, completeness, reliability, currency or otherwise of the information shown on this map.

AMENDMENT NO. 1-2013
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. 1-2013.

- Map Change
- Text Change (no 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 17 of the Planning Act, 1990, shall be known as Amendment 1-2013 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 1-2013 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 two minor technical modifications to the Region's Urban Area Boundary for Fonthill in the Town of Pelham.

LOCATION OF THE AMENDMENT:

This amendment applies to two specific areas the western boundary (between Welland Road and Pancake Lane), the northwest boundary (immediately east of Haist Street, north of Highway 20)

BACKGROUND:

The Town of Pelham Official Plan was approved by Regional Council on October 4, 2012 with new policies and mapping. One of the new approved schedules of the Pelham Official Plan, is Schedule A1: Fonthill Settlement Area which delineates the Region's Urban Area Boundary for Fonthill.

In the course of the 2012 review of the adopted Pelham Official Plan, it was noted that there were two areas: the western boundary (between Welland Road and Pancake Lane) and the northwest boundary (immediately east of Haist Street, north of Highway 20) where the location of the Urban Area Boundary differs from the Urban Area Boundary Map contained in the Regional Policy Plan.

The location of the Region's Urban Area Boundary for Fonthill in these two particular locations, after closer examination, would reflect the more accurate Schedule A1 of the new Pelham Plan. Given that the subject lands in these two locations were still designated Urban in the Regional Policy Plan, the final Pelham Official Plan designation for these areas was deferred until such a time as the Regional Policy Plan could be amended.

To ensure alignment with the Town's Official Plan and to lift the earlier imposed deferrals, Regional staff are initiating the required amendment to the Regional Policy Plan's Urban Areas Boundary Map. The proposed modifications to the Urban Area Boundary in these two locations will result in a slight reduction in size (6.5 hectares) of the Fonthill Urban Area.

BASIS FOR THE AMENDMENT:

1. Regional Council in ICP 85-2012, Recommendation 1 approved the Pelham Official Plan subject to the modifications and deferrals contained in Appendix I. Staff are undertaking a modification to the Urban Area Boundary for Fonthill in order to ensure alignment with the Pelham 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 June 12, 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 1-2013
To the Official Plan for the
Niagara Planning Area**

Map Changes:

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

Text Change:

No Change

Urban Areas Boundary Map

The Region's Urban Area Boundary for Fonthill as displayed on the Urban Areas Boundary Map of the Regional Policy Plan as outlined below:

