



implementation

This page has been intentionally left blank.



14 Implementation

Implementing policy is one of the three core business elements of Regional Planning. The policies within this plan are implemented by Council through the authority given to them by the **Planning Act** and the **Municipal Act**. Implementation is a shared responsibility with local municipalities, community organizations, stakeholders and partners. Implementation requires collaboration, partnership and a mutual commitment to objectives. The success of this Plan can only be achieved through the following:

1. Establishing a realistic set of goals and objectives to compliment the vision of the Plan;
2. Delineating the roles, responsibilities, accountability, expectations and authorities of various stakeholders and agencies in implementing the policies;
3. Providing a clear description of how the Plan is to be read and interpreted;
4. Providing clear direction of the timelines for reviewing and updating the Plan;
5. Explaining how conformity with this Plan, and Provincial Plans and policies can be met;
6. Outlining the various implementation tools that can be used to ensure the vision and objectives of this Plan are realized;
7. Outlining the process by which an application for an amendment to this Plan can be made;
8. Examining avenues to implement the policies of this Plan in a fiscally responsible manner;
9. Providing direction on where and in what order residential and employment development will occur;
10. Developing a system for monitoring and reviewing the policies within this section, and the Plan in general.

This section outlines these elements, in addition to tools available to be used in order to effectively implement the objectives and policies established throughout this Plan. The policies in this section are intended to be used and read in conjunction with other policies of this Plan.

The *Region*, Local Municipalities, and the Niagara Peninsula Conservation Authority are committed to an integrated and seamless planning system which is characterized by:

1. The collaborative development of policy to ensure that the planning system is speaking with one voice;
2. Delegation of responsibility predicated on regular and current compliance of Area Municipal Official Plans, Secondary Plans and Zoning By-laws with the Regional Official Plan;
3. A current and up-to-date Regional Official Plan to guide Local Municipal Plan conformity;
4. Value added activities;
5. Streamlined processes and elimination of duplication;
6. Appropriate and relevant information for decisions in the right place at the right time;
7. Placing authority and responsibility as close to each other as possible; and,
8. Consistency of policy interpretation, implementation and applications processing approaches by all.



14.A Vision and Objectives

Policy 14.A.1 Vision – “Implement Good Plans”

Niagara Region will successfully implement the policies of this Plan and work to continuously improve the Plan, its policies and implementation tools.

Policy 14.A.2 Objectives:

- i. To provide a framework for implementing the Plan.
- ii. To provide direction for interpreting the Plan.
- iii. To continue to partner with Local Municipalities, the Niagara Peninsula Conservation Authority and other stakeholders in order to successfully implement the vision and policies of this Plan.
- iv. To provide a variety of implementation tools for the Region of Niagara to use in implementing the policies of this Plan.
- v. To ensure that the policies of this Plan can be implemented in an economically, socially and environmentally sustainable manner.
- vi. To provide a framework for monitoring the effectiveness and progress of the Plan.

14.B Roles and Responsibilities

- Policy 14.B.1** The *Region* is responsible for providing an up to date Plan which is consistent with and implements Provincial policies and plans; and supports Local Municipalities to do the same while considering local approaches to local issues.
- Policy 14.B.2** The *Region* is also responsible for providing a Plan which implements the vision for the communities, including input from partnering Local Municipalities, provides direction for and supports other important Regional Plans and initiatives.
- Policy 14.B.3** It is the role of Regional Council to consult in a timely manner, encourage transparency in decision making and support participation and collaboration with citizens, groups, agencies and other levels of government in the implementation of the goals and objectives of this Plan.
- Policy 14.B.4** The Region recognizes that the Niagara Parks Commission is an independent agency. The use of lands owned from time to time by the Niagara Parks Commission is governed by the provisions of the **Niagara Parks Act**, R.S.O. 1990, c.N.3. The Niagara Parks Commission, in the use of its lands, shall be consistent with Provincial Policy Statements and shall conform with the Provincial plans that are in effect or shall not conflict with them, as required from time to time under subsection 3(5) of the Planning Act, R.S.O., c.P.13. Before carrying out any undertaking that the Niagara Parks Commission considers will directly affect the Regional Municipality of Niagara, the Niagara Parks Commission shall consult with and have regard for the established planning policies of the municipality as may be required from time to time under subsection 6(2) of the **Planning Act**, R.S.O., c.P. 13.



14.C How to Read and Interpret the Plan

- Policy 14.C.1** When reading and interpreting this Plan, the objectives and policies should be read in their entirety.
- Policy 14.C.2** This Plan contains Schedules, Tables, Maps and Appendices. For the purposes of implementation:
- i. A Schedule is part of the policy framework and forms part of this Plan;
 - ii. A Table is a summary of policy requirements in a graphic form and is part of this Plan;
 - iii. A Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of a policy and does not form part of this Plan; and,
 - iv. An Appendix is intended to provide policy context to the reader and does not form part of this Plan.
- Policy 14.C.3** In the case of a conflict between two policies in the Regional Official Plan, the more restrictive policy shall take precedence.
- Policy 14.C.4** When interpreting the Schedules of this Plan the following shall apply:
- i. The urban area boundaries illustrated on Schedule “A” – Regional Structure are definitive.
 - ii. The hamlets boundaries illustrated on the Schedule” A” – Regional Structure are definitive.
 - iii. The *Intake Protection Zone* Boundaries illustrated on Schedule “H” – Source Protection are definitive.
 - iv. All Schedules other than Schedule “A” – Regional Structure and Provincial Plan boundaries are not definitive. Each Schedule and/or Map will contain information on the notes as to the level of accuracy of the particular Schedule and/or Map.
 - v. The boundaries for the Core Natural Heritage System’s Greenbelt Area illustrated on Schedule “C” – Core Natural Heritage are derived from the Province of Ontario. The Core Natural Heritage’s System’s Environmental Protection Area (EPA) and Environmental Conservation Area are based on the best available natural heritage mapping available at the time of publication. Refinements to the Core Natural Heritage boundaries are subject to the policies of Chapter 7.
 - vi. Boundaries of land use designations coincide with distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features. In all other instances, the boundaries of land use designations will be determined by review of: existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.
- Policy 14.C.5** Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation shall be made by the Chief Planning Official or their designate after appropriate consultation with the Province and/or Local Municipality, if required.



- Policy 14.C.6** Minor variations in numbers written in this Plan may be permitted by Regional Council without an amendment to this Plan provided the intent and objectives of the Plan are achieved while meeting provincial standards.
- Policy 14.C.7** That an amendment to this Plan is not required and changes may be made during office consolidations for:
- i. altering the numbering and arrangement of provisions in this Plan;
 - ii. updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
 - iii. correcting clerical, grammatical, spelling and technical mapping errors (including colour adjustments on Schedules or Maps);
 - iv. changing format or presentation; or,
 - v. altering punctuation to obtain a uniform mode of expression.
- Policy 14.C.8** The background or explanatory notes contained within the side margins of this Plan do not constitute part of this Plan.



14.D The Regional Official Plan

- Policy 14.D.1 The Region shall review this Official Plan not less frequently than every five years from the date of approval this Plan or its last review of it, pursuant to Section 26 of the **Planning Act**.
- Policy 14.D.2 The Region will undertake early engagement with Local Municipalities on all proposed amendments to the Regional Official Plan.
- Policy 14.D.3 Notice of amendments to this Plan will be given in accordance with the procedures as provided for in the **Planning Act**.
- Policy 14.D.4 The proposed amendment will be available to the public at the time notification is given.
- Policy 14.D.5 Where an Amendment is proposed to the Regional Official Plan, the Region shall consider the following criteria in evaluating the Amendment:
- i. General conformity with the vision, strategic objectives and policy intent(s) of the Regional Official Plan;
 - ii. The need for the proposed Amendment (as defined by the Region);
 - iii. The effect of the proposed change on Local Municipalities;
 - iv. The implications that the proposed change may have for other parts of this Plan;
 - v. The effect of the proposed change on regional services and *infrastructure*;
 - vi. The effect of the proposed change on the Core Natural Heritage System and associated natural features and functions;
 - vii. The effect of the proposed change on prime agricultural lands;
 - viii. The effect of the proposed change on the financial, health, safety, and economic sustainability of the Region;
 - ix. The Provincial Policy Statement and other applicable Provincial Plans, statutes, and regulations;
 - x. The effect of the proposed change on adjacent municipalities and any cross jurisdictional issues that may arise from the proposed Amendment.

14.E Local Official Plan Conformity

Policy 14.E.1 It is understood that the local Official Plan represents one of the most important vehicles for implementing the Regional Official Plan. Accordingly, local Official Plans shall be prepared and/or updated to conform to the Regional Official Plan in a timely manner.

Policy 14.E.2 Local municipalities shall update their Official Plans to bring them into conformity with the Regional Official Plan, the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and any other applicable Provincial Plan.

Policy 14.E.3 Local municipalities shall ensure that Official Plans policies are consistent with relevant Provincial guidelines and standards.

Policy 14.E.4 Local Municipalities shall prepare local Official Plans that are in conformity with the Regional Official Plan. It is understood that local Official Plans may be more detailed and comprehensive in their various policies and Schedules, provided that such policies are consistent with the general intent and provisions of this Plan and Provincial Plans. The scope and content of respective Area Municipal Official Plans may differ in recognition of the unique circumstances within each municipality. Area Municipal Official Plans and Official Plan amendments may contain policies which are more restrictive than the policies in this Plan on the same subject, but may not be more permissive than the policy direction established in this Plan. Such limitations are permitted provided they do not conflict with Provincial policy.

Policy 14.E.5 The following factors will be considered in determining conformity between this Plan and Local Official Plans:

- i. Conformity with Provincial Plans, statutes, and regulations;
- ii. Consistency between the overall direction and long term objectives of the local Official Plan and those of this Plan; and,
- iii. Reasonable efforts in the local Official Plan to accommodate matters encouraged by the policies of this Plan, or to provide a statement indicating why such a policy direction is not appropriate in the local context.

Policy 14.E.6 The following decision-making targets shall be used in the review of local Official Plans and Amendments:

Table 14-1: Decision Making Target Timeframes	
Request	Timeframe
A request for exemption from Regional approval as per this Plan	10 days to respond to request by municipality
A regionally significant local Official Plan or Official Plan Amendment	180 days after submission to the Region to process with decision by Regional Council



Policy 14.E.7

Policy amendments to local Official Plans that are in conformity with the Regional Official Plan may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected. Applications for a policy amendment to local Official Plans with Regional interests, where a collaborative process has been undertaken between the Region and the Local Municipality, including policies (i) and (ii) below, have been addressed through pre-consultation and review of the draft Local Amendment may also be exempt. Amendments impacting any one of the following areas are not eligible for exemption:

- i. Applications directly and substantially affecting Regional servicing infrastructure: i.e. streets, water, and wastewater;
- ii. Applications that substantially change Regional capital forecasts;
- iii. Urban boundary expansions;
- iv. Applications to convert employment areas and lands that have the potential for adversely affecting the viability of an employment area;
- v. Major applications that will adversely affect Regional traffic flows;
- vi. Major secondary plans;
- vii. Retail applications of Regional scale which have a market area extending two or more municipalities;
- viii. Applications that are not consistent with the Provincial Policy Statement or the Growth Plan for the Greater Golden Horseshoe;
- ix. Applications with cross-boundary impacts.

Within Designated Greenfield areas a **major secondary plan** constitutes an area of 25 hectares or more.

Policy 14.E.8

Site specific amendments to local Official Plans shall be subject to the following policy. The *Region* as the approval authority for local Official Plans may exempt some local Official Plan amendments involving land use designation changes from Regional approval. Local Official Plan amendments to be considered for exemption will be of local interest only, not extensive or comprehensive in nature and not involving a change to the municipality's urban area boundaries. Only those amendments which satisfy the following criteria are eligible for exemption:

- i. The amendment must be site specific and/or minor in size and nature,
- ii. The amendment conforms to the Regional Official Plan and is consistent with the Provincial Policy Statement,
- iii. The amendment does not impact on any adjacent municipality or conflict with the Niagara Escarpment Plan, and does not require new Regional financing or servicing,
- iv. The amendment complies with the Region's financial and servicing strategy,
- v. The amendment incorporates any concerns or modifications recommended by the Region to address Regional or Provincial concerns, and
- vi. Any subsequent changes made to the local Official Plan amendment by the local Council in adopting the amendment do not conflict with the Regional Official Plan or previous requirements by the *Region*.



Policy 14.E.9

Decisions of Local Official Plan Amendments must be in conformity with the Regional Official Plan. The policies of the Regional Official Plan continue to apply after adoption and approval of the Local Official Plan.



14.F Implementation Tools

Policy 14.F.1 Community Improvement

- i. For the purpose of promoting healthy communities, the Region may support community improvement through the designation of Community Improvement Project Areas and the adoption of Regional Community Improvement Plans.
- ii. The Region may establish programs for the provision of grants and loans to local municipalities for the purpose of achieving the goals of Community Improvement Plans.
- iii. The Region will engage and meet regularly with Local Municipal Coordinators of Community Improvement to ensure consistency, up to date information, streamlining of administrative processes, and continuous improvement.

Policy 14.F.2 Secondary Plans

The Region encourages local municipalities to prepare secondary plans to establish a “blue print” for good long term community development and a commitment to growth management and phasing of development, provided that such plans are consistent with the general intent and provisions of this Plan and Provincial Plans and are not more permissive than the policy direction established in this Plan.

Policy 14.F.3 Legislative Tools

- i. This Plan is a legal document prepared in accordance with the statutory powers and responsibilities vested in the Region by the Province. All public works carried out in the Region and all by-laws passed must be in conformity with this Plan.
- ii. Municipal infrastructure projects may be subject to a Municipal Class Environmental Assessment under the **Environmental Assessment Act**.
- iii. The Region will use a Regional Development Charges By-law in accordance with the **Development Charges Act**, as a means of recovering eligible growth-related capital costs associated with the delivery of regional services.

Policy 14.F.4 General Implementation Tools for Local Municipalities

The Region will encourage the local municipalities to adopt implementation measures to support the objectives and policies of this Plan including:

- i. Requirements for pre-consultation by applicants and complete applications;
- ii. Zoning by-law provisions to regulate minimum parcel size, minimum and maximum density and height;
- iii. Site plan approval policies addressing exterior design, sustainable design elements and access for persons with disabilities;
- iv. Urban design guidelines;
- v. Dedication of pedestrian pathways, bicycle pathways and public transit rights-of-way;
- vi. Community improvement plans;
- vii. Secondary plans;
- viii. Conservation easements and covenants;



- ix. Development permit system;
- x. Parks and open space master plans;
- xi. Economic development plans;
- xii. Master servicing plans;
- xiii. Strategic plans;
- xiv. Intensification and revitalization plans.

Policy 14.F.5 Council Adopted Implementation Guidelines

Policy 14.F.5.1 In order to assist in good planning, improving planning service delivery for end users, and ensuring land use impacts are appropriately addressed, the Region may prepare guidelines and technical studies to assist with the implementation of the Regional Official Plan, including but not limited to:

- i. Urban Design Guidelines
- ii. Environmental Impact Statement Guidelines
- iii. Traffic Impact Study Guidelines
- iv. Model policies
- v. Other guidelines as prepared from time to time

Policy 14.F.5.2 Regional Implementation Guidelines are recognized as statements adopted by resolution of Regional Council which detail the manner in which policies established in this Plan will be implemented. The content and scope of these Implementation Guidelines will be determined by the Region, in consultation with Local Municipalities and the Niagara Peninsula Conservation Authority as appropriate, will be updated from time-to-time and will be in conformity with the policies in this Plan.

Policy 14.F.5.3 Regional Implementation Guidelines will not be used as instruments to introduce new policy provisions that could be the basis for denying development applications under the **Planning Act**, or for interfering with the natural justice rights of landowners and the public.

Policy 14.F.5.4 Where a Guideline has been adopted by Regional Council, the Regional, Local Municipalities, the NPCA and proponents shall have regard for the contents of the Guidelines.

14.G Regional Official Plan Amendment Application Process

Policy 14.G.1 Pre-consultation between the applicant and the *Region* is required prior to the submission of an application for a Regional Official Plan Amendment, unless the Chief Planning Official or their designate determines that pre-consultation is not necessary based on the scale of development or the complexity of planning issues associated with the proposed application. Pre-consultation will determine what is required to be submitted for a complete application and will provide the opportunity to discuss the nature of the application; development and planning issues; the need for additional information and/or reports to be submitted with the application; and the planning and approval process including the appropriateness of concurrent applications, where applicable. Pre-consultation must involve the local municipality, and may involve the Niagara Peninsula Conservation Authority, Niagara Escarpment Commission or other agencies that may have an interest in the application as determined by the Region. A by-law shall be approved by Council requiring pre-consultation. Pre-consultation shall be considered a requirement for the submission of a complete application.

Policy 14.G.2 In order to ensure that all possible information is available to the *Region*, the public and agencies involved in reviewing an application under the **Planning Act**, the prescribed information required under the **Planning Act** shall be provided along with additional information and/or reports that may be required, as determined through pre-consultation, such as but not limited to the matters outlined in Table 14-2 Complete Application Requirements.

Table 14-2 for Complete Application

Information Requirement	Application/Development Scenario
Planning Justification Report	Any proposal for <i>development</i> or <i>site alteration</i> should demonstrate that it meets goals, objectives and policies of Provincial plans and policy statements, the Regional Policy Plan and the Municipal Official Plan and provide an indication of whether it conforms to applicable Provincial plans and policies.
Land Use/Market Needs	Any proposal for major commercial or residential proposals should consider the existing supply of available land and future land use needs in the local municipality and in the Region.
Archaeology and Cultural Heritage Assessment	Any <i>development</i> or <i>site alteration</i> proposed in proximity to lands that contain known archaeological resources or areas of archaeological potential.



Information Requirement	Application/Development Scenario
Heritage Impact Analysis	Any <i>development</i> or <i>site alteration</i> proposed on or <i>adjacent</i> to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory.
Environmental Impact Study	Any proposal for <i>development</i> or <i>site alteration</i> within or adjacent to any natural heritage feature or natural hazard identified on the Schedule C, the regulated area of the Niagara Peninsula Conservation Authority or the Official Plan of a local municipality shall provide an inventory and assessment of ecological features and functions to determine areas to be protected and any mitigation measures necessary.
Environmental Planning Study or Sub-Watershed Study	Any proposal for a secondary plan or an urban boundary expansion shall address the guidelines and terms of reference of any relevant watershed plans and shall include an environmental inventory and assessment with recommendations on where development may take place, features to be protected, appropriate policies for planning documents, and an environmental management plan to maintain, enhance, restore and monitor environmental conditions both during and after development.
Tree Preservation Plan	Any <i>development</i> or <i>site alteration</i> that may have adverse effects on a significant tree or group of trees, including a woodland as defined by the Region's Tree and Forest Conservation By-law. A significant tree may one that because of its size, age or species it is considered to be of significance to the neighbourhood, streetscape or cultural heritage landscape.
Floodplain and Hazard Lands	Any <i>development</i> or <i>site alteration</i> proposed near <i>floodplain</i> or <i>hazard lands</i> identified by regulations of the Niagara Peninsula Conservation Authority
Geotechnical and Slope Stability Report	Any <i>development</i> or <i>site alteration</i> proposed near <i>valleylands</i> identified by regulations of the Niagara Peninsula Conservation Authority



Information Requirement	Application/Development Scenario
Environmental Site Assessment	<i>Any development or site alteration</i> on lands or adjacent lands that were previously used for a purpose that may have caused contamination of the property should be accompanied by one or more reports to assess existing conditions and address the need for any further environmental testing or remediation necessary in accordance with Provincial regulations and guidelines.
Air Quality/Noise & Vibration Study	<i>Any development</i> for a sensitive land use that is located near a major facility such as a <i>transportation corridor</i> , industrial use, sewage or water treatment facility, pumping station or landfill operation.
Agricultural Impact Assessment	<i>Any proposed development or site alteration</i> for a non-agricultural use on lands situated outside of the Urban Area shall evaluate the capability of the site for agricultural use including soil, micro-climate and drainage conditions, the existing pattern of agricultural or non-agricultural activities, and any potential impacts on surrounding agricultural activities.
Farm Operation and Ownership	<i>Any development or site alteration</i> for a secondary use to agriculture or an application for consent on lands designated for agricultural purposes.
Alternative Sites for Non-Agricultural Uses	Where a non-agricultural use is proposed in an Agricultural area it must be demonstrated that there are no reasonable alternative locations available in <i>Urban Areas</i> , <i>Rural Areas</i> or on lower priority agricultural land in the Region.
Minimum Distance Separation I & II	Any non-agricultural use proposed within 300 metres of an active or potential livestock facility shall include a review of these facilities and calculations to determine conformity with MDS requirements.

Information Requirement	Application/Development Scenario
Mineral Aggregate Resources	Where <i>development</i> or <i>site alteration</i> is proposed on lands within or adjacent to an area of known mineral aggregate resources, it shall be demonstrated that the resource use will not be hindered in the future, that the resource use is not feasible, that the proposed development or use serves a greater long term public interest, and that other impacts are evaluated.
Municipal Servicing Study	Any plan of subdivision or major development proposal should address the availability of adequate municipal services and impacts of existing municipal services and facilities.
Stormwater Management Plans	Any major <i>development</i> or <i>site alteration</i> proposed should address how stormwater runoff will be handled in terms of water quality and quantity, lot grading and drainage controls, and erosion and sedimentation measures.
Traffic/Parking Impact Analysis	Any <i>development</i> or <i>site alteration</i> that may have a significant impact on traffic flow and safety which may include an analysis of parking standards.
Hydrogeological Study and Private Servicing Plans	Any <i>development</i> outside of the <i>Urban Area</i> where private sewage disposal and water systems are proposed should provide an assessment of soil and groundwater conditions, an evaluation of the ability of the site to accommodate private services and a plan illustrating the location of services, drainage and lot grading.
Financial Impact Assessment	To address financial implications of a proposed development on the provision of municipal services and utilities that may cause a financial, environmental or economic hardship for the City/Town/Township and the Region.

- Policy 14.G.3** Information and/or reports shall be prepared by a qualified professional and submitted in an electronic format along with a hard copy to the *Region* to make this information readily available to the public and commenting agencies including the *Region*, Niagara Peninsula Conservation Authority and Niagara Escarpment Commission. Where the *Region*, local municipality, Niagara Peninsula Conservation Authority or Niagara Escarpment Commission has requested additional information and/or reports, there may be a request for a peer review of any information and/or report. The applicant shall be responsible for all costs for a peer review which shall be payable upon submission of an invoice from the *Region*, local municipality, Niagara Peninsula Conservation Authority or Niagara Escarpment Commission.
- Policy 14.G.4** The Chief Planning Official or their designate shall be responsible for determining whether a planning application is complete. If an application is submitted without pre-consultation, adequate supporting information and/or reports, and any application review fees required by the *Region*, local municipality, Niagara Peninsula Conservation Authority, Niagara Escarpment Commission or any other public agency, the application may be deemed to be incomplete.
- Policy 14.G.5** To determine whether an application to amend this Plan is complete, the following will be required:
- i. Pre-consultation meeting(s) which involve the *Region*, the Area Municipality, Niagara Peninsula Conservation Authority, Niagara Escarpment Commission or other agencies that may have an interest in the application as determined by the *Region*, in order to determine the required information and materials;
 - ii. A completed Regional Official Plan Amendment Form;
 - iii. A draft of the proposed amendment including the proposed text and all proposed Schedules where applicable;
 - iv. Supporting studies, completed in full, as determined through the pre-consultation meeting;
 - v. Electronic submission of all documents; and,
 - vi. Payment of the established application fee.
- Policy 14.G.6** Through the course of the review process for a development application that has otherwise been deemed a complete application, the *Region* may require additional materials, information and/or reports from the applicant to address specific issues that may arise.
- Policy 14.G.7** Applications to amend the Regional Official Plan that have not received a decision by Regional Council within two years of the date of being determined complete shall require an annual maintenance fee to continue the application. Such fee shall be set by Regional Council. Failure to pay the maintenance fee shall deem the application abandoned by the applicant.
- Policy 14.G.8** Notwithstanding the above policies, every application that has had no activity or correspondence beyond the maintenance fee shall be deemed abandoned after five years from the date of being deemed complete.



14.H Financial Sustainability Tools

- Policy 14.H.1 Niagara Region is dedicated to implementing the policies of this Plan in a fiscally responsible manner.
- Policy 14.H.2 The funds required to provide the necessary services for development shall be paid by the proponents of development.
- Policy 14.H.3 The *Region* will use financial mechanisms such as development charges, tax increment financing and user rates to offset the financial impact of development and to ensure that development proceeds in a fiscally responsible manner.
- Policy 14.H.4 Coordination and collaboration of financial expenditures related to services for development will be undertaken between the *Region* and the Local Municipalities.

14.I Regional Phasing

14.I.1 Phasing Strategy Objective

Objective 14.I.1.1 The Regional phasing strategy, and the phasing strategies for each local municipality, are implementation tools, 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 efficient urban development in a manner which:

- a) recognizes differing development opportunities across the *Region*;
- b) supports policy goals for sustainable and complete communities;
- c) Ensures high quality urban form and public open spaces;
- d) Prioritizes the use of existing Regional and local infrastructure/.servicing. Ensure that existing and planned infrastructure/servicing required to accommodate the development is utilized in the most efficient and effective financial and environmentally sustainable manner;
- e) places high priority on ensuring ample opportunities for development of serviced (i.e. shovel ready) employment land; *and*
- f) Contributes to the achievement of the intensification and density targets as set out in the Growth Plan and the Regional Official Plan.

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.I.2 Regional Role

Policy 14.I.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 utilizing among other elements input received annually from the local municipalities, and report to Regional Council and to the local municipalities on the status of the land budget annually including achievement of the density and intensification targets and the phasing of development, as well as Greenfield Areas which may not be required to accommodate the housing targets in the table below and/or the employment forecast provided in Table 4-1;
- b) require local municipalities to prepare phasing strategies for growth within the boundaries of Urban Areas in order to plan appropriately for orderly and efficient urban development in a manner which:
 - i. coordinates with the policy directions of this Plan with respect to growth management and reflects the following housing unit targets for Intensification and Greenfield Areas as well as population, employment and household forecast using the associated 5 year increments provided in Table 4-1;
 - ii. aligns with Regional water, wastewater and transportation master plans and related capital plans and economic development plans and other Regional plans and studies;
 - iii. prioritizes the protection and development of designated employment lands including consideration of all available tools to



- encourage investment, with particular priority being given to Gateway Economic Zone and Centre employment lands identified in local Community Improvement Plans and to ensure that employment needs as provided in Policy 4.B.4.1 are satisfied;
- iv. ensures that overall density of development within the specific secondary plan area meet or exceeds the density target of 50 residents and jobs per hectare.
 - v. prioritizes the development of designated nodes and corridors including consideration of all available tools to encourage their development;
 - vi. ensures that accommodation of housing units achieves or exceeds the local intensification target and that planned development within the *designated greenfield areas* meets or exceeds the minimum density target. and
 - vii. forms part of the local official plan;
- c) work with and support local municipalities in the preparation of phasing strategies to guide growth as appropriate. The Local Plan shall include sequencing and phasing schedules. The strategy will be done in collaboration with the local municipalities and housing unit allocation strategies;
 - d) give consideration to the suitability of any Greenfield Areas which may not be required to meet the housing targets identified in the table above, as part of a Regional comprehensive review;
 - e) require local municipalities to prepare secondary plans for significant Greenfield Areas which shall generally be of a size that allows for the creation of a complete community, and implements the local Phasing Strategy; and,
 - f) 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.



Designated Greenfield Area and Intensification Housing Unit Growth by Local Municipality, 2011-2031, Niagara Region Under <i>Growth Plan</i> Schedule 3(A)			
Municipality	Total Housing Unit Growth 2011-2031 ¹	Designated Greenfield Area Units ²	Minimum Intensification Units ²
Grimsby	1,900	390	1,550
Lincoln	2,200	1,340	890
West Lincoln	900	770	140
Niagara Falls	6,900	4,150	2,770
St. Catharines	5,600	280	5,300
Niagara-on-the-Lake	1,900	1,650	290
Pelham	1,900	1,600	280
Port Colborne	1,100	960	170
Thorold	2,300	1,920	340
Wainfleet	600	560	-
Welland	4,600	2,750	1,840
Fort Erie	3,100	2,610	460
Niagara Region	33,000	18,970	14,030

¹ Total units rounded to the nearest 100 and may not represent an exact sum of Greenfield and Intensification units.

² Designated Greenfield and Intensification units rounded to the nearest 10.



14.1.3 Local Municipal Role

Policy 14.1.3.1 Local municipalities shall:

- a) prepare phasing strategies in conformity with the policies of this Plan including Section 14.1.2 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 of a size that allows for the creation of a complete community and identify in secondary plans priority development areas possibly including 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 based on available data and information with respect to land supply: sequencing of greenfield development, progress toward the achievement of local intensification and Greenfield density targets, population, employment, housing, housing unit allocation, Greenfield Areas which may not be required to accommodate the housing targets in the table above or the population, employment and household forecast provided in Table 4-1 that is within the 20-year Regional Official Plan planning horizon, and other trends that may be required to update the Regional land budget;
- d) undertake the preparation of intensification strategies, and, where appropriate, secondary plans for areas within the *Built Boundary* demonstrating intensification potential for the phasing of development and planning of complete communities. Such secondary plans may also incorporate Greenfield Areas if coordination of development with such areas is determined by the local municipality to be appropriate; and,
- e) give consideration to the suitability of any Greenfield Areas which may not be required to meet the housing targets identified in the table above, or the population, employment and household forecast provide din Table 4-1 that is within the 20-year Regional Official Plan planning horizon as part of a municipal comprehensive review.



14.J General Implementation Policies

Policy 14.J.1 Non-Complying Uses

- i. A non-complying use that has been legally established is one which does not comply to the Regional Official Plan. Such use may be permitted to expand or enlarge without an Amendment to the Regional Official Plan provided that the general intent of the objectives and policies of this Plan are maintained and the expansion or enlargement does not create noise, air, environmental or servicing impacts.
- ii. A use which does not comply with the Regional Official Plan should, over the long term, cease to exist or relocate to an appropriate location.

Policy 14.J.2 Council may acquire, hold and dispose of land for the purpose of implementing the objectives and policies of this Plan.



14.K Monitoring and Measuring Success

Policy 14.K.1 The *Region* will monitor the policy directions in this Plan to ensure it is successfully implemented.

Policy 14.K.2 The *Region* will develop a series of indicators to measure success of this Plan.

Indicators will help to track the progress and success of the goals and policies in the Regional Official Plan. Monitoring of indicators over time will allow the Region to respond to changing circumstances and continuously improve on the effectiveness of the Regional Official Plan.

Policy 14.K.3 The *Region* will develop in co-operation with Local Municipalities measuring and reporting tools to monitor and report on growth management targets and objectives including but not limited to the following:

- i. Regional *intensification* in accordance with the policies of this Plan and the Growth Plan for the Greater Golden Horseshoe
- ii. *Density targets* for the *designated greenfield areas* in accordance with the policies of this Plan and the Growth Plan for the Greater Golden Horseshoe

