

AMENDMENT NO. 2-2012
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. 2-2012.

- Map Change (no changes)
- Text Change

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 2-2012 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 text changes, constitutes Amendment 2-2012 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 modify the Regional Policy Plan’s Policy 4.D.5 in order to provide policy clarity.

LOCATION OF THE AMENDMENT:

This amendment applies to the Highway 406 Economic Gateway Strategic Location for Investment identified on Schedule E of the Official Plan for the Niagara Planning Area.

BACKGROUND:

Regional Council approved the new City of Welland Official Plan on September 15, 2011 with new policies and mapping including Gateway employment land policies. The Niagara Gateway Economic Zone and Centre Regional Policy Amendment (RPPA 1-2012) was adopted by Regional Council on July 5, 2012 and is now in force and effect.

The Policy (4.D.5), as written, is not intended to limit the type of employment land uses that can be contemplated for those particular lands. The City of Welland has identified a concern with Policy 4.D.5 and its future interpretation. To provide for a clearer interpretation for Policy 4.D.5 that is more aligned with the new Welland Official Plan, Regional staff are undertaking a housekeeping amendment to the Regional Policy Plan’s Gateway policies. The housekeeping amendment will only involve Policy 4.D.5 and no other Gateway policies or mapping is proposed to be modified.

BASIS FOR THE AMENDMENT:

1. Regional Council in ICP 89-2012, Recommendation 3 directed staff to undertake a housekeeping amendment to RPPA 1-2012.
2. The changes proposed in this Amendment are consistent with the Strategic Directions of the Places to Grow Plan (2006), the Provincial Policy Statement (2005) and Niagara’s Growth Management Strategy (Niagara 2031).
3. The Amendment to the Regional Policy Plan will include a text change to Policy 4.D.5.
4. The Amendment was the subject of a Public Meeting held under the *Planning Act* on November 28, 2012. 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.

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PART "B" – THE AMENDMENT

Amendment 2-2012 To the Official Plan for the Niagara Planning Area

Map Change:

No Change

Text Change:

The Official Plan for the Niagara Planning Area is amended by the addition to the following policy:

Part I Section 4.D: Economic Gateway Zone and Centre

The Section 4.D.5 Economic Gateway Zone and Centre is modified by inserting the following policy modification:

Policy 4.D. 5

The Concept for the Highway 406 Economic Gateway is to capitalize on proximity and access to Highways 140 and 406 by attracting industries in transportation, logistics, warehousing, food processing, advanced manufacturing and wholesale trade activities and other uses set out in the local official plan.

In order to address the challenges, capitalize on opportunities and transform the concept into reality, the following tools will be utilized:

- a) Preparation of a master plan or secondary plan to coordinate the development and refine the concept;*
- b) Preparation of supporting plans for servicing and transportation (including active transportation and transit);*
- c) Preparation of urban design guidelines;*
- d) Preparation of an investment strategy to attract target industries; and,*
- e) Updating relevant local plans and policies.*