

Jan 07, 2022

Addendum 1: Pat Rapone Boundary expansion request SABR 1211

NIAGARA REGION MCR ASSESSMENT CRITERIA TOOL - SETTLEMENT AREA BOUNDARY REVIEW FOR URBAN AREAS:

“The Region has prepared the Settlement Area Boundary Review Criteria to assess the urban area boundary and assist in determining the appropriateness and suitability of lands for boundary expansion. The Region’s assessment tool is informed by the policies of the Growth Plan and PPS. It follows a qualitative assessment process for considering potential areas for urban area boundary expansions. The Regional review criteria is intended to screen potential areas using a two-step graduated advancement process.

Step 1 - is the initial screening and a precursor for advancement to Step 2.

Step 2 - is completed by an assessment team with the applicable expertise to review and make recommendation on the criteria.”

Step 1 - Remove Unqualified Requests			
Primary Sorting Criteria	Yes	No	Notes
Is the parcel or collection of parcels located within a local municipality that has an identified need in Niagara Region's Land Needs Assessment (LNA)?	Yes	No	If YES to ALL of these questions, assessment may proceed to Step 2
Is the parcel or collection or parcels located outside of the Greenbelt Plan area? (1)	Yes	No	
Is the parcel or collection of parcels contiguous with an existing Urban Area Boundary? (2)	Yes	No	
The parcel or collection of parcels are located entirely outside of Specialty Crop Area?	Yes	No	

- **The subject SABR 1211 collection of parcels does satisfy the Niagara Region primary sorting criteria for Step 1:**
 1. The collection of parcels is located within a local municipality that has an identified need in the Land Needs Assessment (LNA) as outlined on page 2 of SABR 1211.
 2. The collection of parcels is located outside of the Greenbelt Plan area (see figure 1 & 2).
 3. The collection of parcels is located entirely outside of Specialty Crop Area (see figure 1&2).
 4. The collection of parcels is contiguous with an existing Urban Area Boundary (see figure 3).

- **The subject SABR 1211 collection of parcels will respond very favorably to the majority (arguably all) of the Step 2 Topic Area Criteria as outlined by Niagara Region:**

Step 2 - Site Level Analysis - Requests for Consideration							
Topic Area	Criteria	Criteria Response					Provincial Policy Relationship
Sanitary Servicing	What is the capacity to accommodate the parcel or collection of parcels at WWTP during the planning period?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) c), 3.2.6.1, 3.2.6.2 PPS 2020 - 1.1.1 g), 1.6.1.a)
	How easily can a sanitary servicing be made available to the lands?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS2020 - 1.6.6.1 a)1 b)1 b)3
	When extending sanitary services, what is the level of impact on natural environment, including key hydrologic features and areas?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 2.2.8.3 d) e) PPS 2020 - 1.1.1 c) h)
	In relation to sanitary servicing, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigating measures?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG - 3.2.6.2 c) d) 4.2.1.3
Topic Area							
Criteria		Criteria Response					Provincial Policy Relationship
Municipal Water Supply	What is the feasibility of existing system capacity to accommodate the parcel or collection of parcels with municipal water supply during planning period?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) c), 3.2.6.1, 3.2.6.2 PPS 2020 - 1.1.1 g), 1.6.1.a)
	How easily can a water supply connection be made?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) PPS 2020 - 1.6.1.b), 1.6.6.1 b)3
	When connecting water services, what is the anticipated level of impact on natural environment, including key hydrologic features and areas?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 3.2.6.3 a) PPS 2020 - 1.6.6.1.b)4
	In relation to municipal water supply, how feasibly can the parcel or collection of parcels support additional urban development in its Watershed through mitigation or supplemental measures?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG - 3.2.6.3 a), 4.2.1.3
Topic Area							
Criteria		Criteria Response					Provincial Policy Relationship
Transit and Transportation	How well can the parcel or collection of parcels access major transportation corridor such as Provincial Highway, Regional Road, rail or marine systems?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	APTG 2020 - 2.2.8.3 a) b) PPS 2020 1.1.1 e)
	How feasibility can a local road network be incorporated for the parcel or collection of parcels, including consideration of environmental matters?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7
	What is the level of impact to existing road networks and level of service from the addition of the parcel or collection of parcels?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	PPS 2020 - 1.6.7.2
	What is the feasibility of extending transit services to the parcel or collection of parcels?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7.4
	What is the feasibility of extending active transportation facilities to the parcel or collection of parcels?	Available	Highly Feasible	Feasible	Low Feasibility	Not Feasible	PPS 2020 - 1.6.7.4
Topic Area							
Criteria		Criteria Response					Provincial Policy Relationship
Agriculture Agri-Food Network	As defined by the PPS, using the range provided, how best are the parcel or collection of parcels described?	Completely Rural	Mix of Mostly Agricultural Area and Rural	Agricultural Area Completely (Class 4-7)	Agricultural Area Completely (Class 1-7)	Agricultural Lands Completely (Class 1-3)	APTG 2.2.8.2 f) PPS 2020 1.1.3.8, 1.1.5, 2.3.5.1
	What is the level of impact on active livestock operations and MDS setbacks by including the parcel or collection of parcels in the Urban Area?	Outside any Setback	Setbacks Impact less than half	Setbacks Impact half	Setbacks Impact more than half	All within Setbacks	APTG 2.2.8.3 g)
	What is the impact to the broader Agri-Food Network if the parcel or collection of parcels were Urban Area?	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG 2.2.8.3 h)
Topic Area							
Criteria		Criteria Response					Provincial Policy Relationship
Aggregate Resources	In terms of distance/separation of sensitive land use, and in the context of Ministry D6 Guidelines, what level of impact on existing or planned Aggregate (Stone and Sand & Gravel) operations can be expected if the parcel or collection of parcels were added to the existing Urban Area Boundary? (Within 300m being Critical and beyond 1000m being Negligible)	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG 4.2.8 PPS 2020 - 2.5.1, 2.5.2.4, 2.5.2.5
Topic Area							
Criteria		Criteria Response					Provincial Policy Relationship
Growth Management	Does including the parcel or collection of parcels meaningfully contribute to a complete community? (2,3)	Highest Contribution	Higher Contribution	Modest Contribution	Lower Contribution	Little to No Contribution	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8
	Does inclusion of the parcel or collection of parcels represent a favourable way to achieve the outcome of the Region-identified land needs?	Most Favourable	Higher Favourability	Favourable	Lower Favourability	Least Favourable	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8
	What are the planning impacts on neighbouring or nearby lands by including the parcel or collection of parcels in the urban area? (2)	Negligible Impact	Minimal Impact	Modest Impact	High Impact	Critical Impact	APTG - 2.2.8.3, 4.2.1.3 c) PPS 2020 - 1.1.3.8

Figure 1: Greenbelt Map



Figure 2: Greenbelt map

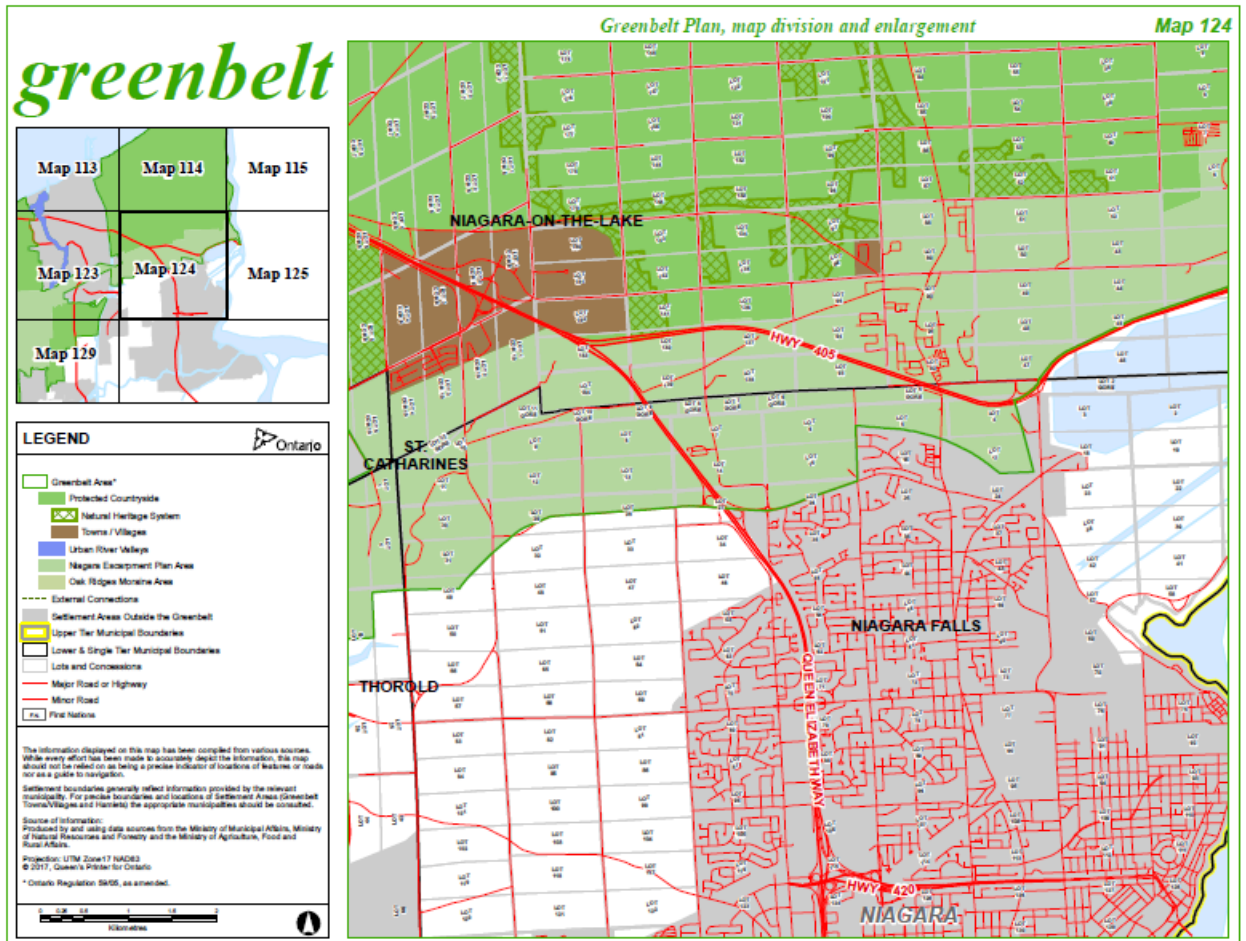
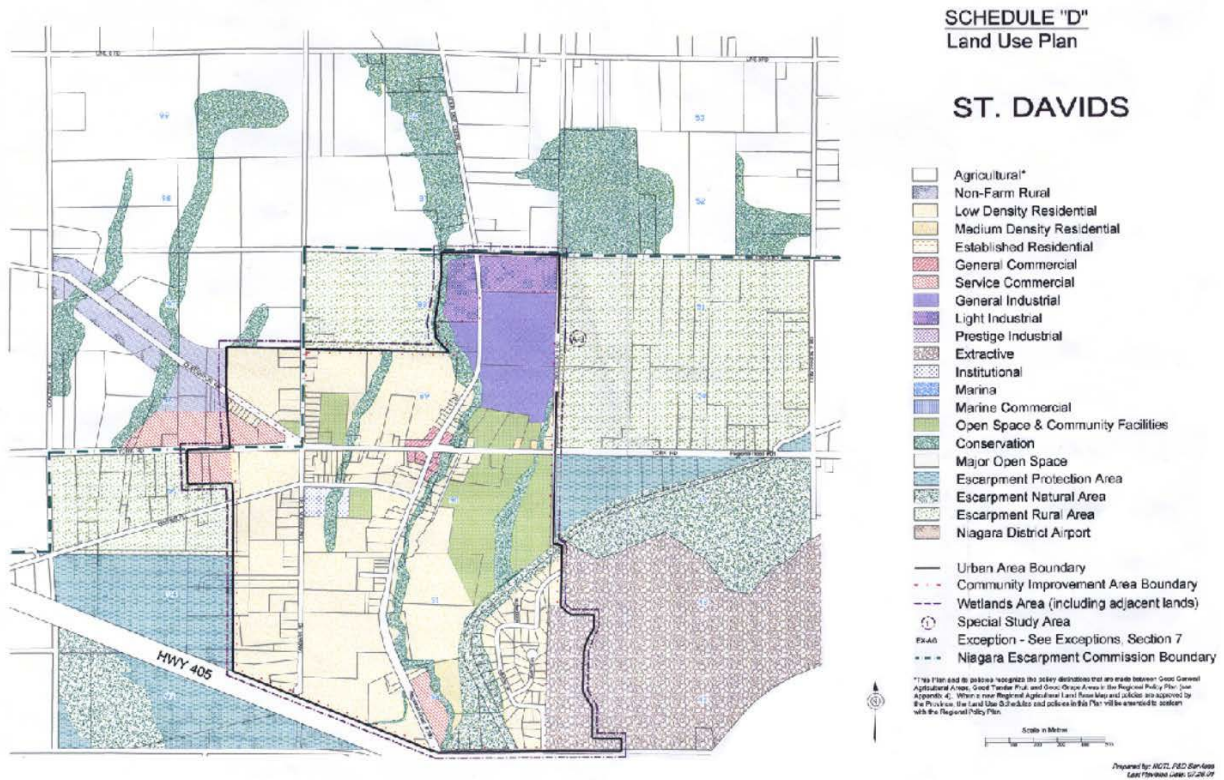


Figure 3: **Schedule D** St Davids boundary and Land Use Plan



- It is agreeable that **protection of agriculture** in large Countryside Protection, Specialty Crop areas and Greenbelt Protection area is of paramount importance.
- It is also **important to consider** the following:
 - The Greenbelt Plan **is not intended to protect** a collection of small parcels in **urban, rural residential and service commercial settings** (such as outlined in SABR 1211 boundary expansion request) for agricultural use.
 - Neighboring vineyards have been offered to plant and cultivate some of the subject parcels but outright declined, stating there is already excessive grape production in vicinity.
 - Within NOTL there are 100's ha. of land protected by the greenbelt and specialty crop designation which remain uncultivated and barren.
 - The Niagara escarpment Plan **is not intended to protect** a collection of small parcels in **urban, rural residential and service commercial settings** located considerable distance away from the escarpment (such as outlined in SABR 1211 boundary expansion request) and severed from the escarpment slopes by highway 405.

- During the current NOP review and update, I urge the Niagara Region and Municipal long-term Planners to take the opportunity to consider all factors, support and approve my request for boundary expansion SABR 1211.
- Boundary expansion approval would provide opportunities to develop currently under-utilized lands and satisfy a small fraction of the high market-demand, resulting in huge Positive Impact to the St Davids Community, Neighboring Properties, Municipality, Region and Block Residents.

I appreciate and applaud everyone involved in charting a much-needed new Niagara Official Plan, undoubtedly has, and will continue to require extensive work and dedication in order address the wellbeing, needs and interests of Niagara Region Communities for decades to come.

Your support and positive feedback to the Niagara Region Long Range Planners would be greatly appreciated no later than Feb 06/2022 6pm.

Look forward to answering any questions and provide additional information that may be required.

Yours truly,

Pat Rapone

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