



Chapter 6 – Vibrant Region

6.1 District Plans and Secondary Plans

District plans and secondary plans provide for proactive, coordinated and comprehensive growth management planning within defined areas of Niagara. Both types of plans are critical for directing growth to areas that will accommodate higher densities and supporting the achievement of well-designed vibrant and *complete communities*.

A district plan sets out a vision and a guiding framework for land use planning, design and *development* for areas of regional significance with key directives to guide detailed land use planning within an area.

A secondary plan establishes a detailed set of policies and guidelines built on significant community consultation, that direct *development* within a specific area of a local municipality. Secondary plans are a blueprint for managing how a community grows in *strategic growth areas, designated greenfield areas, built-up areas* of major change or any other locally defined area that requires specific land use direction. A secondary plan and implementing zoning provide a level of certainty for what change can be expected over the long term.

While secondary plans are a tool for implementing district plans, they may also be undertaken by the local municipality outside of a district plan process.

Taking steps to proactively plan for growth can assist in achieving mixed-use, compact urban form, providing a range and mix of housing options, protecting stable neighbourhoods, encouraging transit oriented development, protecting and enhancing the natural environment, establishing direction to mitigate and adapt to climate change and supporting high quality public spaces.

The objectives of this Section are as follows:

- a) prepare District Plans to guide urban growth in regionally significant areas;
- b) coordinate the implementation of the Brock District Plan;
- c) coordinate the implementation of the Glendale District Plan; and
- d) prepare secondary plans to implement regional and local planning priorities.

6.1.1 District Plans

- 6.1.1.1 District plans may be prepared and endorsed for areas that meet one or more of the following:
- a) span two or more municipal and/or agency jurisdictions and would be well served by Regional coordination;
 - b) are land use centres that form part of Niagara’s Regional Structure;
 - c) are currently, or have the potential to become, iconic in nature due to its prominent location and/or features;
 - d) are located within the Niagara Economic Gateway, provincially significant employment zone or a future employment area;
 - e) have the potential to attract significant new investment, people, jobs and development;
 - f) have existing or planned higher order transit;
 - g) are regional commercial attractors or public service facilities that would benefit from incorporating mixed-use elements; and/or
 - h) needs specific direction and coordination to transform into a complete community.
- 6.1.1.2 A district plan shall include a vision and guiding framework with key directions, implementing strategies and supporting conceptual plans.
- 6.1.1.3 A district plan shall be prepared in collaboration with the local municipalities in which it is situated, guided by the Region’s district plan terms of reference guidance document, and addressing the following:
- a) current land-use characteristics;
 - b) opportunities and constraints;
 - c) integrated natural environment system;
 - d) availability of infrastructure, including active transportation and facilitating public transit;
 - e) need for school, parkland and public service facilities;
 - f) and use compatibility;
 - g) sustainability and resiliency direction subject to Section 3.5;

- h) opportunities to provide a range and mix of land uses and built form; and
 - i) public and private realm enhancements, streetscaping and urban design.
- 6.1.1.4 Ongoing consultation with stakeholders shall be required throughout the creation of a district plan.
- 6.1.1.5 District plans shall be endorsed by Regional Council and by affected Local Councils, prior to its vision, objectives and key policies being incorporated into the Niagara Official Plan by amendment.
- 6.1.1.6 Local municipal Official Plans, via secondary plans or other amendment, shall be updated to implement the direction in policy 6.1.1.5, having regard to the applicable district plan.
- 6.1.1.7 A district plan concept or demonstration plan shall be used as a guide for the layout and design of *development* reflective of the planned character of the area.
- 6.1.1.8 *Development* within district plan areas shall consider the District Plan Design Guidelines for *built form*, streets, parks, open space and parking.
- 6.1.1.9 District plans shall be reviewed and updated as necessary, every 10 years at a minimum, or as determined specific to the district plan.

6.1.2 Brock District Plan

- 6.1.2.1 The vision of the Brock District Plan is to:
- a) leverage the unique economic driver of Brock University to transition the area from a lower density employment area to a higher density mixed-use centre that is comprehensively and sustainably planned for social and economic success, and environmental sustainability; and
 - b) build on the partnerships with local municipalities, Brock University and the Niagara Escarpment Commission to collaboratively implement the Brock District Plan.

The boundary of the Brock District Plan is shown on Schedule B.

6.1.2.2 The Brock District shall:

- a) transition into a complete community through investment in higher density, mixed-use development;
- b) act as a major activity hub that capitalizes on research, innovation and its proximity to Brock University;
- c) become a leader in sustainability and aspire to be carbon neutral in accordance with Section 3.5;
- d) create gateways using design features that emphasize the prominent boundaries;
- e) provide a safe, connected and effective active transportation network;
- f) create beautiful and sustainable streetscapes with a network of publicly accessible open spaces; and
- g) ensure adequate servicing capacity.

6.1.3 Glendale District Plan

6.1.3.1 The vision of the Glendale District Plan is to:

- a) transform the Glendale settlement area into a vibrant and complete community for people of all ages, lifestyles, and abilities;
- b) encourage a mix of uses and built form within its urban districts;
- c) protect, integrate, celebrate and connect to the natural and rural surroundings reflecting the distinct character of the area; and
- d) put mobility first with a robust transit system and active transportation routes seamlessly connecting areas north and south of the QEW highway.

The boundary of the Glendale District Plan is shown on Schedule B.

6.1.3.2 Glendale District shall:

- a) promote a range and mix of housing in terms of built form and affordability;
- b) incorporate a centrally located, accessible transit hub/station area;

- c) promote sustainability and resiliency through development and redevelopment;
- d) support all modes of mobility through a safe, comfortable and connected transportation network;
- e) protect and enhance natural features and agricultural areas;
- f) leverage the proximity of the Niagara District Airport to support social and economic links, including passenger connections, tourism and movement of goods; and
- g) encourage a high quality public and private realm through strong urban design direction.

6.1.3.3 Glendale District Plan recognizes and provides direction for the four special study areas: Niagara Region Native Centre, Eco Park, Southwest Glendale, and Niagara College.

6.1.4 Secondary Plans

6.1.4.1 Secondary plans shall be prepared for:

- a) *strategic growth areas* and any new district plan areas identified in Policy 2.2.2.2 b); and
- b) new *designated greenfield areas* for *urban area* expansion areas as shown on Appendix 2, except where the *urban area* expansion is determined by the Region to be too small to require a secondary plan.

6.1.4.2 Secondary plans should be prepared for:

- a) large scale *development* in existing *designated greenfield areas* where direction is required to co-ordinate planning and the efficient use of land and *infrastructure*; and,
- b) *built-up areas* undergoing major change, in particular:
 - i) areas with desirable characteristics or functions which should be promoted and enhanced;
 - ii) areas identified for *intensification*; and
 - iii) areas in need of revitalization, new investment and/or coordinated approach.

6.1.4.3 Notwithstanding policy 6.1.4.1 b), where a new *designated greenfield area* is added through an *urban area* boundary expansion adjacent to

an existing secondary plan boundary, the Region shall determine if a new secondary plan is required, or if an alternative planning process is appropriate. The new *urban area* will be planned with consideration to the adjacent secondary plan, including technical study work undertaken for that secondary plan.

- 6.1.4.4 Prior to preparing a secondary plan, the local municipality shall prepare a terms of reference in consultation with the Region that sets out the project scope, and required supporting technical studies.
- 6.1.4.5 Privately initiated secondary plans shall require a terms of reference approved by the local municipality, with input from the Region, prior to development of the secondary plan.
- 6.1.4.6 Secondary plan policies and schedules shall ensure:
- a) a diversity and mix of land uses;
 - b) a mix of *built form*;
 - c) high quality urban design and *public realm*;
 - d) provision of parks and open space;
 - e) appropriate refinement and implementation of the Region's *natural environment system*;
 - f) adequate provision of *infrastructure*, including transit and *active transportation*;
 - g) planning approaches that support *sustainable* and *resilient* communities as guided by Section 3.5 *{Climate Change}*; and
 - h) co-location of *public service facilities* within community hubs, where appropriate, and adapting existing *public service facilities* and spaces as a priority.
- 6.1.4.7 The secondary plan shall demonstrate:
- a) for *designated greenfield areas*, how the plan will contribute towards achieving the density target for the local municipality.
 - b) for *built-up areas*, how the additional population contributes to the assigned intensification rate in the local municipality as set out in Table 1.
 - c) how the plan contributes to meeting the target for affordable housing as set out in Policy **2.3.2.3**, where applicable.
 - d) contribution to the local municipality's housing mix target.

- 6.1.4.8 A secondary plan will be informed by the following studies in accordance with Policy 6.1.4.4:
- a) sub-watershed study, or equivalent, per Section 3.2 {Watershed Planning}, for large scale *development* of *designated greenfield areas*. The scope and content of the study shall be determined through development of a terms of reference in consultation with the Region, the local municipality and the Niagara Peninsula Conservation Authority.
 - b) functional servicing study or infrastructure review that includes water and wastewater servicing plans, and a stormwater management plan per Section 3.2 {Watershed Planning};
 - c) transportation study;
 - d) development phasing plan, if applicable;
 - e) *environmental impact study*, if applicable, and
 - f) any other studies related to the location and context of the secondary plan area, as determined in accordance with policy 6.1.4.4 or 6.1.4.5.
- 6.1.4.9 The approval of secondary plans shall be in accordance with Chapter 7 {exemption policy}.
- 6.1.4.10 Secondary plans shall incorporate urban design direction/guidance per Section 6.2 and consider the Region's Model Urban Design Guidelines as amended in the absence of local municipal urban design guidelines, as appropriate.
- 6.1.4.11 Where a secondary plan is required in accordance with policy 6.1.4.1 and is not yet in-effect, a *development* application within the secondary plan area shall demonstrate:
- a) consistency with an adopted secondary plan or how the proposed *development* will be positively integrated with the overall plan area where secondary plan direction is not available;
 - b) the size and/or location of the proposed *development* will not adversely impact the remaining development area, or alternatively, is of a significance that it will assist in creating a positive vision for the *development* of the area;
 - c) how the *development* will align with the requirements of policy 6.1.4.8; and

d) how the *development* contributes to policies 6.1.4.6 and 6.1.4.7.

6.1.4.12 Local municipalities shall monitor the build out of secondary plan areas to determine how they are meeting the identified indicators.

6.1.5 Provide Direction to Local Municipalities

6.1.4.13 Where applicable, local municipalities with Council-endorsed district plans shall include policies in their official plans in accordance with policy 6.1.1.6.

6.1.4.14 Local municipalities with *strategic growth areas* and district plan areas shall:

a) implement policies that require secondary planning as a tool for proactive growth management and coordination of a variety of interests in accordance with the policies of 6.1.4.

6.1.4.15 Local municipalities should:

a) implement policies that require secondary planning as a tool for proactive growth management and coordination of a variety of interests in accordance with the policies of 6.1.4.

6.1.4.16 Local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.

6.2 Urban Design

Urban design is the practice of making places that are attractive, memorable, and functional. It involves the arrangement, appearance and relationship between buildings, outdoor spaces, *transportation systems*, services, and amenities.

The Growth Plan for the Greater Golden Horseshoe (2019) sets out policies directing and supporting the achievement of *complete communities* through site design and urban design standards, a Complete Streets approach, as well as high quality *compact built form* and vibrant *public realms*.

In conformance with the Growth Plan, the urban design policies of the Niagara Official Plan establish the context, direction and guidance for *development* and *transportation systems* undertaken at a Regional scale, such as, the design of Regional road allowances and *public service facilities*. At a local municipal scale, it is expected that these policies will be further defined and achieved through comprehensive local Official Plan policies, urban design guidelines, standards, manuals, zoning, and site plan control.

The urban design policies serve as a tool to integrate urban design elements into planning decisions and in the preparation of engineering standards.

The objectives of this Section are as follows:

- a) commit to excellence in urban design;
- b) enhance the public realm and promote active transportation; and
- c) identify and establish tools for urban design implementation.

6.2.1 Excellence in Urban Design

- 6.2.1.1 Excellence and innovation shall be promoted in architecture, landscape architecture, site planning, streetscape design, and overall community design to ensure built environments are attractive, walkable, accessible, diverse, and functional.
- 6.2.1.2 The collaboration and co-ordination of related disciplines, including land use planning, urban design, transportation planning, architecture, engineering, environmental planning, and landscape architecture shall be encouraged.
- 6.2.1.3 Areas strategically identified for intensification, including *strategic growth areas, local growth centres, and local corridors*, shall be designed to be pedestrian oriented with vibrant mixed-uses incorporating, where feasible, public gathering areas and public art.
- 6.2.1.4 Promote revitalization and redevelopment within downtowns and community cores to enhance their existing character.
- 6.2.1.5 There shall be a commitment to enhancing the *public realm* through urban design and improvements, and investment that contributes to safe, attractive *Complete Streets* and desirable communities.
- 6.2.1.6 The promotion of *active transportation* is to be achieved through the cohesive and collaborative design of streets, building *interfaces* and public spaces.

6.2.1.7 *Sustainable* design principles shall be applied to the *public realm, infrastructure, public service facilities, and streets.*

6.2.1.8 The Region shall promote:

- a) the creation of liveable and vibrant urban areas and streets;
- b) community design that:
 - i. offers a range of transportation options, including public transit and *active transportation*;
 - ii. respects the *Complete Streets* approach by creating safe and attractive interconnected streets; and,
 - iii. encourages a mix of land uses, a vibrant *public realm* and *compact built form*;
- c) a context-specific design approach for areas surrounding strategic institutions, such as post-secondary institutions and hospitals as well as *public service facilities* to ensure compatibility and connection;
- d) well-designed buildings, high quality streetscapes, and attractive public spaces that create neighbourhood character and strengthen community identity and diversity; and
- e) the integration of views of built and cultural heritage features, landmarks, and significant natural heritage features to enhance a *sense of place*.
- f) The clustering of community facilities, services, and spaces to facilitate access to all modes of transportation and to promote community identity and civic pride.
- g) Encourage the creation of public spaces near public transit stations and bus stops that enrich the urban design experience within areas strategically identified for intensification, including strategic growth areas, local growth centres, and local corridors.

- 6.2.1.9 The Region will consider *place-making* elements in coordination with local municipalities along Regional Roads at major entry points to communities to foster unique, authentic, memorable and vibrant places.
- 6.2.1.10 The inclusion of public art into the design of major *development*, streetscapes, and public spaces will be encouraged.
- 6.2.1.11 The Region shall design *public service facilities* to promote:
- a) civic pride, diversity and community identity;
 - b) integrated open space;
 - c) connectivity; and
 - d) multi-functional uses and activities throughout the year, as feasible.
- 6.2.1.12 Niagara’s physical relationship to waterfront settings will be leveraged by:
- a) promoting visual and physical access; and
 - b) connecting publicly accessible waterfronts to create a continuous waterfront feature, where feasible.

6.2.2 Public Realm and Active Transportation

- 6.2.2.1 Regional Road allowances shall be designed, in accordance with Complete Streets Design Manual and Guidelines. The Region’s Model Urban Design Guidelines, as amended, shall be used to facilitate a continuous pedestrian experience where Regional and Local Road systems interface.
- 6.2.2.2 Alternative road designs that balance the needs of pedestrians, cyclists, public transit users, and motorists, and prioritize road safety will be considered to support *Complete Streets*.
- 6.2.2.3 The design of road networks should consider walking distances for public transit users, and the use of an interconnected *transportation system* with consideration for applicable standards and guidelines, to minimize travel distances for cyclists and pedestrians.

- 6.2.2.4 Innovative and *sustainable design* elements are encouraged in the design, construction, and refurbishment of Regional roads.
- 6.2.2.5 The burial of overhead utilities and the co-location of utilities underground is encouraged in areas strategically identified for intensification including *strategic growth areas, local growth centres, and local corridors*.
- 6.2.2.6 Through discussion with utility providers, consider the impact of existing utility *infrastructure* and opportunities for enhancement or replacement.
- 6.2.2.7 The creation of an enriched urban design experience along Regional Roads will be encouraged by supporting:
- a) a consistent wayfinding strategy;
 - b) pedestrian and *transit-supportive* facilities, such as, street trees and street furniture; and,
 - c) public art in key locations.
- 6.2.2.8 The Region shall support the design of Regional Roads within downtowns and community cores to:
- a) function as flexible spaces to support *place-making*, temporary community events and initiatives to support *complete communities*;
 - b) encourage the creation of seasonal outdoor patios and seating areas;
 - c) improve accessibility;
 - d) include pedestrian and cycling infrastructure; and,
 - e) give priority to pedestrian and cycling infrastructure where sufficient street parking can be provided.
- 6.2.2.9 The Region may develop and administer in partnership with local municipalities and/or private entities capital projects that implement *Complete Streets*.
- 6.2.2.10 Streetscapes should be designed to create a seamless transition with the public space.
- 6.2.2.11 The mitigation of microclimate impacts, such as wind, shadowing and seasonal factors, should be considered regarding the impact of development on the *public realm*.

6.2.3 Tools for Urban Design Implementation

6.2.3.1 The Region's Model Urban Design Guidelines, as amended complement the Region's Complete Streets Design Manual and Guidelines, and work in conjunction with each other. The Design Manual and Guidelines will be updated periodically to reflect best practices and innovations in the design of the built environment.

6.2.3.2 The Region shall:

- a) require *development, public works projects* and *public service facilities* to use the Region's Model Urban Design Guidelines in the absence of local municipal urban design guidelines, as applicable;
- b) provide Terms of Reference templates reflecting good design practices for use in the preparation of urban design guidelines and other design studies, as required by the local municipalities to support *development*;
- c) apply best practices in accessible design and CPTED principles (Crime Prevention through Environmental Design) to the design of *development* and the *public realm*;
- d) ensure that updates to the Region's Model Urban Design Guidelines include:
 - i. transitions to *fringe lands*, such as between *settlement areas* and rural/agricultural areas, along with other special opportunity areas; and
 - ii. provide design guidance for intensification with respect to compatibility with and transitions to the surrounding community context.

6.2.3.3 Urban design direction/guidance shall be incorporated into secondary plans.

6.2.4 Provide Direction to Local Municipalities

6.2.4.1 Local municipalities shall include policies in their official plans that address the following:

- a) urban design policies: 6.2.1.1, 6.2.1.2, 6.2.1.3, 6.2.1.4, 6.2.1.5 and 6.2.3.3;

- b) apply resilient, sustainable and quality design standards for *development*;
- c) the design, refurbishment, or reconstruction of the *transportation system* shall adopt a *Complete Streets* design approach to:
 - i. provide safe pedestrian connections, transit shelters, bicycle parking, seating, and clear wayfinding signage to facilitate all travel modes;
 - ii. mitigate any negative impacts on built and cultural heritage resources, especially the character of landscapes, streetscapes, bridges, views and points of scenic interest and the prevailing pattern of settlement; and,
 - iii. provide sufficient sidewalk and boulevard width to allow for comfortable and safe pedestrian traffic and the planting of street trees;
- d) consider creating gateways or *place-making* elements along major entry points to communities to foster identity and a *sense of place*.

6.2.4.2 Local municipalities should include policies in their official plans that address the following:

- a) urban design policies: 6.2.1.8, 6.2.1.11, 6.2.2.3, 6.2.2.5 and 6.2.2.6.
- b) the use of Urban Design Terms of References and Guidelines; and *sustainable design* practices and standards.
- c) Local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.

6.3 Archaeology

The Niagara region is situated on treaty lands. This land is steeped in the rich history of the First Nations, including the Anishinaabe, such as the Mississaugas of the Credit First Nation, the Hatiwendaronk, the Haudenosaunee.

Both Indigenous and European terrestrial and marine *archaeological resources* contribute to Niagara's local identity. They include sites that contain scattered *artifacts*, remains of structures or other cultural deposits, and sites that are fully or partially submerged or lie below the high-water mark of any body of water.

As *archaeological sites* are both highly fragile and non-renewable, the Region recognizes the importance of conserving *archaeological resources* and the potential to commemorate *significant* archaeological discoveries in recognition of their contribution to Niagara's unique community identity.

The Region intends to manage archaeological data and potential mapping on behalf of the local municipalities.

The objectives of this Section are as follows:

- a) support the identification of archaeological resources and areas of archaeological potential;
- b) ensure archaeological resources are conserved in accordance with Provincial requirements; and
- c) provide direction to local municipalities on conservation of archaeological resources.

6.3.1 Archaeological Resources and Areas of Archaeological Potential

- 6.3.1.1 The Region will prepare and maintain an Archaeological Management Plan, containing mapped *areas of archaeological potential*, which are shown on Schedule K. Archaeological potential mapping will also be made available through the Region's public mapping tool and through open data. The existence and specific location of *archaeological sites* will be kept confidential to protect against vandalism, disturbance, and the inappropriate removal of *artifacts* or *cultural heritage resources*.

- 6.3.1.2 A Memorandum of Understanding between the Region and local municipalities will address the process for management of archaeological information necessary to implement the Archaeological Management Plan.
- 6.3.1.3 The Archaeological Management Plan will be comprehensively reviewed every five years. Ongoing maintenance of the mapping shall not require an amendment to this Plan.
- 6.3.1.4 The Region will keep a repository of archaeological assessments submitted for tracking and reference for the local municipalities.
- 6.3.1.5 The Region will work with the Niagara Peninsula Conservation Authority, Niagara Escarpment Commission, Niagara Parks Commission, Indigenous communities, local municipalities, educational institutions, museums, community groups, and historical societies to develop public awareness and education initiatives concerning archaeology in the region.

6.3.2 Conservation in Accordance with Provincial Requirements

- 6.3.2.1 *Development and site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been *conserved* or the land has been investigated and cleared or mitigated following clearance from the Province.
- 6.3.2.2 Archaeological assessments are required as part of Niagara Region *public works projects* with ground disturbance and/or work on undisturbed ground in *areas of archaeological potential*.
- 6.3.2.3 Unexcavated *archaeological sites* and *archaeological resources* shall be protected against disturbance until all required archaeological assessments and requirements from the Province have been completed.
- 6.3.2.4 When an archaeological assessment is required, the assessment will follow the applicable guidelines and processes as dictated by the Province, such as the *Standards and Guidelines for Consultant Archaeologists*.

- 6.3.2.5 Regional planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing *cultural heritage resources* and *archaeological resources*, in a manner consistent with Section 7.12 {Indigenous Engagement}.
- 6.3.2.6 The Region shall follow the emergency protocol for the unexpected discovery of *archaeological resources* as detailed in the Archaeological Management Plan. The protocol will be shared with project proponents, local municipalities and community members for projects subject to archaeological conditions.

6.3.3 Provide Direction to Local Municipalities

- 6.3.3.1 Local municipalities shall include policies in their official plans that address the following:
- a) local municipalities shall consult the archaeology policies of the Plan and Archaeological Management Plan for any archaeological assessment or work undertaken within the local municipality, when determining whether to consult with or circulate the Region;
 - b) archaeology policies: 6.3.2.1, 6.3.2.3 and 6.3.2.4;
 - c) where a site is located within an *area of archaeological potential*, the Region shall be circulated the application and a Stage 1 and 2 Archaeological Assessment will be required as part of a complete application. This policy applies when any part of a *development* application falls within an *area of archaeological potential* as identified on Schedule K and will be requested as early as possible in the planning process;
 - d) municipal Environmental Assessment projects will review the the *areas of archaeological potential* on Schedule K and determine if archaeological assessments are required as part of an Environmental Assessment. Where a project is within an *area of archaeological potential*, the archaeological assessment should be initiated as part of the study process;
 - e) local municipalities will promote conservation of *archaeological resources* and may:
 - i. require an archaeological assessment(s) by a licensed archaeologist, as a result of a proposal or plan for *site alteration* or *development* if any portion of the subject property falls within an *area of archaeological potential*, as shown in Schedule K, or where an *archaeological site* has been previously registered on the property. For lands

- located outside a *settlement area* boundary where *site alteration* or *development* will not affect the entire property, the project archaeologist may consult with the Province on a property-by-property basis to determine if these areas can be exempt or the assessment can be scoped;
- ii. require an acknowledgement letter from the Province verifying that an archaeological assessment is compliant with the *Standards and Guidelines for Consultant Archaeologists*;
 - i. review Municipal projects, whether or not they are subject to the Environmental Assessment Act, such as *site alteration, development* and/or *infrastructure* projects that involve construction, erection or placing of a building or structure, other activities such as site grading, excavation, removal of topsoil, or peat and the placing and dumping of fill; drainage works, except for the maintenance of existing municipal and agricultural drains, to determine impacts upon potential *archaeological resources*. An archaeological assessment will be required if the lands are located within an *area of archaeological potential* as indicated in the Archaeological Management Plan, the municipality's archaeological potential mapping, or where an *archaeological site* has been previously registered on the property; and undertake, together with the Niagara Parks Commission, Parks Canada, and the local Indigenous communities, to establish guidelines for sharing archaeological information derived from the application of the Archaeological Management Plan and *areas of archaeological potential* mapping;
- f) when considering an application for *development* or *site alteration*, the municipality may require a marine archaeological assessment to be conducted by a licensed archaeologist pursuant to the Ontario Heritage Act if there is potential for the presence of partially or fully submerged marine features such as ships, boats, vessels, *artifacts* from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value;
 - g) a standard clause addressing the unexpected archaeological finds protocols shall be included in all draft plan approvals and development agreements;

- h) if deeply buried or previously undiscovered archaeological remains and/or resources are found during construction activities, all activities must cease immediately and the proponent shall follow the detailed emergency protocol for the unexpected discovery of *archaeological resources*; and
- i) when an archaeological assessment is completed within the municipality, a copy of the assessment and Provincial acknowledgement letter will be provided to both the local municipality and the Region and will be used to update the repository and *areas of archaeological potential* mapping.

6.3.3.2 Local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.

6.4 Cultural Heritage

Niagara is home to distinctive *cultural heritage resources* that contribute to a sense of identity and provide important social and economic benefits. Buildings, structures, spaces, views, *archaeological sites* and natural elements of cultural heritage value are visible across the region. They contribute to Niagara's identity individually and together within the region's urban and rural communities and across the Greenbelt and Niagara Escarpment landscapes. These defining features contribute to understanding Niagara's history and provide a unique *sense of place* that support tourism opportunities and long-term economic prosperity.

Cultural heritage resources are irreplaceable and must be conserved and promoted as the region accommodates more growth. The policies of this section require the conservation of *cultural heritage resources* as a matter of key regional interest. They complement the protection afforded by the Region's Archaeological Management Plan and supporting policies in Section 6.3 of the Plan. The Region also recognizes and supports the important role of local municipalities in cultural planning, as well as the identification and designation of properties of cultural value or interest under the Ontario Heritage Act.

The objectives of this section are as follows:

- a) support the identification, conservation, wise use and management of cultural heritage resources; and
- b) promote the Welland Canal Cultural Heritage Landscape as a multi-faceted cultural heritage destination

6.4.1 Cultural Heritage Resources

- 6.4.1.1 Significant *cultural heritage resources* shall be *conserved* in order to foster a *sense of place* and benefit communities, including First Nations and Métis communities.
- 6.4.1.2 The Region supports local municipalities to designate properties of cultural heritage value or interest, either individually or as part of a larger area or Heritage Conservation District, under the Ontario Heritage Act.
- 6.4.1.3 Local municipalities shall advise the Region of properties of cultural heritage value or interest that have been designated or listed on the register under the Ontario Heritage Act.
- 6.4.1.4 Local municipalities are encouraged to develop and use cultural heritage plans to inform decision-making.
- 6.4.1.5 *Development and site alteration on protected heritage property or adjacent lands* shall not be permitted, except where the proposed *development and site alteration* has been evaluated through a heritage impact assessment and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 6.4.1.6 The Region shall maintain cultural asset mapping of fixed resources including cemeteries, designated or listed built heritage resources, historic sites, and the historic Welland Canal to assist in the review of development applications.
- 6.4.1.7 The Region supports the Niagara Parks Commission in the continued identification and protection of *cultural heritage resources* including heritage structures, properties and *cultural heritage landscapes* along the Niagara River corridor.

6.4.2 Welland Canal Cultural Heritage Landscape

- 6.4.2.1 The Region will work with partners and stakeholders to balance the bona fide operations of the Welland Canal for shipping, with its role as *cultural heritage landscape*.
- 6.4.2.2 Local municipalities may, upon further study, identify and refine the boundaries of the Welland Canal Cultural Heritage Landscape in their Official Plans.
- 6.4.2.3 Local municipalities are encouraged to designate properties of cultural heritage value or interest within the Welland Canal Cultural Heritage Landscape for conservation under the Ontario Heritage Act and use other available tools to support conservation, as appropriate.

6.4.2.4 For lands within the Welland Canal Cultural Heritage Landscape, the Region supports:

- a) research on the industrial, social, economic, and environmental elements within the landscape; and
- b) collaboration with the local municipalities, cultural sector and tourism marketing organizations in the promotion of the landscape as an asset to tourists and residents.

6.4.2.4 Applicable local municipalities shall provide policy direction in their Official Plans for the following within the Welland Canal Cultural Heritage Landscape:

- a) open space, parks and recreation opportunities;
- b) site and architectural design of properties that reflect the themes found within the landscape;
- c) preservation of *cultural heritage resources*; and
- d) *development* and *site alteration* on lands within the landscape.

6.4.3 Direction to Local Municipalities

6.4.3.1 Local municipalities shall include policies in their official plans that address the following:

- a) cultural heritage policies: 6.4.1.1., 6.4.1.5, and 6.4.2.5.

6.4.3.2 local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.