
Subject: Niagara Official Plan: Preferred Urban Settlement Area
Recommendations

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 9, 2022

Recommendations

1. That Council **ENDORSE** Urban Settlement Area Boundary recommendations, contained in report PDS 6-2022; and
2. That report PDS 6-2022 be **CIRCULATED** to Local Municipalities, the NPCA and the Ministry of Municipal Affairs and Housing.

Key Facts

- This report provides preferred urban Settlement Area boundary recommendations for the purpose of the Niagara Official Plan (NOP) Statutory Public meeting.
- A Place to Grow directs Niagara Region to plan for population and employment growth to 2051 and ensure a sufficient supply of developable land, as identified through a Land Needs Assessment, is available within Settlement Areas.
- It also requires Niagara to plan for a minimum 50% intensification rate within existing settlement area boundaries. Niagara has allocated 60% of new housing growth, significantly higher than required, to its built-up areas.
- PDS 41-2021 identified a shortfall of Community and Employment Area lands within Niagara's urban areas and provided expansion recommendations with detailed assessment information for each location reviewed.
- Following Council's receipt of PDS 41-2021, staff consulted on the recommendations. A record of the consultation points through meetings, phone calls, a webinar and submissions is attached to this report. Consultation on settlement area boundary expansions concluded on February 7, 2022.

- Preferred Settlement Area recommendations have been informed by the consultation process and updates to the Natural Environmental System (NES), infrastructure and agricultural system.
- Two updated recommendations are identified; changes to the Community Area expansion in Fort Erie and delineation of an Employment Area expansion in Welland.
- Settlement Area recommendations are consistent with the Provincial Policy Statement (2020) and conform to A Place to Grow (2020), Niagara Escarpment Plan (2017) and Greenbelt Plan (2017).

Financial Considerations

This report is prepared as part of the NOP program. Council approved the resources to complete the NOP over a five year period as part of the 2017 Budget Process.

Background

A Place to Grow provides 2051 population and employment forecasts for upper- and single-tier municipalities in the Greater Golden Horseshoe. Niagara is required to plan for the minimum forecasts identified in A Place to Grow and ensure Settlement Areas can accommodate forecasted growth within Community and Employment Areas.

Council endorsed the alternative Made-in-Niagara forecast of 694,000 people in August 2021. A Place to Grow mandates a minimum 50% intensification rate for Niagara Region. The NOP targets 60% intensification, well above the Provincial target and 10 year average (50%). As such, Niagara is taking an intensification first approach to managing growth to 2051.

The remaining 40% of population and employment growth is generally allocated to the existing Designated Greenfield Area (DGA) and expansion areas. While the majority of population and employment growth is directed to established built-up and employment areas, Niagara still requires additional urban land to accommodate and plan for growth to 2051, as identified in the December 2021 Land Needs Assessment (LNA). PDS 41-2021 identified draft recommendations on urban Settlement Area expansions to accommodate the land needs associated with 2051 growth targets.

Staff consulted municipalities, land owners, developers and the public on the preliminary recommendations. Supplemental information was provided on various

components of the assessment, including updated information on servicing, the natural environment, agriculture, and transportation connections. This information was used to update the Settlement Area Boundary assessment.

This report presents preferred urban Settlement Area recommendations based on refinements to the assessment. Two revised boundary recommendations are provided in this report; one for Community Areas in Fort Erie and one for Employment Area in Welland. The remaining PDS 41-2021 recommendations remain unchanged. Updates on rural Settlement Area recommendations are included in PDS 7-2022.

Urban Settlement Area recommendations are informed by the Land Needs Assessment and conform to A Place to Grow, Greenbelt Plan and Niagara Escarpment Plan, and are consistent with the Provincial Policy Statement. The following section outlines the consultation process and revisions to the preferred Settlement Area boundary recommendations.

Consultation and Consideration

Multiple consultation efforts on recommended Settlement Area Boundary expansions occurred between December 2021 and February 2022.

First, staff mailed 255 letters to landowners within draft recommended expansion areas. The letters advised the landowners of the SABR process and the potential changes to their property. The Region received a number of phone calls from landowners in response to the letters sent.

Second, landowners or their representatives were given opportunity to request a meeting with staff to discuss their assessment following the December 2021 SABR Report and presentation. A total of 27 meetings were held with interested land owners. Topics of discussion generally included the application of assessment criteria, Provincial policy direction, infrastructure investment and timing, and information used by the Region in its LNA.

Third, a Public Information Centre on Settlement Area Boundary recommendations was held virtually on January 26, 2022. 118 participated and 148 questions were submitted during the session. A summary of questions and answers is included as Appendix 2. The Region received 110 submissions (letters, emails, comments) regarding boundary recommendations. This information has been carefully considered through the

preparation of this report and any adjustments made to recommendations. Written submissions are included in Appendix 3.

The following section provides a thematic summary of comments received on Settlement Area Boundary recommendations and staff response.

1. Focusing Growth within Existing Settlement Area Boundaries

The Region has received a number of inquiries on the subject of intensification versus boundary expansion. More specifically, is it suggested that Niagara should set a higher intensification rate to offset the need for Settlement Area Boundary expansions. In response to this, staff have assessed what increased intensification rates would mean to how growth is allocated in Niagara.

A Place to Grow requires Niagara to plan for a minimum 50% intensification rate. Through the Region's land needs assessment work, Staff, in consultation and with support of municipalities, set a significantly higher intensification target of 60%. This means 60% of new housing growth will be directed to the built-up areas across Niagara over the next 30 years. Specifically, it means over 11,000 additional units will need to be constructed in our built-up (or already developed) areas. By increasing our intensification rate to 60%, it reduces expansion needs by over 500 hectares.

Continuing to increase the intensification rate, however, will impact the Region's ability to accommodate forecasted growth and impact our ability to support a range and mix of housing while considering market demand. If the Region considered an intensification rate that supports a "no expansion scenario," it would mean that we would need to accommodate more intensification at a higher density within our built-up areas. This would direct additional growth pressure to established neighbourhoods where existing infrastructure is not sufficient and municipalities have received increased pressure to direct growth away from.

Staff's recommendation of directing 60% of growth to built-up areas and 40% of growth to the DGA will assist in achieving a balanced approach to growth management by addressing market demand and increasing housing choice and affordability.

2. Agricultural Land Supply and Food Security

Another key theme raised through correspondence is impact of proposed expansion areas on the loss of agricultural land.

The draft NOP is mapping the Region's Agricultural System. Through this work and based on Provincial mapping, the Region identified approximately 3,300 ha to be added to this system as prime agricultural lands.

There are very few potential expansion areas that are not located on prime agricultural land. The few that are, are difficult to service and did not meet the other criteria set out by the growth plan. When assessing expansion areas, impacts to the agricultural area were carefully considered. The Region considered soil quality and classification, the overall agricultural system (including the agri-food network) and the presence of existing livestock operations through minimum distance separation to ensure protection.

Food security was also considered as part of the SABR review. Agriculture is very important to Niagara and the Region is committed to preparing a Food Security Plan, as well as updating the 2015 Regional Agri-food Strategy, following the completion of the NOP.

3. Climate Change and Land Use Planning

Comments were received regarding the potential increase in greenhouse gas emissions resulting from the recommended settlement area boundary expansions, specifically as it relates to the loss of agriculture land, the impacts to natural environment features and areas, and additional infrastructure needed to support future development.

The Niagara Official Plan is an intensification first strategy. A major theme of the Official Plan is concentrating development in underutilized locations and redevelopment of brownfield sites. This type of development will support climate initiatives by improving watershed conditions within established communities.

Regarding boundary expansions, locations were determined following a comprehensive evaluation of a number of land use factors, including impacts to the Natural Environment System, watershed planning, and agriculture lands. This review was done with the understanding that, should the recommendations for expansion be adopted and approved, more detailed planning would follow, including updates to local Official Plans and the completion of secondary plans and sub-watershed plans. Implementation tools such as these would help to protect key natural features and identify opportunities to plan for communities in a sustainable and resilient manner, with the use of technology and built forms that contribute towards net-zero emissions targets and the establishment of future transit connections.

4. Natural Environment System

Concerns were raised regarding the protection of natural features in areas being considered for urban boundary expansions. Some comments indicated that there was a belief that if a natural feature was included in an area of expansion that it would lose its status and protection as a component of the natural environment system.

If a feature is added to an urban area it does not mean it will be removed for development. For example provincially significant wetlands, other wetlands, and significant woodland continue to be protected as a component of the Region's natural environment system whether or not they are in an urban area. Additionally, Secondary Planning for urban development will require subwatershed planning, which will further assess features and seek to improve overall health of the environment. For smaller scale developments an Environmental Impact Study will be required to ensure sustainable development. Official Plan policies, informed by Option 3C, go beyond Provincial standards to protect natural features, systems and linkages.

5. Affordable Housing

A number of questions and comments were submitted on the relationship between Settlement Area expansions and affordable housing. Housing studies, undertaken through the Official Plan review, demonstrate that Niagara must increase the supply of all housing types, especially medium and high density, to curb increasing housing costs.

The NOP directs 60% of new housing development to built-up areas requiring a significant shift in Niagara's historic housing mix predominately low density to higher density. Allocating the majority of housing growth to the built-up area is simply one of many factors that contribute towards supporting housing affordability. Other land use tools (such as Secondary Plans) and financial incentive tools further support housing affordability.

6. Making Efficient Use of Infrastructure

The Official Plan is focused on the utilization of existing infrastructure and alignment of future projects to growth forecasts were discussed. The NOP forecasts are key inputs into master servicing strategies at the Niagara Region, including the Water and Wastewater Master Servicing Plan and Transportation Master Plan. Growth forecasts and expansion recommendations are assessed through the Niagara 2051 program.

Ultimately, any improvements to infrastructure as a result of population and employment growth are identified and collected through Regional Development Charges.

Natural Environment System Consultation

Concurrent to the SABR consultation process, staff consulted the public and municipalities on the NES mapping and policies. Through this consultation process, updates to the NES were made based on local knowledge, more detailed studies, and active planning applications where an Environmental Impact Study is ongoing or had recently been completed. This included both additions and removals from the NES mapping.

The NES is a significant factor in calculating available land supply. The NES is one of few features that are categorized as a take out in the LNA. Therefore, changes to the NES has a direct impact on land need calculations. The NES is also a core component of the SABR assessment, as SABR considers the NES through the expansion review and looks to minimize impacts on the natural environment.

NES updates have resulted in a change in amount of developable land within municipalities and evaluation of a limited number of properties considered for boundary expansion.

Recommendations

This report presents preferred urban Settlement Area recommendations based on refinements to the assessment. Two revised boundary recommendations are provided in this report; one for Community Areas in Fort Erie and one for Employment Area in Welland. The remaining PDS 41-2021 recommendations remain unchanged. Staff have carefully considered all feedback received through both SABR and NES consultation processes.

Revisions have been made to the Urban Settlement Area Assessment Review, included as Appendix 4, to reflect supplemental information received from the Province, municipalities, land owners, developers and the public. A summary of changes to Settlement Area boundary expansions and/or the Land Needs Assessment are summarized by municipality below:

Town of Fort Erie

Three updates are proposed to the initial Fort Erie Settlement Area expansion recommendations.

Update 1: Removal of SABR 1511 (20 hectares)

Since December 2021, NES features and servicing constraints have been identified on the property identified as SABR 1151. Through the NES consultation process, environmental features have been identified on approximately half of the property. Additional water and wastewater servicing constraints have also been identified. Appendix 4 provides a revised assessment of the property.

Given the addition of environmental and servicing constraints, staff have determined that alternative locations within Fort Erie are better suited for Community Area expansion at this time.

Update 2: Addition of 171 Gorham Road (11 hectares)

Located on the west side of Ridgeway, 171 Gorham Road was reassessed for Community Area land needs. Further review indicates access to servicing on Gorham Road. Additionally, the site is located in the Ridgeway-Thunder Bay Neighbourhood area and this area has accounted for well over half of the Town's residential permits in the past decade and remains a strong market area. Absorption for the remaining DGA in draft and registered plans remains high. By including this site in the expansion area the supply of mid-term DGA to this market area is being addressed. This change reduces the potential for supply constraints while the master servicing strategy for the community and employment land north of Garrison can be finalized. The property at 171 Gorham Road is an appropriate alternative to fulfill the Community Area land needs of Fort Erie.

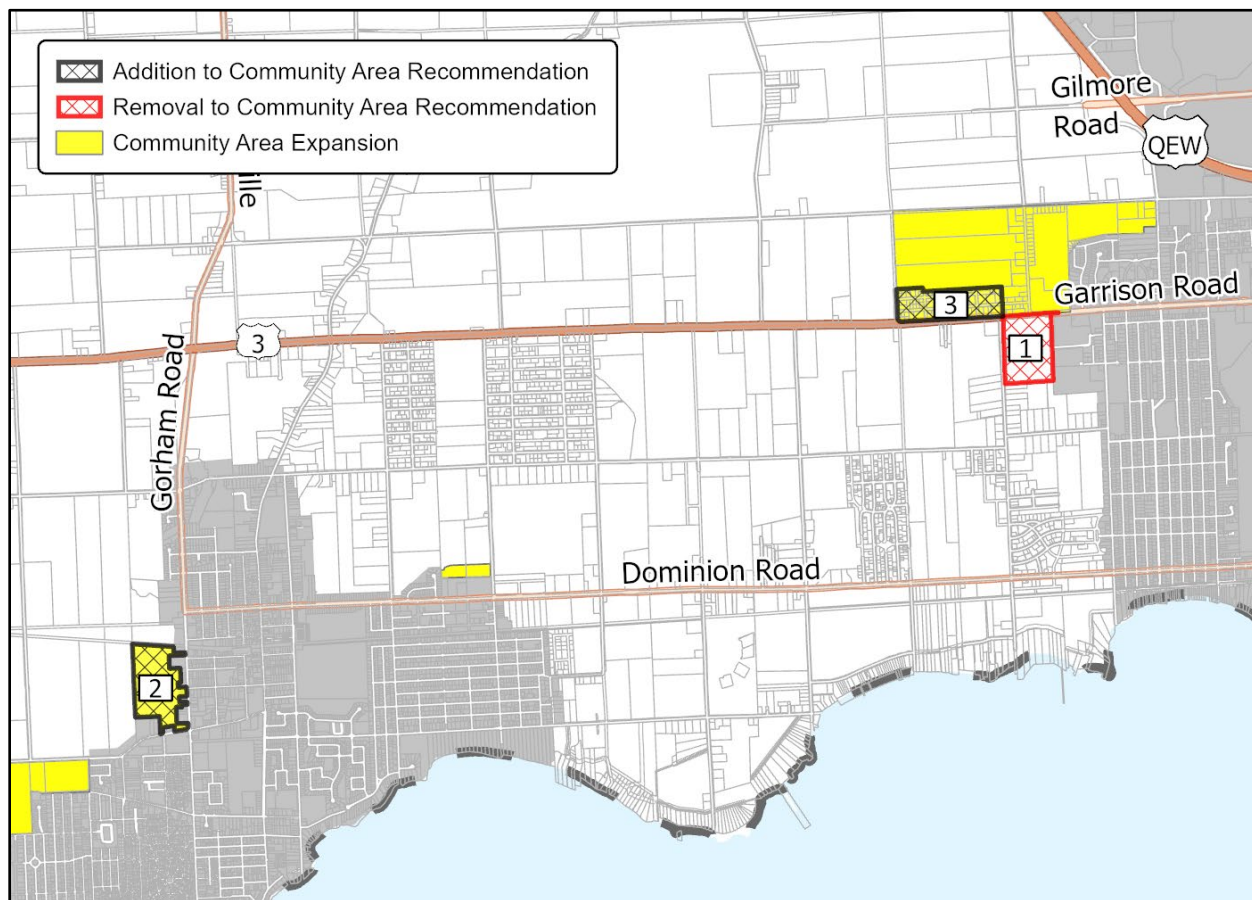
Update 3: Addition of lands north of Garrison Road, between Rosehill and Laur Road (19 hectares)

The properties to the north and east of the subject lands were previously recommended for Community Area in PDS 41-2021. This area includes a mix of existing homes and businesses on rural servicing, as well as some infill and redevelopment potential.

Numerous submissions were made requesting the remaining lands along Garrison Road be included in the expansion area as it provides for a more logical Settlement Area boundary, provides additional connections to the expansion lands to the north, and will see current residents connecting to wastewater services in the future.

The Fort Erie proper expansion area includes numerous developed areas, including over 300 people and jobs related to the existing homes, businesses and school within the area. The inclusion of existing people and jobs within the area offset the additional land being added to the Community Area. Figure 1 identifies updated Community Area expansion recommendations for Fort Erie.

Figure 1: Preferred Fort Erie Settlement Area Boundary Expansion Recommendation

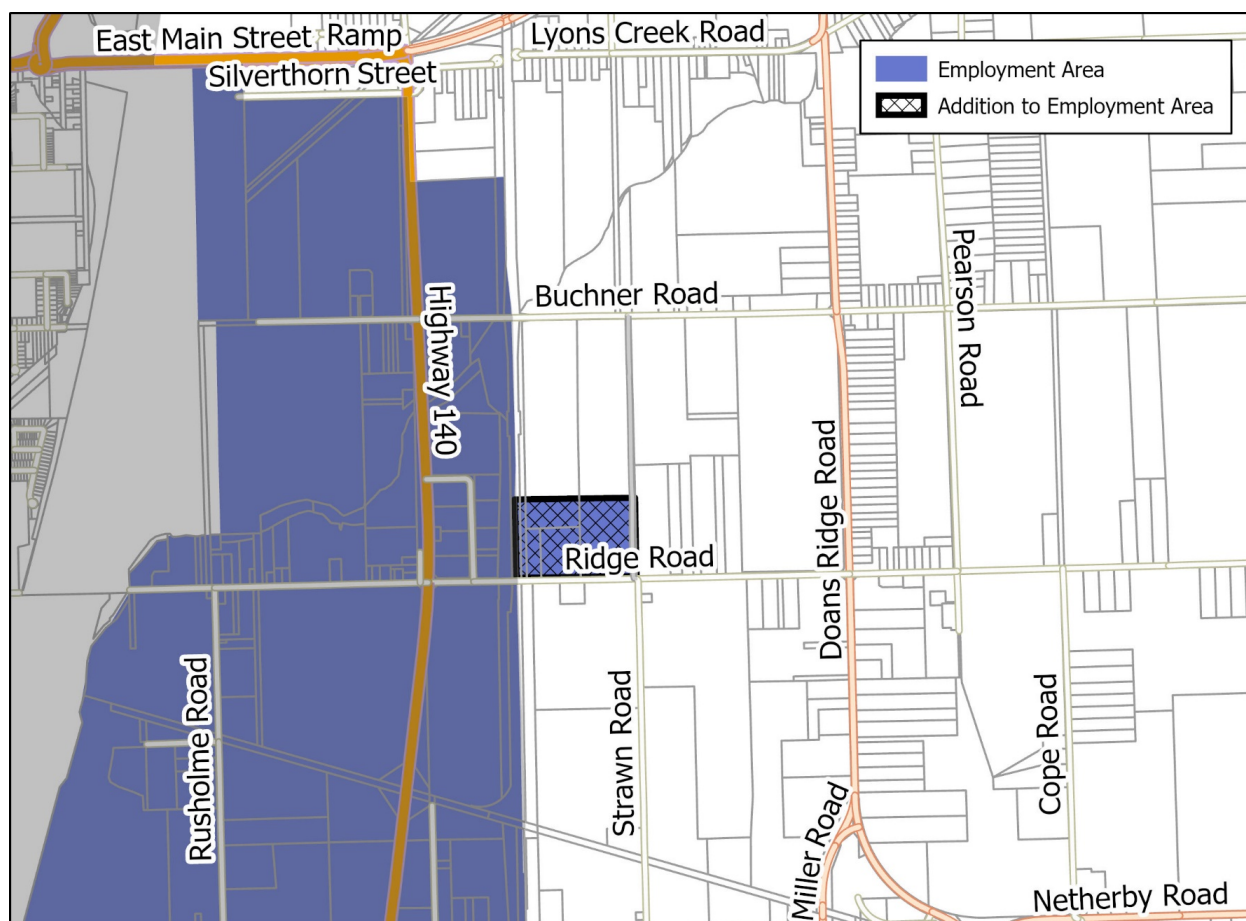


City of Welland

Update 4: Addition of Employment Area in Welland (15 hectares)

As identified in PDS 41-2021, Welland had an Employment Area land need of 45 hectares. No expansions were recommended in the previous report as consultation and discussion on the NES was ongoing with City staff at the time of the initial recommendation report drafting. Since December, staff at the Region and City have been collaborating on NES updates and identified numerous revisions to the NES, reducing Employment Area land need to 15 hectares. Future Employment Areas were identified in the Draft Niagara Official Plan, Appendix 2. A portion of these lands have been identified for inclusion in Welland's Employment Area to support growth to 2051. Figure 2 identifies new Employment Area lands in Welland.

Figure 2: New Employment Area lands in Welland.



City of Niagara Falls, Town of Pelham and Township of West Lincoln

The urban expansion areas recommended in Niagara Falls, Pelham and West Lincoln remain unchanged from PDS 41-2021.

While additional information was provided for a multiple properties in Niagara Falls (included in Appendix 3) staff continue to support the expansion areas previously identified in PDS 41-2021.

Preferred Settlement Area Boundary Recommendations

Appendix 1 identifies Settlement Area Boundaries recommendations for the Official Plan. It is the opinion of Regional staff that these boundaries best meet the objectives of the Niagara Official Plan, conform to A Place to Grow and Greenbelt Plan, and are consistent with the Provincial Policy Statement.

The Settlement Areas identified in Appendix 1 will be included in the draft Niagara Official Plan and presented at the Statutory Public Meeting.

Refinements to the Settlement Area Boundaries and the Land Needs Assessment will be considered through the remainder of the public process.

Alternatives Reviewed

Council could choose not to endorse the Settlement Area Boundary expansions. This is not recommended. By not supporting expansion areas, the Region will not conform to Provincial policies.

Relationship to Council Strategic Priorities

Settlement Area Boundary Expansion, as part of the Region's MCR and NOP are supported by the following Council Strategic Priorities:

- **Supporting Business and Economic Growth:** Through long range planning for the supply and retention of a broad range of community and employment lands that offer community related employment and industrial employment opportunities to attract and support economic wellbeing;
- **Healthy and Vibrant Community:** Through planning for safe, healthy neighbourhoods that are attractive, inclusive and connected, based on complete community principles and design;
- **Responsible Growth and Infrastructure Planning:** Through coordinated, efficient use of existing infrastructure and optimizing planned infrastructure that will service the communities of Niagara and facilitate movement of people and goods; and

- **Sustainable and Engaging Government:** Through planned growth that is fiscally sustainable and fosters strong, successful relationships between all levels of government in the supply of services and infrastructure.

Other Pertinent Reports

PDS 7-2022 Settlement Area Boundary Review – Updated Rural Recommendations

PDS 2-2022 Niagara Official Plan: Proposed Draft for Consultation

PDS 42-2021 Settlement Area Boundary Review – Rural Recommendations

PDS 41-2021 Settlement Area Boundary Review – Urban Recommendations

Prepared by:

Greg Bowie
Senior Planner
Planning and Development Services

Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

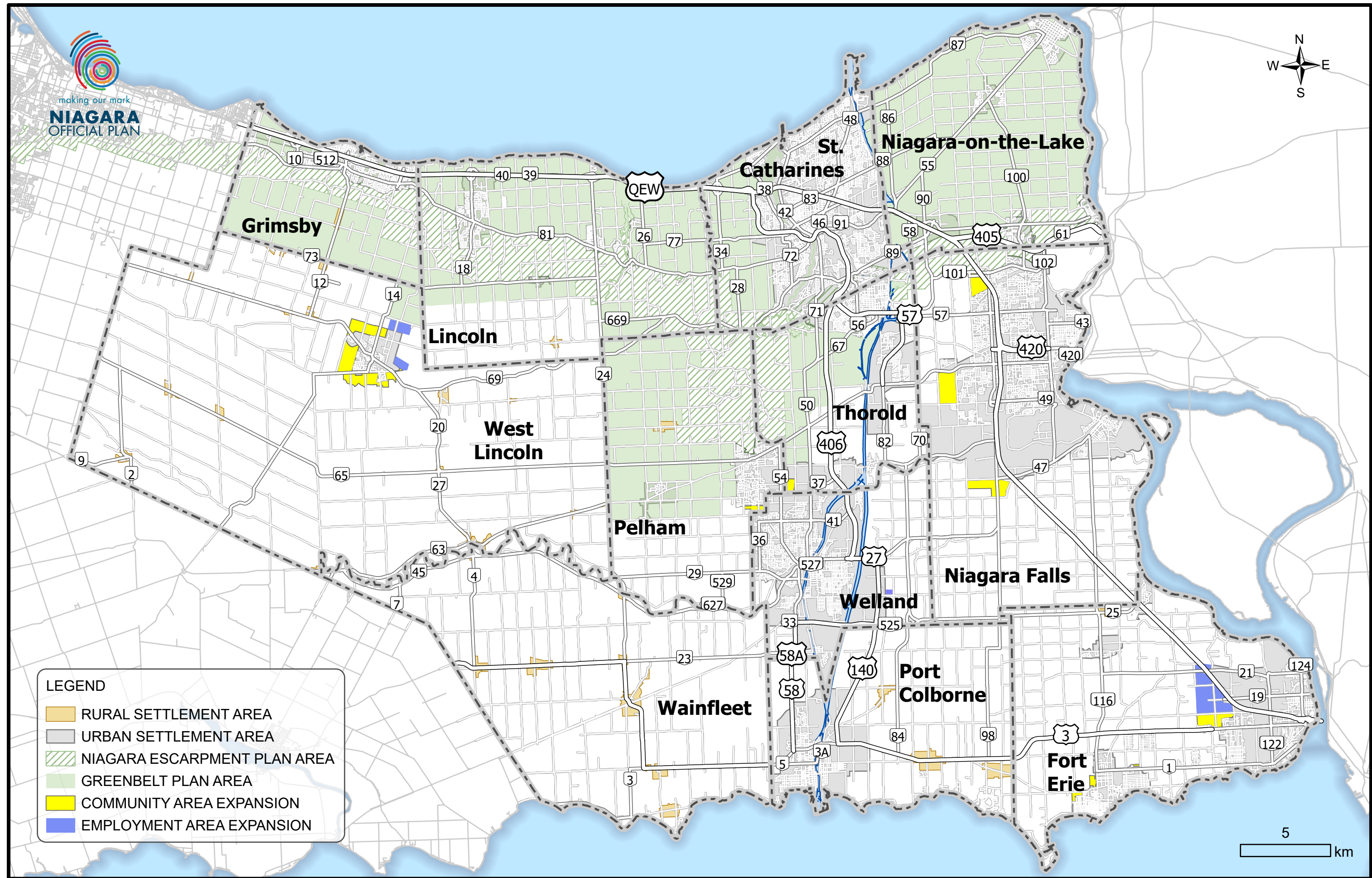
Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Kirsten McCauley and Chris Millar, Senior Planners, and reviewed by Diana Morreale, Acting Director of Community and Long Range Planning.

Appendices

Appendix 1	Map of Recommended Settlement Area Boundary Expansions
Appendix 2	Settlement Area Boundary: Public Information Center Comments and Responses
Appendix 3	Settlement Area Boundary Comment Submission Responses
Appendix 4	Settlement Area Boundary Comment Submissions (website only)
Appendix 5	Urban Settlement Area Boundary Review: Revised Assessment (website only)

URBAN SETTLEMENT AREA BOUNDARY RECOMMENDATIONS
MARCH 2022





NIAGARA OFFICIAL PLAN

Appendix 2 - PDS 6-2022 Public Information Centre Comments Summary

Urban Settlement Area Boundary Review

Niagara Region
March 2022

GROWING REGION



Niagara Official Plan – Settlement Area Boundary Expansion Webinar – January 26, 2022

Questions/Comments & Responses

#	Question/Comment	Response
1	Provincial Growth Plan (2019) introduced a new policy (2.2.8.5) to permit urban boundary expansions (each under 40 ha) outside of the Municipal Comprehensive Review (MCR) process. It was supposedly interim policy — was it not? What assurance do we have it will NOT be used to keep expanding urban boundaries beyond what you are showing us?	The City of Welland received an expansion under the Growth Plan 40 ha. expansion policy you reference. This expansion was factored in to our land needs assessment as part of the Municipal Comprehensive Review (MCR). This process has identified land needs in specific communities to satisfy growth to 2051 despite an intensification target above the provincial target. Therefore, there is no need for expansions outside of the next MCR process.
2	Why did the Niagara planners not support the comment of the Niagara Falls planners that a 60 percent intensification rate is preferable to the lower intensification rate adopted by the region?	Niagara Falls staff provided two options for council's consideration 50% and 60%. Niagara Falls Council endorsed the lower intensification rate of 50%. We are supporting 60% Regionally and area municipalities can be more ambitious if they choose to do so.
3	What research and/or analysis has been integrated into these boundary expansion reports relative to the amount of abandoned and/or polluted lands (commonly referred to as brown fields) in the Niagara Region? If you have a recent study in regards to brown fields and related lands, then please explain how that information has been taken into account when devising these current boundary expansion projections.	Larger brownfields with active development interests were identified in our intensification strategy. Development on these lands will contribute to the Region's 60% intensification target.
4	The Urban boundaries are being addressed in insolation for each Local municipality. If this were an amalgamated Region as proposed by the Province in 2018, the growth would be distributed over the entire Region. Why is the growth not the net area in the Region, averaging in those Local Municipalities that have excess area, such as Port Colborne that has surplus Urban area.	Urban boundary expansions are being considered on a municipal level in order to account for market demand. Not all urban lands in Port Colborne are available for development due to infrastructure limitations and proximity to active quarry activities.

#	Question/Comment	Response
5	If the Public Meeting on the new plan is to be held in April, when will the final recommendations from the Planning Department be available for public review	In accordance with the Planning Act, the final draft of the Region's new Official Plan will be available in advance of the April Public Meeting.
6	Why have the precise areas in land to be de-allocated in Thorold and Niagara Falls never mapped. Will these areas be identified before the final recommendation from Planning Department before the Public Meeting.	Lands identified are not de-allocated. They are lands that remain in the urban area unlikely to develop in the time horizon of the Official Plan but if circumstances change could develop.
7	It appears that active aggregate operations have been used as a reason to deallocate lands in Thorold. Is this reasonable if within the next 30 years, this area may be cksised to quarrying and rehabilitated.	Market conditions could change to bring lands online before the planning horizon as targets are minimums.
8	Regarding aggregates, there is a proposal for a new quarry in Niagara Falls close to Thorold. Could this proposal, if accepted have a negative impact on the proposed expansion area south of Lundy's Lane	These areas were outside the area of influence.
9	How close is the above proposed aggregate future operation to the proposed Niagara Falls expansion Number one.	Approximately a kilometer away
10	The recommendation report for expansion did not map the natural heritage features for any of the proposed urban expansions. Why was such mapping absent from the staff report.	Staff are aware of the NES mapping and information and given the timing of review of expansion areas considered both options 3B and 3C in the assessment.
11	The entire block of land from Elizabeth St to the west, Lorraine Road to the east, Hwy #3 to the north and Killaly St to the south are zoned Residential Development. This is close to 100 Ha. There are probably only about a dozen residences in that area at this time. MTE was surveying this area last summer for ELITE Development. So there is interest. That area could easily be averaged in with the PC+Welland demand area.	Port Colborne will be undertaking a secondary plan for the area you have identified and this has been factored into our land needs assessment.

#	Question/Comment	Response
12	Are not substantial areas proposed to be added to the natural heritage system, along the queen elizabeth highway and netherby road impacted by the proposed Employment Lands indicated in the consolidated plan?	There is no expansion proposed for employment in the Netherby Road area. Where there is natural heritage within an expansion areas the assessment took this in to account and the natural heritage features will be protected according to policy.
13	Good evening, could you please tell us what percentage (and actual acreage) of urban and rural lands have an environmental designation? Referring to percentage of proposed expansion areas.	Settlement area boundary expansion areas and the natural environment system features are both currently under review and subject to possible refinements, in order to delineate the natural features and system in accordance with the provisions for the urban area. Updates or changes to either mapped layer would alter any quantifiable percentage put forward at this time. Draft mapping of all natural environment features across the Region, is viewable through the following online mapping application link: NES Public Review Map (arcgis.com)
14	Can you name the measures that communities can use to increase the amount of intensification within the existing urban growth areas.	The Region will be working with local municipalities to accommodate intensification through intensification and secondary plans.
15	While recognizing the need for planning future population growth, Regional Council in September 2021 declared a Climate Emergency and in that Motion the words “mitigation and adaption” were repeatedly stated. Given your presented plans represent the planned destruction of many thousands of mature trees and the destruction of many wetlands (PSWs) which we ALL know only exacerbate the climate emergency, then how will your plans even meet a minimum criteria for mitigating and adapting its destructive effects?	Selection of expansion locations considered the Natural Environment System, watershed planning and impacts on agriculture amongst other factors. Brining natural features in to the urban area through expansion does not mean these areas will not be protected. The same NES policy protection will apply to these areas and the planning to protect these areas will be achieved by secondary planning, subwatershed planning and Environmental Impact Studies.
16	Where is Wellands official plan? is it included in the Regional Plan?	Once the Regional Official Plan is approved by the Province then local municipalities can adopt local Official Plans that conform to provincial and regional policy and address local

#	Question/Comment	Response
		issues. Local municipalities can begin initiating background work now.
17	Why is there not a focus on intensification towards the Lake in Wainfleet? Land proposed to be taken out of production in Chambers Corners, for instance, is some of the best land in the area. Should we not focus on saving prime agricultural lands?	The majority of growth for Wainfleet is focused on the Village of Wainfleet. There are environmental features and ground water issue which are constraints closer to the Lake.
18	Fort Erie, has unused commercial properties. What are the plans for starting to use that land before expansion occurs?	These unused lands were considered in the land needs assessment. Expansions for employment focused on more traditional manufacturing employment uses.
19	What uses would you see in rural employment lands?	Rural employment uses support the agricultural area. Examples are feed, tractor and dry industrial type uses.
20	<p>I am interested to know about application for planning & development of a Hamlets within the Region of Niagara. Precisely for (2) proposed Hamlets in recently recommended official plan of Region of Niagara.</p> <p>A: Fulton & B: Caistor Centre.</p> <p>We live within neighborhood town known as Smithville.</p> <p>Yes, I am in constant touch with Township of West Lincoln and like to begin working in a team environment working towards Hamlets plan & developments for both Fulton & Caistor Center.</p> <p>We are currently in negotiations with landowners to acquire proposed recommend Hamlets lands both in Fulton & Caistor Center.</p> <p>Understanding the fact that planning & development of Hamlets involves more with Province of Ontario in cooperation and coordination with local Township as well.</p> <p>And this is the reason that I am reaching out to you through this email communication.</p>	Can you send us your question to makingourmark@niagararegion.ca so that we have your email address and can follow up with you?

#	Question/Comment	Response
	Please assist, advise & connect with right person / resources.	
21	If we wanted to know if a certain area would be included in the new urban expansion area, who should we email/contact?	Hello, Please send your inquiries to makingourmark@niagararegion.ca
22	Are the SABR criteria equally related?	Provincial policy requires expansions to be assessed comprehensively. The criteria are treated the same and a professional planning opinion rendered based on a comprehensive assessment.
23	Can the maps not include arterial roads and not just regional and provincial roads?	The roads shown on a map are typically dependent on scale of the map. We can work to provide greater detail on future maps regarding expansions.
24	I would like to speak regarding recommendations for the 118 acre land located at Elm Street and Fork Street SABR ID 1234	The speaker was told a meeting would be established to discuss his specific proposal and staff's assessment of same.
25	Since there is no penalty for being late, can you defer this till next elections? I will vote based upon people's protection of the environment, for the region and municipal and provincial governments.	The Growth Plan requires us to conform to it by July 1, 2022. The Ministry has the power to amend our Plan if it does not conform. We are looking to put forward the best plan possible to address Niagara's needs by that date, including our housing/growth requirements.
26	Why was south Niagara Falls near hospital chosen as there is no infrastructure there waste water plant at the moment. There is better land with infrastructure in place near Kalar Road Along side Beaverdams. That would make more sense to me.	It is important to note this is a 30 year planning horizon and the hospital area will be a key focal point for growth over the long term. Infrastructure is planned for the area.
27	My greatest concern is the bias with the EIS process where the developer pays for the Environment Study. This needs to be fixed. Are you considering any options for peer review or preferably an independent peer review by the region? There would still be issues with this process which would need some controls.	Please join us on the 10th for the NES webinar.

#	Question/Comment	Response
28	<p>Who do you consult with in regards to making good planning decisions to protect biodiversity within developmental sites? Do you incorporate peer reviews? In recent development such as AM-2018-12 we have seen EIS's that do not include species of concern, nor include objective scientific evidence. Hedgerows and trees are removed and wetland changes are made without approval by NDMRF. What does the region recommend to do in these circumstances and if this happens in future developments in our area?</p>	<p>Most development applications are submitted to the local area municipalities as they are the approval authorities. If the application is near an environmental feature or has an environmental feature on site, the Region will require the developer to complete an Environmental Impact Study (EIS) as part of the development review process. The function of the EIS is to describe potential impacts, to better inform staff in making decisions about which impacts of development are acceptable, which should be avoided, and how impacts can be best mitigated. The EIS also describes how the proposed development is consistent with the relevant environmental planning policy.</p> <p>The EIS work is measured against approved survey protocols and is scoped to ensure the work adequately addresses the features impacting the site. Regional staff will reach out to Provincial and Niagara Peninsula Conservation Authority staff as necessary to clarify issues relating to Species at Risk, Provincially Significant and other Wetlands and Significant Wildlife Habitat. In situations where the EIS does not adequately address the requested information by the Region, the Region can retain a peer review of the EIS and will do so when needed.</p>
29	<p>Is there an interactive map where i can look up my address to see if the zoning / for the wooded area behind my home has changed?</p>	<p>With respect to zoning - you would need to reach out to your local municipality. However, the Region's proposed Natural Environment System mapping is available for review and comment online at the link below. If you have additional questions on this, please let us know.</p> <p>https://niagararegion.maps.arcgis.com/apps/instant/basic/index.html?appid=21e7b3d3663e476799277823f3a40b44</p>
30	<p>Who is on the Review Team by name please.</p>	<p>Staff have expertise in planning, engineering and ecology.</p>

#	Question/Comment	Response
31	Regarding the claims for deallocation to come up with a precise figure in hectares there must have been some internal map made. From the reply there is a refusal to release this before the public. meeting	The information will be provided in the final land needs assessment report.
32	I am concerned about the expansions in the rural-agricultural landscape. I want to give Kuddos to the City of Niagara Falls for their intensification within the concrete areas. I am concerned for the Expansion in Pelham along Merrit Rd and the intensification plans south of the Welland River in Niagara Falls. Was their a Comprehensive EIS process used to determine where to expand verses what the landowner wants? Why the need when Welland has expanded their boundary. Will this municipal expansions be used to offset the other ones planned by the region?	The Welland settlement area expansion was incorporated in to the Land Needs Assessment. Each municipality was assessed individually from a land needs perspective. Certain areas in Pelham were constrained by the Greenbelt Plan. Regional level watershed planning and the Natural Environment System informed assessments of areas and further sub-watershed planning will inform how development takes place in the larger expansion areas.
33	Is the Greenbelt review happening in 2025?	The Province of Ontario is responsible for the review of the Greenbelt Plan. They review the plan on a 10-year basis. The current Greenbelt Plan was released in 2017. I would expect the next review will begin in 2027.
34	Hi .. Thank you for all your hard work on this huge process. I just wanted a little clarification on the time line you have. Is July still the goal date to have the official plan finalized and provincially approved? When it is approved are the subject urban lands officially in the urban boundary?	The Region is required to get the Plan to the Province for approval by July 2022. Once the Official Plan is approved by the Province the proposed expansion areas would be final. However, that does not mean that development can begin right away as there needs to be further planning completed for these areas and local Official Plans updated first.
35	Why the need when Welland has expanded their boundary. Will this municipal expansions be used to offset the other ones planned by the region?	The boundary expansion Welland, which took place prior to the completion of the Niagara Official Plan, is reflective of their 2051 land need. Likewise, additional expansions have been recommended in other municipalities that require more land for development to 2051.
36	You just showed a map that shows no creeks being mapped	Thanks for the comment. Please also note all of our environmental mapping is up for public review, you can find

#	Question/Comment	Response
		the link to our mapping application on our OP homepage www.niagararegion.ca/official-plan
37	How are the NH features are going to be protected?	Natural features are protected through the policies of the official plan. When there is a proposed development that triggers the policies of the plan, and natural features could be impacted, an Environmental Impact Study (EIS) would be required. The EIS would be required to identify and protect features in accordance with the policies of the plan.
38	If proximity to aggregates used to deallocate lands in Thorold. Why is close proximity used to justify proposed urban expansion in Niagara Falls expansion area Number Two. It was used to discount the natural heritage features here. This close proximity shows why the agricultural area in expansion Area serves as a natural corridor to be protected from urbanization	The proximity of aggregates in Thorold is within an area of influence whereas the proposed expansion in Niagara Falls is not within an area of influence.
39	Would have been better to show the environmental areas within the expansion areas to get better feed back.	Thank you for the comment.
40	I would like hear how huge community expansion around rural hamlets, e.g. such as the huge expansion around places such as Fulton, addresses the issue of affordable housing. In recent years, the big developments in West Lincoln have included a lot of large, single-family houses on very large lots, and nowhere near public transportation systems. How would more of that kind of development provide affordable housing?	The settlement area in Smithville is for different forms of housing and will assist in addressing market need. The Fulton expansion is for rural employment.
41	How will the Region protect the natural environment features like woodland, wetlands, linkages etc. on the proposed expansion areas when developer-paid Environmental Impact Studies tend to diminish the features and argue for their reduction or elimination?	For expansion areas, larger areas will develop by secondary plans and subwatershed plans. Smaller areas will be planned with accompanying EIS work. Depending on complexity there could be peer reviews although there is staff with expertise to review the EIS work.

#	Question/Comment	Response
	Will they do peer reviews of the studies? Do they have any plans to hire ecologists to review the studies? How can we trust them to protect what's important when the Region itself is planning to destroy the wetlands and woodlands along Merritt Road?	
42	Niagara Falls canopy is at 17.5 % when 30 % is the min. requirement, if you employ this it will only harm this more.	Thank you for the comment.
43	In agr. area between Nec. lands and Welland River. for ex. Shriners Creek, Ten Mile, and Beaverdams Creeks all connected to Welland Canal Turning Basins.	Thank you for the comment.
44	Niagara has lost an enormous amount of farmland to urban and suburban development over the years, yet empty grocery shelves have shown us how vital local agriculture is to our food security. Young people need to be encouraged to take up farming. Can you assure us that these urban boundary expansions do not take any good farmland out of use?	Lands have been designated for urban development for sometime despite the lands sometimes being used for agriculture. The SABR Report assesses each site based on criteria and for agriculture looked at soil classification, impact on the agricultural system and minimum distance separation from livestock operations to proposed urban residential areas.
45	Regarding Netherby Road these areas are proposed for urban expansion in the just released consolidated plan, not the urban boundary expansions featured in tonight's session. They and lands along the QEW are identified by a purple line.	Thank you for the comment/clarification.
46	95.4% of the provincially significant wetlands are not within the Green belt protection area.	Thank you for the comment.
47	it appears that 2 of the 3 blocks recommended in Niagara falls will depend on a new waste water treatment plant. Will Niagara falls not be short of developable land if the waste water treatment plant gets delayed or if not delayed only one block til 2027??	There is some connection to the central block mentioned. The Official Plan is planning to 2051 and the planning aligns with infrastructure planning. The Treatment Plant for Niagara Falls is planned for 2027. In addition to facilitating development in Niagara Falls the Plant will free up capacity in St. David's, Glendale District and St. Catharines.

#	Question/Comment	Response
48	You spoke about protecting areas in accordance with the mapping but did not answer the question regarding the mapping of the areas of Niagara Falls.	Apologies as we attempt to keep all the questions organized. Can you give us more detail on what you are asking here?
49	Regarding the purple line expansion in Port Colborne, this shows that the area is expected to grow faster than the rate employed to justify the deallocation here.,	Thank you for the comment.
50	What impact if any does this report have on the west side of highway140 bordering to the east side of the canal and north of highway 3 in Port Colborne.	There are no expansions proposed in Port Colborne
51	The Climate Change policies of the plan stress the need for planning to be serviced by transit. Then why is a 400 hectare expansion being proposed for Smithville which has no transit.,	The expansion in Smithville will add different forms of housing and address market demand. As the area grows transit can be reviewed through the Secondary Plan process.
52	Good evening Great work in progress 🖐 How effectively during this expansion plan, team has evaluated the real impact of population growth specially racialize community?	Niagara's demographic is shifting and we recognize the importance of creating a Region that celebrates diversity and inclusion.
53	Urban development impacts existing natural heritage features. through fragmentation and genetic isolation. How are you considering these aspects in the proposed expansion areas?	Impact on the natural environment system was considered in assessing expansion areas and further environmental planning at various levels will take place prior to development within expansion areas.
54	Are the lands around West Grimsby going to be zoned "specialty crop review area"?	The Province identifies Specialty Crop Lands in their Agricultural Land Base mapping. Specialty Crop Lands are not under review and can not be changed as part of this Official Plan work.
55	The former CMS lands in Fort Erie have been identified as Deer Wintering Habitat. How could this function reasonably persist if the area is included within the urban boundaries?	Significant wildlife habitat is requires protection in accordance with the policies of the plan regardless if they are in a rural or urban area of the region.

#	Question/Comment	Response
56	I understand that Niagara Falls planning staff brought forward a growth plan that included 65% intensification but the plan the NF Council approved is only 50% intensification. Can this be revisited? Also, what is the intensification target for Welland and can that possibly be improved, especially since Welland just got Regional approval for a secondary plan that will lead to the development of 190 ha?	The Niagara Falls Council considered a staff report with options for intensification. The Council supported the Region's proposed intensification target for Niagara Falls. The local intensification targets are minimums and can be exceeded.
57	Could you expand on how you assessed criteria in regards to transportation? How are is public transit judged for the future? Please define and describe active transportation.	Candidate sites were assessed based on their proximity and access to hierarchical road networks including arterial and collectors and highway access. Transit Planning for areas of higher density and future Strategic Growth Areas are imperative to support a healthy, vibrant community. Areas such as Downtown St. Catharines. The GO Stations, Glendale and Brock as well as Downtowns of Niagara Falls and Welland will see the highest focus for provision of transit services while fixed routes can be augmented/planned to areas that will support their service levels accordingly. Not all of Niagara has the same demands, and services for some of the smaller communities have been piloting an on-demand service to connect with fixed services where available. A single transit authority to oversee a metamorphosis will help ensure integration and connectivity for our many communities. Respecting Active Transportation (AT), there are several definitions, but the core is "people powered transportation". That is characterized as cycling and walking primarily, but can include any number of means such as rollerblades and foot scooters. Infrastructure such as sidewalks, trails and bicycle lanes support AT and by extension a healthy lifestyle choice for getting around. Provincial Plans speak to AT provision and many municipalities have AT Committees

#	Question/Comment	Response
		and/or AT Master Plans to ensure the facilities are being planned for their existing and future communities.
58	Regarding the CMS lands why does the consolidated plan have a provision for the Canadian Motor Speedway, while at the same time an urban expansion is proposed here. This is contradictory since the CMS land is not to allow employment land type uses until the racing stadium construction has begun.,	The site specific policy for the Canadian Motor Speedway reflects an approval process for the development approved by the Ontario Municipal Board.
59	Why are you ignoring the specialty crop findings of the 1979 OMB that revealed the capability for fruit and grapes of the	You are encouraged to review our agricultural system mapping. The draft official plan will introduce a significant amount of new agricultural area for protection.
60	Can the expansion demand meet the province's mandate and still keep all of our natural lands as well as farmlands and not lose either of these?	The Land Needs Assessment incorporated a Regional 60% intensification rate and certain municipalities still need more land to support community and employment growth. Without expansions the intensification rate goes up significantly which puts more people in the built up areas and existing urban areas putting added pressure on natural features in the current urban areas as well as on local planning to accommodate the intensification in established areas. The approach would also not consider the provincial requirement of addressing market demand.
61	We continue to talk about how NHS features will be protected. How does the region plan to accomplish this given that Environmental Impact assessments are paid for by developers? Will the region be hiring experts to review the studies, for example?	The Region currently has on staff qualified ecologist and environmental planners who review EIS that are submitted. The review process ensures that the EIS have been completed in accordance with the EIS guidelines, industry standards and sounds ecological principles.
62	Given the average residential house prices rose approximately 27% last year in the Niagara Region and are forecasted to jump another 14% in 2022, do you believe the current proposed urban expansions coupled	Increasing the supply of housing in general as well as medium or higher density housing can assist in assisting with tackling affordability but there are many other social housing and financial aspects that must be considered

#	Question/Comment	Response
	with our intensification targets will be enough to make Niagara Region a place where young families can move and get into the housing market?	comprehensively to address affordable housing and core housing need.
63	In looking at the "actual need" of the municipalities, what over site is undertaken to be sure they are approving land use changes and future growth plans that actually address the housing needs not wants or current purchasing trends. Why is Niagara falls able to put forward a future growth plan that accommodates less Growth outside the existing boundaries (50 %) when their own personnel brought forward a viable plan that could accommodate up to 65% potential growth within the existing boundary.	The Niagara Falls Council considered a staff report with options for intensification. The Council supported the Region proposed intensification target for Niagara Falls. The target is a minimum and can be exceeded.
64	If we are not talking about development tomorrow why are we not considering properly zoned and designated lands in Thorold and port Colborne be developed before these agriculturally zoned and designated lands.	<p>The Province will approve our Official Plan; if it does not conform to the provincial policies on growth planning, the Province will add or amend our Official Plan to do so. As a result, the risk is that the Province may plan for growth without input from the Region or community. It's best that we plan for the growth with our Niagara-centered approach than leave it to others.</p> <p>The Settlement Area Boundary Review being presented to Council represents a balanced approach that protects the environment, agricultural lands, provides intensification opportunities and also allows for growth that will provided for different housing types.</p>
65	If a cities official plan has not been followed and land use is not aligned with the current mapping, does the region consider its impact on the plan, and on the surrounding properties? Does the region then amend the map to reflect the land use?	When the Region's Official Plan is approved by the Province local municipalities must bring their Official Plans in to conformity with the Region's. The Region works with the local municipalities on this process and the Region is the approval authority for local Official Plans.

#	Question/Comment	Response
66	Why is the overall intensification target for Niagara only 56%? I know the Province is now only asking for 50% and our Region has targeted 56% intensification. If the previous Provincial policy were still in effect, they would've had to reach 60%... And some cities like Hamilton have said no to urban boundary expansion altogether. Considering the need to protect agricultural land and natural areas, and to prevent the cost of sprawl and to limit our greenhouse gas emissions, can't we do better than 56%?	The intensification rate was increased from 56% to 60% in August 2021. 60% is a significant target and well above the Provincial minimum of 50%.
67	The Premier of the Province has issued somewhere around 22 ministerial orders to override local planning. How would the Region respond if a ministerial order is issued to put development outside the areas of the official plan and/or on a significant wetland?	Normally a Ministers zoning order receives input from the municipality. The planning work completed for the MCR demonstrates we can accommodate forecasted growth with the combination of the intensification target and settlement boundary expansions proposed.
68	Regarding the natural heritage features, some of these are protected wetlands, especially in the area south of the Niagara Falls hospital. Could not urban expansion led to species loss and the removal of their protected status.	Urban expansion will not lead to the loss of provincially significant wetlands (PSW's). PSW are protected regardless if they are in a rural or urban area of the region.
69	Regarding the future Employment Lands which there is a reluctance to discuss they are mapped in an Appendix Two of the Consolidated Plan. You are pretending that this mapping does not exist.	Thank you for the comment.
70	According to Environment Canada the area we live in (known as the Carolinian Zone). We have more endangered and rare species than any other ecoregion in Canada. According to biologists 95.4% of Niagara regions wetlands are located in Niagara South and where most remaining SAR exist. The proposals in Chippawa such as the proposed employment land along Welland River is one of the largest wooded areas left	Significant woodlands and significant wetlands are required to be protected in accordance with the policies of the plan, regardless if the area is within the urban or rural part of the Region. The habitat of endangered and threatened species is required to be protected in accordance with provincial and federal legislation.

#	Question/Comment	Response
	standing in area. Why are you and the remaining species at risk Niagara South according to biologists we have 95.4% of wetlands here -	
71	The mapping in Appendix Two shows that Port Colborne may have much more development than the projected deallocation justifies.	It is unclear what document is being referenced.
72	Once the plan is completed what steps will be taken to insure that the proper amount of intensity development inside present urban boundaries takes place and development does not only take place in green field community development areas.	Growth and intensification will be monitored and tracked. The Region's Official Plan is not a static document and can be updated as necessary. Further, the Region participates in the local municipality's secondary planning process where growth is planned on a community level.
73	Disagree. There was a clear disagreement with the intensification target	Thank you for the comment
74	This may be incredibly naive but ...Why Growth? Given the constraints of environment and problems with housing our current population why do we automatically consider growth to be a given aim of our governance? What is wrong with stasis and planning for dealing with our current reality?	The Province requires the region to plan for allocated growth. Communities are not static and southern Ontario is an attractive place to reside. Growth is coming as evidenced over the last few years so a proactive planning approach is best to ensure growth takes place in the overall best manner.

#	Question/Comment	Response
75	There are contaminated lands in Niagara Falls where they have ignored it and people will be harmed, through the brownfield redevelopments poor environmental protections hence people's health. What will be done when the growth programs in Niagara falls run into more contamination? just keep building on them?	As part of brownfield redevelopment there is a process to clean the sites up at the development stage in accordance with Provincial requirements. There are also financial incentives to assist with brownfield redevelopment.
76	Regarding two of the Niagara Falls expansions, two of them have never been subject of a council decision.	Thank you for the comment.
77	This summer did you not receive comments from the Niagara Falls Planning Department that they were not interested in urban boundary expansions.	Staff are not unaware of any direct correspondence sent to the Region with such a request. Staff are aware that Niagara Falls Planning staff made recommendation to their local Council to increase their intensification target higher than what the Region had allocated, but their local Council did not support the increased density, opting instead to have expansion to accommodate a portion of the forecasted growth.
78	In Fort Erie, you have identified adding 105 hectares for community land needs. That is a gross number have you calculated the net need after removing any constraints on those properties i.e. PSW or Natural Heritage features	The numbers reported are net numbers and remove non developable features.
79	In making the final recommendations to council, is it possible to recommend that future Environmental Impact Statements on these lands be funded by the Region rather than developers to inform the secondary plan development?	The policies promote looking at the natural environment comprehensively through Secondary Plans and Sub-Watershed Plans for large development areas. An EIS would then be completed following the direction of these plans. The Region has staff with expertise to review the numerous EISs associated with development applications and has the option for a complex EIS to incorporate peer review. There is ongoing discussion on policy implementation.

#	Question/Comment	Response
80	Under the current regional plan are not Environmental Planning studies required before urban boundary expansions. Why was this not done before these expansions were recommended.	For SABR environmental planning work was considered via Region wide watershed planning and the proposed Natural Environment System mapping.
81	I also feel strongly that environmental areas should have been included within the expansion areas. I found the maps hard to 'read' without these details, such as road names, etc.	Thank you for this comment.
82	EIS is just watershed planning before you add to urban area? What about species at risk. This should be more comprehensive EIS before these areas are added as urban expansion areas.	Adding land to an urban area is not the last step in the planning process. Each site added to an urban area will require a detailed analysis before development can begin. Either through a subwatershed study or environmental impact study. There is a requirement for natural features to be protected in accordance with the policies of the plan.
83	Regarding response to aggregate proximity in Thorold how can this statement be made with any credibility unless these lands that are supposed to have a negative impact from aggregates are actually mapped.	Thank you for the comment.
84	Many developers are clear cutting first then worry about everything later. How do we stop this?	The Region has a woodland by-law and investigates tree cutting when made aware. Tree clearing that occurs that is not in compliance with the by-law can be addressed through restoration or the courts. Niagara residents are doing a good job of notifying the Region of tree cutting.
85	What will the costs be to taxpayers to service the new growth in Smithville re. all the infrastructure that must be built? (Development charges do not pay the full cost). How do they plan on solving the transportation issue that Grimsby has as the gateway to Smithville.	The Smithville Master Plan is currently under development and is taking a comprehensive approach ensuring the transportation and servicing capital work can be incorporated into development charges so growth pays for growth.
86	The Natural Heritage Inventory map fails to show the areas proposed for urban expansion. (the boundary lines are not mapped). Why was this not shown before	The draft Schedule's C1, C2, and C3 are mapped with the proposed new urban boundaries.

#	Question/Comment	Response
	the Planning Department made recommendations for these expansion areas.	
87	Regarding Urban Expansion areas One and Two in Niagara Falls why was close proximity to estate wineries not considered.,	Yes, proximity to agricultural uses were considered for all expansion reviews.
88	So you are guaranteeing that no Class 1 farmland has been included in these urban boundaries expansions?	If you are referring to the Canada Land Inventory soil classification -Staff do not recall any of the preferred SABR sites containing class 1 soil. There were a number of SABR requests made within the Greenbelt Plan Specialty Crop area, where soil classes 1-3 are dominant. These areas were not considered for expansion under the SABR process.
89	Did not earlier mapping in Smithville's urban boundary expansion indicated that there were areas in the northerly expansion area that would impact livestock operations under Code of Practice.	Areas in the northwesterly portion of the study area did have impacts from livestock and were subsequently left out of recommendations for expansion.
90	People that will live where wet lands were inevitably will have flooding problems and there will be insurance problems like in BC. What are the plans when we get more rains from global warming...?	Planning for climate change is part of the scope of work for the official plan. In regards to natural hazards and flooding, this is the mandate of the NPCA under the Conservation Authorities Act.
91	Add on to my question- ... or is it possible to recommend that a peer review of future Environmental Impact Statements be required.	The Region can require peer review of very complex EIS but there are staff that have the expertise to review EISs submitted.
92	Are you able to provide insight and solutions as to what you see as effective actions and ways we can bring about change to ensure cities follow educated advice from biologists and ecologists to enforce solutions and better planning for sustainable development while maintaining biodiversity? The proposals in Niagara South are in areas where most remaining species at risk exist. Many developments in this area can have negative impacts on ecological functions. Can you	The Region is currently updating our stormwater management guidelines. The updated guidelines are proposed to place a greater emphasis on low impact development (LID) and other treatment train approaches to managing stormwater. The draft natural environment system policies include policies to protect woodlands in the Region.

#	Question/Comment	Response
	consider incorporating the following considerations: Do not include wet engineered stormwater ponds (they are ecological traps for wildlife) but rather support dry stormwater ponds (MOE 2003) and enhanced grassed swales to mitigate stormwater impacts as they are the preferred ecological solutions and request developers not to remove existing woodlands so we can try to reach the 30% tree canopy cover recommended by the government (note we are only at 17% tree cover in Niagara).	
93	Regarding Port Colborne your response ignores Appendix Two in consolidated plan	Thank you for the comment.
94	The recommendation report for expansion did not map the natural heritage features for any of the proposed urban expansions. Why was such mapping absent from the staff report.	If you are interested in reviewing the draft Official Plan's Natural Environment System mapping, you can view that here: https://niagararegion.maps.arcgis.com/apps/instant/basic/index.html?appid=21e7b3d3663e476799277823f3a40b44
95	Regarding Smithville the comments regarding Hamilton are part of the sub-market arguments that province in the past rejected as violation of Growth Plan. How has growth plan changed to now allow such expansion based on sub-market rather than regional need	West Lincoln is being allocated growth within the context of Niagara. Proximity to Hamilton is a consideration and one of the reasons why growth pressures have been high in Smithville for over a decade. Smithville was giving a boundary expansion through RPPA 2-2009 to support growth to 2031. The additional expansion is needed to support growth to 2051.
96	How does the passing of Option 3C effect the proposed development of t Merritt Rd. from Cataract to Rice Rd. when a major part of the undeveloped roadway is Provincial Significant Wetlands and Woodlot- I believe this is the Merrit Road EA	Infrastructure projects such as the Merritt Road Environmental Assessment (EA) are governed by the Environmental Assessment Act. The Environmental Assessment Act sets out a planning and decision-making process so that potential environmental effects are considered before a project begins. Both the current and

#	Question/Comment	Response
		draft Official Plan policies recognize the applicability of the Environmental Assessment Act for infrastructure projects and defer to that approval process.
97	On one of the maps, the area around west Grimsby was labelled as "Specialty Crop land review area".. will this be the new zoning designation for West Grimsby lands? Or will we be agriculture zoning?	The Province of Ontario has indicated that no changes can be made to the Greenbelt Plan Specialty Crop designation, this includes the redesignation of lands for urban boundary expansions. As such, land identified in the Greenbelt Plan Specialty Crop area will maintain its current designation in the draft Official Plan.
98	What would happen if a new provincial government changed the demands for urban growth and future planning?	If provincial planning policies were to change, the Region would update the policies in its Official Plan as necessary to comply. That said, this Official Plan must address the provincial policies currently in place.
99	Thanks for this response, Erik. I need to research what exactly is meant by "Specialty Crop area", but your answer has reassured me. :)	Specialty Crop Area, is what the Greenbelt Plan also illustrates to as "Niagara Peninsula Tender Fruit and Grape Area". If you would like additional information, please reach out erik.acs@niagararegion.ca
100	Once the Region has received all comments on February 7th is the Region open to adjusting the recommended boundary expansion areas if the technical responses provide sound planning and engineering justification?	The Region is undertaking consultation to confirm the policy directions make sense from a planning perspective. Revisions can be made based on new information that warrants a change and represents good planning.
101	Do arguments re Smithville contradict Hamilton council's decision that no urban expansions are needed here., It seems like a defacto Hamilton urban expansion	The Growth Plan has separate growth forecasts for municipalities across the Greater Golden Horseshoe. The City of Hamilton has a growth allocation separate from Niagara. Smithville is part of Niagara, any proposed growth is associated with Niagara's growth projections.
102	Mr. Lamberts comments about providing more sewage capacity in the north is a grave concern for anyone wanting to preserve this specialty crop area.	Thank you for the comment.

#	Question/Comment	Response
103	How would density targets be impacted if Thorold and Port Colborne actually built on?	Density targets are 50 people and jobs per hectare across the entirety of the Region's DGA.
104	SO can the Region tell the city's to go back to the drawing board to not expand and increase intensification through going up instead of out. This would also address a better way for affordable housing.	The Land Needs assessment incorporated a Regional 60% intensification rate and certain municipalities still need more land to support community and employment growth. Without expansions the intensification rate goes up significantly which puts more people in the built up areas and existing urban areas putting added pressure on natural features in the current urban areas as well as on local planning to accommodate the intensification in established areas. The approach would also not consider the provincial requirement of addressing market demand.
105	So — no interest in other sorts of agricultural production. Hmmmm... that seems to me to be very short-sighted. Not your problem, of course. Niagara Region's planners are doing an excellent job and all your comments are very much appreciated..	Thank you for the comment.
106	What are the ramifications to the Region if we do not plan for the growth that has been allocated by the province	<p>The Province will approve our Official Plan; if it does not conform to the provincial policies on growth planning, the Province will add or amend our Official Plan to do so. As a result, the risk is that the Province may plan for growth without input from the Region or community. It's best that we plan for the growth with our Niagara-centered approach than leave it to others.</p> <p>The Settlement Area Boundary Review being presented to Council represents a balanced approach that protects the environment, agricultural lands, provides for intensification opportunities and also allows for growth that will provided for different housing types.</p>

#	Question/Comment	Response
107	A recent Scotiabank report indicated that the Province of Ontario currently has a deficit of 650, 000 residential units..your Land Needs Assessment Methodology is based on future growth projections but it does not address the current residential unit shortage...how does the shortage of housing supply get addressed if the current deficit is not addressed in these settlement area boundary expansions.	The Provincial LNA is focused on increasing housing supply and mix. Urban expansions are not viewed as the solution to housing shortages nor affordability. The solution to shortages is an increase in housing mix (more towns and apartments) within the existing boundaries.
108	am wondering why the area on Ort Road in south Niagara Falls was not considered in the Urban Boundary expansion considering that properties and who got their application on the East, West and North side of Niagara Falls in this same area was included in the expansion? Was this excluded because of Niagara Falls 50% target for Urban expansion and the fact that others got their application in first and it was a first come first served?	The assessment process did not work on a first come first serve basis. Requested expansions were all reviewed against the same approved criteria that were presented in previous reports and SABR PIC webinar. The consideration of all the criteria together relative to various locations formed the basis of professional planning opinion and ultimately the selection of recommended expansion locations.
109	Why has no figure been given for brownfield redevelopment regarding need projections. This would appear to eliminate some of the proposed need for Employment lands since such areas have reduced clean up standards.	Redevelopment of brownfield lands was considered in both Community and Employment Area land needs.
110	Regarding need for Smithville if it is for Hamilton, could this growth projection just be assigned to Hamilton.	West Lincoln has been growing strong for over a decade. Growth allocations, and subsequent expansion, are reflective of a maturing community and one that is important to achieving the Regions overall growth forecasts from the Province. The City of Hamilton is its own Regional Market Area with forecasts set out in the Growth Plan.
111	Why have no Secondary Plans been considered which could encourage Thorold and Port Colborne to utilize all of their vacant Greenfield lands.	Secondary Plans are required for Strategic growth areas and larger expansion areas. The Region encourages secondary plans and intensification strategies for built up at areas. Secondary Plans are an important component for growth management planning.

#	Question/Comment	Response
112	We don't have a choice...no, of course you don't. And you are all doing an excellent job. We are voters, not employees of the region — and we DO have a choice. And it's high we decide what our priorities are for the future. One thing we all know now: the future is not going to look anything like the past.	Thank you for the comment
113	Why has the region not considered any Secondary Plans to encourage intensification to prevent urban expansion.	Secondary Plans are required for Strategic growth areas and larger expansion areas. The Region encourages secondary plans and intensification strategies for built up areas
114	The Region has a minimum growth target set by the Province. Is that broken down into categories? For example, growth within the current boundaries and growth within expansion.	The Growth Plan requires municipalities to direct a minimum of 50% of new housing to the existing built-up area. The other 50% is to be accommodated to the existing Designated Greenfield Area and expansion areas.
115	St. Catharines is developing a secondary plan to convert some Employment lands to residential lands. Could this reduce the residential need being used to justify urban expansions.	The conversion of lands in St. Catharines will support the 95% intensification rate for St. Catharines and does not offset the need for expansions elsewhere.
116	Risk assessments and record of site conditions are not done well and clean ups are minimal when they should be done to protect the environment, hence our health. It should be understood genetic disease is caused by these brown fields. Therefore if it costs 1 million for clean up the savings are in health care by many time s that .	Thank you for the comment
117	Can you provide the public with a large map of Nat. Areas as the on-line Map is very difficult to read?	The Natural environment system mapping tool on the website has a high resolution allowing the user to zoom in on specific sites. You will be contacted to provide you assistance in using the mapping tool.
118	the only secondary plans the region has developed are in parts of St. Catharines and Niagara on the Lake.	The Region has developed the Glendale District Plan (St. Catharines and Niagara-on-the-Lake) and the Brock District Plan (St. Catharines and Thorold). A District Plan is a tool

#	Question/Comment	Response
	Could not such plans in other municipalities reduce need for urban expansions.	the Region uses to set a shared vision and land use direction for areas with cross-jurisdictional interests. District Plans are implemented at the local level through a new or updated Secondary Plan process. New District Plans may be prepared in other areas of the Region in the future. Please see policies in Section 6.1.1 of the draft Niagara Official Plan related to District Plans.
119	Please ignore the first question as the curser had a bit of problem.	The Region has a woodland by-law and investigates tree cutting when made aware. Tree clearing that occurs that is not in compliance with the by-law can be addressed through restoration or the courts. Niagara residents are doing a good job of notifying the Region of tree cutting.
120	The situation regarding illegal tree cutting on Dominion Road, illustrates the problem in the real world of protecting natural areas within urban boundaries. Is not this a more difficult challenge than has been suggested in this matter.	The tree cutting at Dominion Road was investigated by the Regional Forester. An inspection by the Forester indicated that a few small trees were damaged by the work. However, the site visit, review of google street view images and review of the previously submitted Environmental Impact Study work confirms that the clearing was confined to an area not meeting the "woodland" definition in the Woodland Conservation by-law. Therefore, the work does not represent a violation of the Woodland Conservation by-law.
121	What are the preventative strategies the Region is using to stop clear cutting of lands? At the moment, it is a reactive system with photos and investigation FOLLOWING the destruction.	Niagara Region has a Woodland Conservation By-law. The by-law governs the protection and preservation of woodlands in Niagara. The intent of the by-law is to conserve woodlands and ensure that, where tree cutting occurs, it's carried out under good forestry practices. The by-law prohibits the injury or destruction of any tree located within a woodland or designated as a Heritage Tree or a Significant Community Tree except under certain specified circumstances.

#	Question/Comment	Response
122	<p>I applaud the hard work and consideration that the Region has undertaken to accommodate the required expansion of growth set down by the province. I realize and appreciate that intensification is a very viable planning tool.</p> <p>My question is why is this not mandated to happen within the existing boundary instead of promoting more sprawl outside the boundary.</p> <p>In 2051 these boundaries will be revisited again looking to forward expansion.</p> <p>We only have so much land please use it wisely!!!</p>	<p>The Province requires Niagara to plan for a wide range of housing options and consider market-demand for housing. Limiting housing growth to the existing urban areas will result in a shortfall of single detached housing units.</p>
123	<p>regarding the supposed excellence of West Lincoln's planning when the issue of natural heritage areas within the urban boundaries came up at a zoom meeting. The reply from the consultant is that these would disappear and be replaced in other areas. This is not good planning.</p>	<p>Thank you for the comment</p>
124	<p>Where can I obtain information on the new South Niagara WWTP Environmental Assessment Process, and where can I get information on the flow of the discharge</p>	<p>Project Page is at https://www.niagararegion.ca/projects/south-niagara-falls-treatment-plant/</p>
125	<p>Hi Sean, the exercise that you just spoke of - was it completed has a tabletop exercise or did it involve staff going onto the site and performing a comprehensive inventory of the area.</p>	<p>The Niagara Watershed Plan project was completed using the best available existing information. Typically site visits and detailed inventories of natural features is undertaken during the EIS or subwatershed study phase.</p>
126	<p>Regarding provincial requirements much of this could have been met within urban boundaries if there was no deallocations in Port Colborne and Thorold. Province should not be blamed for urban expansions-region has a choice.</p>	<p>Existing Settlement Areas cannot support all growth to 2051. Directing additional growth to Thorold and Port Colborne would still result in a shortfall of developable land and ignore market demands in other municipalities in Niagara.</p>

#	Question/Comment	Response
127	Appendix 2 - Urban Expansion Areas and Future Employment Areas shows a new graphic indicating future employment areas along the future Niagara GTA East Corridor. What is the status of the MTO's Environmental Assessment required to determine the final highway alignment within the designated corridor?	Additional details regarding the NGTA East Corridor were summarized in the Niagara Region's 2017 Transportation Master Plan. The specific section can be found at this link https://www.niagararegion.ca/2041/pdf/tmp-niagara-hamilton-trade-corridor.pdf The Niagara Region continues to work with the MTO, as well as Provincial and Federal Economic Development Offices on partnering and funding to start the first phase of the program; the Planning and EA Study. This will define the alignment and property requirements. The Region has made previous funding applications to commence the project which have not been successful to-date. Regional staff will continue to submit for future funding in order to start the project.
128	Given our climate crisis it seems that our regional government has the responsibility to guarantee citizens that all greenfield, wooded areas, wetlands, watersheds, natural heritage areas be fully protected from developers. The mapping should clearly identify these areas as off limits to development. We The citizens should not have to ask our government to protect these areas it should go without saying. it seems now that we The citizens have to fight and protest our governing bodies who only too often forfeit these precious assets and this seems absolutely backwards.-	Thank you for the comment
129	In developments in Niagara I have seen EIS peer reviews seem to go unaddressed and as a result habitat is being destroyed and simple solutions such terrestrial connections for species, need for edge expansion and management of PSWS, protection of waterways and improving linkages for species, are not be incorporated. Can you please support solutions that protect biodiversity in our sensitive areas.	Thank you for the comment

#	Question/Comment	Response
130	Mapping tool could have shown urban expansion areas. It did not. People are expected to do this themselves. I have actually commented on various areas and do not need help. It was wrong for you to keep this information out of the on line map. There should be apology not claim I do not understand the map.	Thank you for the comment



NIAGARA OFFICIAL PLAN

Appendix 3 - PDS 6-2022 Comments Summary

Urban Settlement Area Boundary Review

Niagara Region
March 2022

GROWING REGION



Table Description

In December 2021, Reports No. PDS 41-2021 and PDS 42-2021 outlined staff’s recommendations for urban and rural area expansions as a result of the Settlement Area Boundary Review (“SABR”). The recommendations were provided for further consultation with Council, stakeholders, and members of the public.

This document provides a summary of the submissions for urban area expansions received between November 29, 2021 and February 11, 2022. The tables are sorted by local municipality, and include the nature of the comments received and a summary response by staff. Additional comments received after the submission deadline were not included for reporting purposes. Documents submitted are available online as Appendix 3 to PDS 6-2022.

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
1	Steve Fraser (AJ Clarke)	1130	Southwest corner of Schooley Road and Michener Road	Supports staff’s recommendation to include the subject lands into the settlement area boundary, as well as the lands west of the site (identified as “Recommendation No. 3 – Community Lands” in Staff Report PDS 41-2021).	Thank you for your feedback.
2	Jim Harnum (Municipal VU Consulting Inc.)	1137	0 Nigh Rd.	<p>Requests the subject property be included within the urban area boundary for the following reasons:</p> <ul style="list-style-type: none">• Identified and supported by the Town of Fort Erie for inclusion.• In proximity to “hard and soft services”.• Unopened road allowances on the subject land indicate intent for the subject lands to be developed.• Contiguous with existing development and, as such, “would represent a logical extension of the current settlement area boundary”. <p>Further provides an overview of the site context and the several studies submitted in support of the proposal, including: archaeological assessments, hydraulic modeling analysis and engineering services assignment, transit and transportation feasibility study, and environmental constraints analysis.</p>	<p>Staff reviewed the submission from MVU Consultants.</p> <p>As indicated in prior meetings and as reflected in the submission, there are environmental and servicing constraints restricting a considerable portion of the subject lands, impacting its developable area.</p> <p>While aspects of the site are appropriately reflected in the submission, Staff must consider all criteria in making recommendations.</p> <p>Staff’s recommendations allow for larger more comprehensive complete community planning in this area of the municipality.</p>
2.1	Stuart Wright	1137	0 Nigh Road	Submitted a Stage 1-2 Archaeological Assessment to support the inclusion of the subject property within the urban area boundary.	Staff received the analysis submitted by the property owner’s consultant. The Region maintains its initial assessment of the subject property.
2.2	Stuart Wright	1137	0 Nigh Road	Submitted a Hydraulic Modelling Analysis and Engineering Services Assignment to support the inclusion of the subject property within the urban area boundary.	Staff received the analysis submitted by the property owner’s consultant. The Region maintains its initial assessment of the subject property.
2.3	Stuart Wright	1137	0 Nigh Road	Submitted a Transit and Transportation Feasibility Study to support the inclusion of the subject property within the urban area boundary.	Staff received the analysis submitted by the property owner’s consultant. The Region maintains its initial assessment of the subject property.

SABR Comments Received relating to sites in the Town of Fort Erie

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
2.4	Stuart Wright	1137	0 Nigh Road	Submitted an Environmental Constraints Analysis to support the inclusion of the subject property within the urban area boundary.	<p>Staff reviewed the Environmental Constraints analysis submitted. Staff contacted the property owner to receive permission to conduct a site visit to validate the findings of the Environmental Constraints analysis and met with the property owner's consultant to discuss those findings.</p> <p>Staff acknowledge that refinements to the feature boundaries is warranted, and our updated understanding of the Natural Environmental System on the subject lands was considered as part of the SABR.</p>
2.5	Stuart Wright	1137	0 Nigh Road	<p>Requests that the Town of Fort Erie Municipal Reports related to the subject property be uploaded to the Region's interactive online mapping tool.</p> <p>Further requests Staff give the subject property the same consideration as other properties being considered as part of the boundary review.</p> <p>Seeking to clarify where and when public comments will be made available for review.</p>	<p>Comments found in the online mapping tool are a point-in-time reference from an earlier stage in the process. The map has not been updated since this time, nor is there an intention to do so.</p> <p>The Staff Report (PDS 41-2021) was prepared for information and consultation purposes. All material provided by Mr. Wright will be carefully considered as part of our ongoing boundary review and will be given equal consideration as the other properties considered.</p> <p>Staff will post comments received on the Region's website following the commenting deadline in February 2022, and will report further to our Committee and Council.</p>
3	Greg Lipinski (Hawk Development)	1180	Erie Road and Willowwood Avenue	Seeking to clarify why the subject lands were not included in Regional Staff's recommendations given that the Town of Fort Erie supported its inclusion in the settlement area boundary.	<p>Staff reviewed all locations requested for settlement area boundary expansion using a comprehensive set of criteria.</p> <p>There is a fixed amount of land that can be expanded based on our Land Needs Assessment. Only those that most appropriately met the evaluation criteria were recommended by Staff for expansion. Staff's recommendations identify the most appropriate locations for expansion for the Town of Fort Erie.</p>
3.1	Greg Lipinski (Hawk Development)	1180	Erie Road and Willowwood Avenue	Requests staff to reconsider the inclusion of the subject lands in the settlement area boundary to permit the development of single-detached dwellings on each lot identified.	Staff reviewed the letter submitted and maintains the initial assessment of the subject lands.

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
4	Murray Evans (Evans Planning Inc.)	1127	171 Gorham Road	Requests the subject property be included within the urban area boundary for the following reasons: <ul style="list-style-type: none">Identified and supported by the Town of Fort Erie for inclusion.Adjacent to existing residential and commercial government.Largely free of environmental constraints.In proximity to municipal infrastructure, including access to the Friendship Recreational Trail.	Staff reviewed the submission and has considered the content of the letter in the revisions made to the assessment of the subject property.
4.1	Murray Evans (Evans Planning Inc.)	1127	171 Gorham Road	Provides additional information for Staff to consider prior to final recommendations, including their comments of the assessment outcome.	Staff reviewed the additional materials submitted and considered the consultant criteria opinions. The Region maintains its initial assessment of the subject property.
4.2	Peter Van Loan (Aird & Berlis LLP)	1127	171 Gorham Road	Requests the subject property be included within the urban area boundary for the following reasons: <ul style="list-style-type: none">Identified and supported by the Town of Fort Erie for inclusion.Supports the objectives of the Growth Plan and Provincial Policy Statement.In proximity to municipal infrastructure and adjacent existing development.Supports the establishment of a trail system for the Town of Fort Erie.	Staff reviewed the submission and has considered the content of the letter in the revisions made to the assessment of the subject property.
5	Les Griffis	N/A	Highway 3, Ridge Road, Nigh Road and Gorham Road	Seeking to clarify whether the subject lands would be in the urban area boundary and eligible for future development.	The subject lands were assessed as part of SABR, but are not recommended for urban area expansion at this time.
6	Gary Davidson	1116	Bowen Road and the Q.E.W	Advised to speak to Regional staff regarding the SABR assessment in relation to the subject lands.	Staff spoke to Mr. Davidson regarding the SABR process and the draft recommendations for urban area expansion. Mr. Davidson noted that he was supportive of the inclusion of his lands into the urban area boundary. Staff also provided a link to the Staff Report (PDS 41-2021) and appendices as part of an e-mail follow-up.
7	Lori Edward	N/A	Gorham Road and Highland Drive	Requests mapping of the urban area boundary adjustments identified on the subject property.	There are no urban area boundary adjustments identified on the subject property. Supplemental mapping of the surrounding area was provided.

SABR Comments Received relating to sites in the Town of Fort Erie

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
8	Vince D'Ameilo	N/A	Nigh Road and Gorham Road	<p>Requested that the subject lands be considered for urban expansion for the following reasons:</p> <ul style="list-style-type: none"> Previously considered for urban area expansion. Located adjacent to the Creekside Estates Subdivision and contains a right-of-way for future road and servicing access. Access to both Night Road and Gorham Road, which are subject to significant infrastructure upgrades, including storm sewers, sidewalk realignment, and upgrades to the Nigh Road culvert crossing over Beaver Creek. Lands are not viable for agricultural use. 	<p>The commenter owns lands in the area identified in a portion of the SABR ID 1368 site and would seek Staff's reconsideration to include the lands in the settlement area expansion.</p> <p>The subject lands were considered as part of the SABR review and while contiguous with existing settlement area, the assessment for the site has not changed.</p> <p>Staff maintain that other, more appropriate locations in the Ridgeway-Thunder Bay – Crystal Beach settlement area are recommended for expansion at this time.</p>
9	Charles Irvine	1116	1622 Bertie Street	Received the Notice Letter in the mail and wanted further information on the SABR.	Staff spoke to Mr. Irving regarding the SABR process and the draft recommendations for urban area expansion, and provided a link to the Staff Report (PDS 41-2021) and its appendices. Mr. Irvine indicated that he supported the Employment Area designation as recommended.
10	Carol Anderson	N/A	General	Verbatim: "When are these subdivisions ruining our town going to stop? There has been no improvement to infrastructure and no concern what so ever to the environment. I can't wait until the next election!"	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
11	Cheryl Bailey	N/A	General	Verbatim: "We need to protect our land from over development. The animals have no where to go and our current infrastructure cannot support more growth. We have grown in abundance the last few years and it has to stop."	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
12	Debra Kassay	N/A	General	Verbatim: "OMG. Please! You are ruining our town and the exact reason why it is so well loved. How the hell much money does someone need? Please stop!"	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
13	Michelle	N/A	General	Verbatim: "I live in greater Fort Erie. This boundary expansion will put a least one animal rescue out of business. What is happening with this region? Subdivisions, condos, (none of them affordable to low/medium income residents) reckless disregard for the environment. You are allowing these builders to ruin this area. We do not want another Toronto. I'm beginning to think Marz Homes is lining the pockets of our politicians."	Thank you for your feedback. Staff note that we considered the use of the Last Chance Horse and Pony Rescue during the assessment. Retention of the use impacts neighbouring properties that are also suitable for inclusion.

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
14	Stu Mcleod	1130, 1178	Schooley Road and Michener Road	<p>Concerned with the potential increase in residential development that is likely to occur as a result of urban area expansion on the subject lands. Specifically, Mr. Mcleod identified increased population in the area would negatively impact:</p> <ul style="list-style-type: none">• The viability of Crystal Beach’s tourist industry.• Capacity of transportation infrastructure, especially the ability to accommodate parking.• The character and “charm” of Crystal Beach.	<p>Communities are not static. There are many reasons municipalities like Fort Erie are seen as an attractive place to reside. Although this growth can present challenges, it is also an opportunity to invest and strengthen communities over time utilizing a proactive planning approach.</p> <p>The addition of lands into an urban area is not the last step in the planning process. Each site added will require new or updated secondary plans to be put in place to determine where and how future development will occur, as well as any associated infrastructure upgrades required.</p>
15	Alfred Beam	1146, 1148	1219 and 1255 Sunset Drive	<p>Verbatim: “I am the owner of the property located at 1219 and 1225 Sunset Drive in Fort Erie as well as land south. I have been following the Region’s proposed settlement area expansion. I view my and the neighbouring properties identified as being an excellent opportunity to support the Town’s future housing, employment and community development needs. As a lifelong resident I am excited about the positives that will be created as part of the plan as proposed.”</p>	<p>Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.</p>
16	Chris Dougherty	1178	4269 Michener Road	<p>Verbatim: “I live directly in this area. I do not want an ugly subdivision in my front yard. The Last Chance Horse and Pony Ranch is a beautiful place in a beautiful area that gives unwanted animals a chance. It is an area that provides therapy for individuals who need it, volunteering with the animals. Keep the city out of the country and build elsewhere.”</p>	<p>Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area</p> <p>The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.</p>
17	D Beyer	1178	4269 Michener Road	<p>Verbatim: “As a single parent of 3 special needs children (who are all grown up) I would have loved the opportunity to have been able to use the facility. It would have been not just a learning opportunity but also a good reward system as well. We need more of these places especially with Covid. It teaches everyone how to respect the area, the animals and themselves. It gives everyone and everything a way to feel useful. People who don’t have jobs at least have a place Togo to feel useful and needed. With more resources this could be a fantastic opportunity for people to enjoy. Could even be made into a school credited course. For younger, high school and college students.”</p>	<p>Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area</p> <p>The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.</p>

SABR Comments Received relating to sites in the Town of Fort Erie

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
18	John Spencer	1178	4269 Michener Road	<p>Verbatim: “I am against development /and or rezoning in the Rebstock area which could cause problems for Last Chance Horse and Pony Rescue. The owners have been there for many years looking after retired and unwanted, sick, unwanted or lost horses and other animals. Please let them live out their natural lives without people encroaching onto their natural setting, and/or making complaints about them. It is an ongoing rescue mission with many volunteers, patrons and helpers to keep it operating as a registered charity. This need for a rescue will need to continue. This is their last chance.</p> <p>Don't let every development in our communities of Crystal Beach and Ridgeway, where we live and pay taxes, get overdeveloped. We came here because it WAS a village, and hopefully remains a village. If it gets bigger it will become just another city full of McDonalds and Walmarts and will NOT be inviting to those who wish to move to an area which we currently wish to maintain and enjoy. Nature was here first. Last Chance was here first. Cater to those who ARE here, please, use your conscience. If Last Chance was YOUR rescue, how would you react to know that it may be in jeopardy because of a grab for more taxes and "development ". Let there be some green space, and give the animals respect.”</p>	<p>Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area</p> <p>The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.</p>
19	Kimberley Simons	1178	4269 Michener Road	<p>Verbatim: “I am writing this letter of support for Last Chance Horse and Pony Rescue [...]. I run a business that supports adults with disabilities in Port Colborne. We provide educational and recreational activities for 120 people. We have enjoyed taking people to the rescue for tours for many years and believe that it is an important part of our community. The people we support have the opportunity to interact with animals and learn important lessons about taking care of animals and advocating regarding animal abuse. This is an activity that allows people to be out in nature and enjoy green space. It would be a real shame if the rescue was closed due to residential development. Please be in touch with any questions or concerns.”</p>	<p>Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area</p> <p>The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.</p>
20	Lizz Yakovich	1178	4269 Michener Road	<p>Verbatim: “I support the last chance horse and pony rescue. Building more homes in such close proximity will make it very difficult for then to operate. I believe they are an integral part of out community. Not every square inch of our green space needs to be developed!!</p>	<p>Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area</p>

SABR Comments Received relating to sites in the Town of Fort Erie

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
					The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.
21	Rita Smith	1178	4269 Michener Road	Verbatim: “It has come to our attention that the region is looking at rezoning in the area of Crystal Beach neat the Last Chance Rescue vicinity. Community Living has had a great partnership with Last Chance Rescue and we would like to continue taking our individuals with developmental disabilities there for therapy and leisure. We are concerned that if the land was rezoned so that homes could be built, the wildlife in that area would be disrupted. We hope that you will reconsider and think of the consequences.”	Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.
22	Sherry Dixon	1178	4269 Michener Road	Verbatim: “Please do not disturb this section of land second chance farms is a good thing in our community. Stop being too greedy.”	Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.
23	Sharron Allen Wallace	1178	4269 Michener Road	Verbatim: “As the owner and operator of Last Chance Horse and Pony Rescue and Sanctuary I am greatly concerned at the proposed Urban Expansion development. The proposal has just come to the attention of myself, volunteers and others affected by it. The LCHPR has been identified as part of the proposed changes to urban settlement area boundaries. With numerous sites for consideration, we at LCHPR need to continue to co-exist by following our charitable mission statement in protecting our existing purpose as a sanctuary. Future development will negatively impact our location, surrounding wildlife and agrarian lands. We need to be involved in future communications regarding additional proposals and changes. Your attention to resolving and excluding site #3 Fort Erie from the urban boundary expansion is crucial to our existence and neighbouring lands. We are forwarding letters of support from organizations and individuals and also invite you to review our activities on our website lchpr.org example the ‘Teen’ tab.”	Staff considered the use of the Last Chance Horse and Pony Ranch during the boundary review. Notification on the proposed inclusion was sent to the property owner in early December 2021. The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion into the settlement area. Retention of the use impacts neighbouring properties that are also suitable for inclusion. Inclusion of the facilities will eventually see the use needing to relocate as livestock/stable is generally not a permitted use in an urban settlement area

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
24	Tricia Graves	1178	4269 Michener Road	Verbatim: “It’s a sad thing to not just have green space, wild and agricultural areas. Not everything should be developed on. I support last chance horse farm and leaving it be.”	Staff considered the use during assessment. Retention of the use impacts neighbouring properties that are also suitable for inclusion.
25	Jessica Lasaga	1178	4269 Michener Road	Volunteer at the Last Chance Horse and Pony Rescue requesting that the use be retained for the horses rescued and wildlife in the area. There is a shared sense of pride for the community to have the facility and the impacts to mental health and wellbeing have been beneficial for her and others.	Staff considered the use during assessment. The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion. Retention of the use impacts neighbouring properties that are also suitable for inclusion. The Town had also included the lands in their assessment work and identified the area of higher interest for inclusion.
26	Geoffrey Aldridge	N/A	Crystal Beach	Seeking information regarding the Crystal Beach Secondary Plan. Mr. Aldridge opposes rezoning of a property within the study area to allow for higher-density residential development, and the relationship between this and the proposed settlement area boundary expansions in the Town of Fort Erie.	Staff provided information and links to the SABR reports and replied to questions on growth forecast and intensification rate proposed for Fort Erie. Staff also provided Mr. Aldridge with information on the secondary planning process and, in particular, the intensification rate within the study area. The Crystal Beach Secondary Plan is already under appeal.
27	Marvin Riegle	N/A	General	Seeking to discuss matters related to intensification, expansion, and specific sites within the municipality Mr. Riegle felt were underutilized. Requested more detailed mapping of Staff’s recommendations.	Staff spoke to Mr. Riegle on a number of topics to help clarify understanding on intensification, redevelopment of long-term care homes, the planning and development review process, settlement area boundary expansions. Staff provided a link to the Staff Report (PDS 41-2021) and appendices, including detailed mapping of Staff’s recommended areas for expansion.
28	Stephen Bedford (LANDx)	1149	1257 Pettit Road	Supports staff’s recommendation to include the subject lands into the settlement area boundary.	Thank you for your feedback.
29	Jack and Larry Gibson	1149	1150 Sunset Drive	Supports staff’s recommendation to include the subject lands into the settlement area boundary.	Thank you for your feedback.

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
30	Stephen Bedford (LANDx)	1150	809 Buffalo Road	<p>Requests the subject property be included within the urban area boundary for the following reasons:</p> <ul style="list-style-type: none">• A portion of the subject property is located in existing urban area.• The property owner also owns the property to the south, creating a larger parcel for potential development.• In proximity to municipal services.• Located adjacent to existing development and can be integrated into the existing fabric of the neighbourhood. <p>Further provides a detailed response to each criteria identified in the Region's assessment of the subject lands.</p>	<p>Staff reviewed the submission. No modifications have been made to assessment criteria response for this site as a result. Servicing remains challenging for the entire area south of Garrison Road.</p> <p>Staff recognizes the proximity to municipal facilities as being beneficial, however, there is a fixed amount of land that can be expanded based on our Land Needs Assessment. Only those that most appropriately met the evaluation criteria were recommended by Staff for expansion. Staff's recommendations identify the most appropriate locations for expansion for the Town of Fort Erie.</p>
31	Dalton Tartaglia	N/A	2034 Jewson Road	<p>Requests the subject property be included within the urban area boundary given the site's proximity to recommended expansion areas and improvements to the environmental conditions for existing residents if lands were brought in and serviced.</p>	<p>Staff are reviewing all comments received and will take them into consideration prior to finalizing our urban boundary recommendations, including comments received by the writer.</p>
Phone Call No Source document	Richard T.	N/A	N/A	<p>Advised of expansion program and is now seeking further information on the SABR.</p>	<p>In response to the caller's questions, Staff advised that his lands are not part of Regional staff's recommendations. He expressed that he was satisfied with this direction.</p>
Phone Call No Source document	Milos Krytek	1253	General	<p>Seeking to clarify whether the subject lands were included in the review and how to access the staff report.</p>	<p>Staff advised that the Staff Report (PDS 41-2021) is available on the Region's website.</p> <p>Staff also advised that the subject lands were not contiguous with the existing urban area, and due to Provincial Policy implications, cannot be considered for expansions as this would create a new settlement area.</p>
Phone Call No Source document	John Castrilli	1149	Fort Erie Golf Club	<p>Seeking an update on the SABR.</p>	<p>Staff spoke with Mr. Castrilli and directed him to the Staff Report (PDS 41-2021) for information regarding the boundary review and Staff's recommendations.</p>
Phone Call No Source document	Ed and Mary Geyer	N/A	Gilmore Road and Sunset Drive	<p>Received the Notice Letter in the mail and is seeking further information on the SABR.</p>	<p>Staff provided an overview of the SABR process and Staff's recommendations.</p> <p>Mr. and Ms. Geyer noted that they were not adverse to expansion in the area, and were in support of additional employment lands and other opportunities in the community. However, they still maintained concerns with potential impacts expansion may have on environmental features.</p>

SABR Comments Received relating to sites in the Town of Fort Erie					
Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
Phone Call No Source document	Glen Bowley	1149	1317 Pettit Road	Received the Notice Letter in the mail and is seeking to clarify whether he would be displaced as a result of the boundary review and whether his property taxes would be raised.	Staff spoke with Mr. Bowley to clarify questions regarding the impacts of the SABR. Clarified that there would be no displacement as a result of the expansion. Further advised that MPAC is the organization that assesses property values and that property taxes are based on land use. Eventually, when servicing is made available or development around him is occurring, he could expect changes.
Phone Call No Source document	Michael Racey	1116	1640 Sunset Drive	Received the Notice Letter in the mail and is seeking further information on the timing of the boundary review.	Staff spoke to Mr. Racey regarding the SABR process and the approximate timing for Council adoption, Provincial approval, and local conformity. Staff advised that no information is available yet regarding the timing of servicing and local land use planning studies.
Phone Call No Source document	Chris and Stacie Hollingsworth	N/A	1453 Pettit Road	Received the Notice Letter in the mail and is seeking further information on the timing of the boundary review, the land uses on the subject lands, and the potential that his lands would be expropriated.	Staff outlined the SABR process, what boundary expansions represent, and advised that local municipalities will conduct more detailed planning as part of conformity should the subject lands be approved for expansion. Staff also advised that there would be no expropriation of the subject lands as a result of the boundary review.
32	William Thompson	N/A	1325 Sunset Drive	Received the Notice Letter in the mail and is seeking further information regarding the SABR.	Staff spoke with Mr. Thompson regarding the overview of the SABR process and provided a link to the Staff Report (PDS 41-2021) and its appendices in a follow-up e-mail.
33	Matt Kernahan (Upper Canada Consultants)	N/A	Garrison Road and Rosehill Road	The current expansion limit recommended by Staff runs through the subject lands. Requests that the entire property, as well as properties to the west, be included within the urban area boundary in order to improve public health and environmental safety by providing sanitary services.	Staff reviewed the submission and confirm the boundary is currently illustrated through a former road allowance. Comments are under review and being considered.

SABR Comments Received relating to sites in the Town of Grimsby

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
34	Josie Jarnevic	N/A	378 Main Street West	Inquired whether the Greenbelt designations could be removed from the subject lands.	Advised that per Provincial policy, expansions cannot be made into the Greenbelt Plan area.

SABR Comments Received relating to sites in the Town of Lincoln

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
35	Gustavo Santana	1100	Hillside Drive and Mountain Road	Verbatim: “I saw in the map that an area currently with Long Term Care and houses to third age people in Mountain Street wants to be modify in their use but it is not clear. What type is zoning or use are propose in this area? It's close to the escarpment and considering the current use and very light concentration of people, need to be keep it in that way.”	The Niagara Escarpment Plan has desginted the area as “Urban”. As such, the inclusion of the subject lands into the urban area boundary is considered a technical adjustment needed for Provincial conformity. Any zoning changes would be a local matter as part of the local municipality’s future conformity to to the new Niagara Official Plan.

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
36	Liquat Mian (LJM Developments)	1061	Lands near Garner Road	Supports staff’s recommendation to include the subject lands into the settlement area boundary.	Thank you for your feedback.
37	Don Wilson (Colliers International)	N/A	Kalar Road and Mountain Road	Seeking to clarify the colour coding used for the online interactive mapping tool, specifically as it relates to the subject lands.	Staff directed the commenter to the Staff Report (PDS 41-2021) and its appendices, which provide detailed mapping of Staff’s settlement area boundary expansion recommendations and information on the overall review process.
38	Jean Grandoni	N/A	Multiple	<p>Seeking to provide comments on the recommended settlement area boundary expansion locations in the City of in Niagara Falls:</p> <p>Area 1: One of the property owners has cut two, aged hedgerows in the last year or two.</p> <p>Area 2: Concerned that the inclusion of these lands would require major infrastructure upgrades, disrupting the nearby agricultural community.</p> <p>Questioned whether the Review Team sought the opinion of Niagara South Federation of Agriculture on its recommendations. Believes the area southwest of Chippawa should be the location for proposed expansion as recommended in the past.</p>	<p>Impacts to the Natural Environment System and agricultural uses were two important criteria used to assess potential expansion areas. The agricultural assessment component, in particular, was based on the Province’s agricultural classifications.</p> <p>The Land Needs Assessment incorporated a Regional intensification rate of 60%, which is above the provincial requirement. Despite this, certain municipalities still need more land to support community and employment growth to 2051.</p> <p>Without expansions the intensification rate goes up significantly and the approach would also not consider the provincial requirement of addressing market demand relative to providing for different housing types.</p>

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
39	Greg Lipinski (Hawk Development)	1180	2233 Stanley Avenue	Requests the subject property be included within the urban area boundary given that a portion of the property is located within the existing urban area boundary and is zoned site-specific for development.	Staff advised that the lands are located outside of the urban boundary and within the Niagara Escarpment Plan area, designated Mineral Resource Extraction Area. The first stage of the Region's review process eliminated sites within the Niagara Escarpment Plan area from being considered for expansion as is prohibited by Provincial policy.
40	Jennifer Vida (JV Consulting)	1199	21277 Willick Road	Requests a minor adjustment to the initial settlement area boundary expansion request on the subject lands, presented along with four separate scenarios that outlined how the lands fronting onto Willick Road could be configured for development if brought into the settlement area boundary.	Staff have reviewed submission and have determined that the subject lands are not ideal for adjustments at this time due to environmental constraints.
41	Victor Muratori (Sullivan Mahoney LLP)	1114, 1383	Garner Road and Beaverdams Road	Supports the inclusion of the recommended settlement area boundary expansions, specifically the lands identified as "Recommendation No. 2 – Community Lands" in Staff Report PDS 41-2021). Further requests that the subject lands be included within the settlement area boundary.	Staff acknowledge the support for Recommendation No. 2. The Region maintains its initial recommendations within Niagara Falls as identified in the Staff Report (PDS 41-2021).
42	Vince Piterna	1134	Thorold Stone Road and Garner Road	Seeking to determine whether his property was identified for expansion and whether the proximity of the Walkers landfill impacted the assessment. Commenter does not agree with the lands recommended for settlement area expansion in the City of Niagara Falls and does not believe that the Land Needs Assessment is accurate.	Staff agreed to meet with this landowner to discuss the SABR process and the assessment of the lands. Based on the outcome of the Land Needs Assessment and review of the 45 locations assessed around the Niagara Falls settlement area boundary, Staff have advanced sites that best meet the identified land need. In Staff's opinion, the most appropriate locations in the City of Niagara Falls were recommended for expansion. The recommendations remain draft and will be subject to further commenting and public consultation. Staff provided a link to the Staff Report (PDS 41-2021) and its appendices for additional information.
8	Vince D'Ameilo	N/A	Willoughby Road and Marshall Drive	Requests that the subject lands be considered for urban expansion given the surrounding site characteristics, which includes existing residential development, the Legends on the Niagara Golf Course, and poor viability for agricultural uses.	Provincial policy requires that all settlement area expansions occur adjacent to existing urban areas or rural settlement areas. The subject lands are not contiguous with an existing urban area, and as such, cannot be recommended for expansion.

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
43	Councillor Greenwood	1370	Rexinger Road and Ort Road	Seeking to clarify why Staff’s recommendations did not include the subject lands given plans to extend infrastructure to Ort Road and its poor viability for agricultural uses.	<p>Staff carefully considered the subject lands in their evaluation of potential expansion areas. There is a fixed amount of land that can be expanded based on our Land Needs Assessment. Only sites that most appropriately met the evaluation criteria, including consideration of soil quality, natural heritage features, and transportation infrastructure, were recommended by staff for expansion.</p> <p>In this case, other sites in the City more appropriately met the criteria. For this reason, our expansion recommendations for Niagara Falls did not include any lands southeast of the Q.E.W towards Chippawa.</p>
44	Danny Pietrangelo	1370	North of Rexinger Road, West of Ort Road	Questioned why staff’s recommendations did not include the subject lands, especially given plans to extend infrastructure.	<p>Staff carefully considered the subject lands in their evaluation of potential expansion areas. There is a fixed amount of land that can be expanded based on our Land Needs Assessment. Only sites that most appropriately met the evaluation criteria, including consideration of soil quality, natural heritage features, and transportation infrastructure, were recommended by staff for expansion.</p> <p>In this case, other sites in the City more appropriately met the criteria. For this reason, our expansion recommendations for Niagara Falls did not include any lands southeast of the Q.E.W towards Chippawa.</p>
45	Terry Narweth	N/A	Miller Road, Welland River, the Q.E.W, and the Niagara River	Requests information regarding plans for urban area expansion on the subject lands. Also requests information on related plans for infrastructure expansion in the area, including expansion of internet cable/fibre optic phone service.	<p>The subject lands are already located within the settlement area, and as such, there is no boundary adjustments or expansions proposed.</p> <p>Staff undertook a review of lands south of Chippawa Creek between the Q.E.W and Niagara River. Following that review, Staff did not make any recommendations for lands to be added to the urban settlement area in that location.</p> <p>Matters of utilities, such as cable, are not a direct responsibility of the Niagara Region. Instead, Staff suggest contacting the utilities directly to inquire about any service planning that is within their purview and capital planning for your area of interest.</p>

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
46	Aric Greco	1061	McLeod Road, Lundy’s Lane, and Garner Road	Requests information regarding the proposed expansion on the subject lands, and the different designations listed on the Region’s mapping tool for expansion requests (i.e. Private, Local Area Municipality, and Regional).	Staff spoke with Mr. Greco to explain the SABR process, Staff’s recommendations, and the purpose and function of the online mapping tool. Staff provided a link to the Staff Report (PDS 41-2021) for further information, including information on the evaluation of infrastructure and servicing criteria.
47	Ken Moore	1061	McLeod Road, Lundy’s Lane, and Garner Road	Received the Notice Letter in the mail and is seeking further information regarding the SABR.	Staff provided a link to the Staff Report (PDS 41-2021) and its appendices, as well as a link to the comment mapping tool.
48	Joyce Sankey	1119, 1379, 1380,	South of Biggar Road, Southeast of the Q.E.W	<p>Verbatim: “The woodlands, especially on the other side of Montrose Road should be protected. Adequate buffers are needed for the wetlands and watercourses. Buffers must not be downgraded by the EIS process. Connections between natural features need to be planned for, mapped and then protected.</p> <p>Niagara Falls has many areas that are ripe for redevelopment and this should be the focus.</p> <p>There is a great need for affordable homes but all the emphasis is on single family homes and townhouses which are out of reach for so many current residents of Niagara. There is a great deal of talk about complete communities all the while sprawling residential subdivisions that are completely car dependent are what councils are approving and developers are building.”</p>	<p>The Natural Environment System will be subject to the policies and mapping of the new Niagara Official Plan. The new Official Plan also contains direction for higher intensification, a range of housing types and densities, and other tools and methods of addressing housing affordability in a comprehensive manner</p> <p>A consolidated draft of the Official Plan, including mapping of the Natural Environment System, can be found through the following website: https://www.niagararegion.ca/official-plan/draft-consolidated-plan.aspx</p>
49	Kevin Kehl (Walker Aggregates)	1061	McLeod Road, Lundy’s Lane, and Garner Road	<p>Concerned with the recommendation to expand the urban area boundary to the subject lands given the proximity of a new quarry being established approximately 0.9 kilometres away.</p> <p>Mr. Kehl noted that the Region must ensure that urban boundary expansions are consistent with the Provincial Policy Statement as it relates to the protection of mineral aggregate resources and surrounding land use compatibility.</p> <p>Suggests that sensitive land uses be located outside of a potential area of influence of 1,000 metres from the new quarry site.</p>	The addition of lands into an urban area is not the last step in the planning process. Each site added will require new or updated secondary plans to be put in place to determine where and how future development will occur, including the mitigation of any encroaching land uses on existing or planned mineral aggregate operations.

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
50	Stephen Bedford (LANDx)	1372	4336 Willick Road	<p>Requests the subject property be included within the urban area boundary for the following reasons:</p> <ul style="list-style-type: none"> • A portion of the subject property is located in existing urban area. • In proximity to existing municipal services. • Located adjacent to existing development and can be integrated into the existing fabric of the neighbourhood. <p>Further provides a detailed response to each criteria identified in the Region's assessment of the subject lands.</p>	<p>Staff reviewed the materials provided. While alternate opinions is provided by Mr. Bedford, Staff maintain the assessment it prepared as part of PDS 41-2021 due to existing constraints.</p> <p>While recognizing that a portion of the lands are within the existing urban area, additional lands for the area south of Chippawa Creek need a long term servicing strategy for trunk services for a larger area to include direction of flows to the new South Niagara WWTP. Existing wet weather conditions are also a constraint for addition of lands beyond that of the existing urban area.</p> <p>Additionally, the subject lands are fragmented with flood plain.</p>
51	Danato Pietrangelo	1370	North side of Rexinger Road between Ort Road and Stanley Avenue	<p>Requests the subject property be included within the urban area boundary. The subject lands should be considered together with lands to the east that have a small portion already in the urban area boundary. Believes traffic will occur through Sodom Road to gain access to Lyons Creek Road, not the Stanley bridge. States that the City will miss out on potential assessment / tax revenue if the lands are not brought into the urban area.</p>	<p>Staff have considered the comments provided and maintain the assessment it prepared as part of PDS 41-2021 reflects site conditions and characteristics.</p>
52	Linda Babb	N/A	General	<p>Objects strongly to settlement area boundary expansions and expresses concern for the loss of farmland. Disappointed in the Regional support for expansions to occur.</p>	<p>Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.</p>
53	Margaret Pirosko	N/A	10894 Willodell Road	<p>Expressed desire to have their site considered for settlement expansion. Critical of City permitting expansion of automotive wrecking yard along north side of their lands.</p>	<p>These lands were not previously identified for review during the SABR process.</p> <p>Land need has been satisfied in the City of Niagara Falls with the recommendations identified by Regional Staff in consultation with the City. The subject lands are not contiguous with the existing urban area boundary and would have been removed through Step 1 of the criteria review.</p>
54	Joseph Pirosko	N/A	10894 Willodell Road	<p>Verbatim: "In light of the changes that the City of Niagara Falls has made to the land use directly North of our property at 10894 Willodell Rd. Port Robinson, we are requesting to be added to the Settlement Boundary review."</p>	<p>These lands were not previously identified for review during the SABR process.</p> <p>Land need has been satisfied in the City of Niagara Falls with the recommendations identified by Regional Staff in consultation with the City. The subject lands are not contiguous with the existing urban area boundary and would have been removed through Step 1 of the criteria review.</p>

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
55	Karen Cudmore	1379	Montrose Road and Carl Road	Received the Notice Letter in the mail and is seeking further to determine how far over the boundary limits along Carl Road were.	Staff spoke to Ms. Cudmore with regards to the SABR process and Staff's recommendations. Prepared and supplied map showing the addresses in the vicinity to help with her question.
56	Stephen Bedford (LANDx)	1061	6169 Garner Road	Supports staff's recommendation to include the subject lands into the settlement area boundary.	Thank you for your feedback.
57	Durgesh Patel	1134	8472 Thorold Stone Road	Verbatim: "We are requesting 8472 Thorold Stone Road, Niagara Falls to be considered in the Urban Boundary expansion. This 62-acre parcel is located at the busy intersection of Garner Rd & Thorold Stone Road. We are at abutting the current boundary line with all services easily accessible. We would request to be included in the expansion of the boundary line."	Staff spoke and met with the property owner (Piterna) to review and discuss Staff's recommendations and the Land Needs Assessment earlier in the commenting period. The lands are not contiguous with the existing settlement area boundary and would require intervening lands to be brought in prior to considering this site. Adjacent lands were assessed as part of the SABR process, however staff maintains their current recommendations.
58	Livable Chippawa	N/A	General	Seeking to clarify the decision for intensification rates in the City of Niagara Falls and to express concerns regarding the environmental impacts of the proposed expansions in South Niagara Falls and in Niagara South. Supports sustainable development and see the dire need to maintain biodiversity and protect fragile natural ecosystems	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan. The Region identified a 50% intensification rate for the City of Niagara Falls, increasing it from their current Official Plan target of 40%. City staff recommended a higher target of 65% intensification, however, City Council did not support the higher intensification rate, noting the increase from 40% to 50% intensification was already significant and growth should be balanced between new areas and existing built-up areas. Through the Region's work, more growth is being concentrated in our built-up areas, including an overall higher intensification rate for already developed areas.
59	Stephen Bedford (LANDx)	1370	9265 Ort Road	Requests the subject property and the adjacent vacant lands be included within the urban area boundary for the following reasons: <ul style="list-style-type: none"> • A portion of the subject property is already located within the existing urban area. • Development of both properties would support the creation of complete communities for the Village of Chippawa, for which there are limited opportunities. 	Staff reviewed the submission and note that no modifications have been made to the assessment criteria response for this site as a result. Staff recognize the proximity to the existing village area however, must consider the criteria holistically. While an option for servicing the site was presented, staff are not prepared to make any change to the assessment response at this time. Servicing remains challenging for the Chippawa area with wet weather compounding conditions.

SABR Comments Received relating to sites in the City of Niagara Falls

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				<ul style="list-style-type: none">The lands are within proximity to existing municipal services. Further provides a detailed response to each criteria identified in the Region’s assessment of the subject lands.	This combined with Natural Environmental Systems features (i.e. Significant Woodlands and Provincially Significant Wetlands) identified on site, including the Provincial Natural Heritage System connection to Lyons Creek with areas south, Staff’s assessment remains as originally reported. Staff have advanced recommended expansion locations most appropriate for the City of Niagara Falls at this time.
60	John Paul Cahill	1135	4810 Garner Road	Seeking to clarify the land used in the calculation of the Land Needs Assessment Methodology. Believes constraints on the subject lands should be discounted, and that the Region should reconsider the site for inclusion into the urban area boundary.	Staff replied to multiple inquiries on this topic and met with the Mr. Cahill and adjacent owners as part of consultation with those who had requested. Staff included all discussion and topics as part of the public commenting and review phase of the SABR program and recommendations advanced.
Phone Call No Source document	Alice Reddick	1119	7093 McCredie Road	Received the Notice Letter in the mail and seeking further information on the SABR.	Staff spoke with Ms. Reddick regarding the SABR process and Staff’s recommendations. Ms. Reddick expressed that she would be supportive of sewer and water being brought to the subject property.
Phone Call No Source document	Kim Pennacchio	1061	7085 Garner Road	Received the Notice Letter in the mail and are not in favour favour of their lands being brought into the urban area as they would prefer to maintain their agricultural status and current property taxes.	Staff spoke with Ms. Pennacchio regarding the SABR process, its relationship to growth, and Staff’s recommendation. Ms. Pennacchio stated that they bought the lands thinking it would remain outside the urban area boundary. She had moved from a prior location that was included in expansion and is disappointed to see this happening to them once again. Staff advised that the phone call would be captured in commenting for the report to Committee and Council.

SABR Comments Received relating to sites in the Town of Niagara-on-the-Lake

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
61	Pat Rapone	1211	York Road and Concession 5	While acknowledging that the subject lands did not advance to Step 2 of the SABR assessment as they are located in the Greenbelt Plan area, Mr. Rapone is of the opinion that the site would respond favorably to the majority of the Step 2 criteria and that the Greenbelt Plan is not intended to protect a collection of	The subject did not advance to Stage 2 assessment both because it is located in the Greenbelt Plan area <i>and</i> because the Region did not identify a land need in the Town of Niagara-on-the-Lake. Staff maintain their initial recommendations and encourage Mr.

SABR Comments Received relating to sites in the Town of Niagara-on-the-Lake

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				<p>small parcels in urban, rural residential and service commercial settings for agricultural use.</p> <p>Requests the Niagara Region and local municipality take the opportunity to consider all factors, support and approve the request for boundary expansion to include the subject lands.</p>	<p>Rapone to participate in the Provincial Plan review process to address his concerns with the Greenbelt Plan boundary.</p>

SABR Comments Received relating to sites in the Town of Pelham

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
62	Andy Nero	1056	Rice Road and Quaker Road, Pelham	Supports staff’s recommendation to include the subject lands into the settlement area boundary and for their commitment to outreach during the SABR process.	Thank you for your feedback.
63	Doug McCollum	1056, 1065	1311 Rice Road	Received the Notice Letter in the mail and wanted further information regarding the SABR.	Staff spoke to Mr. McCollum regarding the SABR process as well as the unique context of the subject lands (i.e. located between Thorold and Pelham and the Greenbelt Plan area). Staff also provided a link to the Staff Report (PDS 41-2021) and its appendices.
64	Joyce Sankey	1056, 1065, 1181	South of Port Robinson Road, East of Rice Road	Verbatim: “This area has many wetlands and forests. The wetlands and forests are natural assets that cannot be replaced. The deep ditches that are planned on each side of the road would destroy the wetlands. This area should not be developed.”	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
65	Tom Richardson (Sullivan Mahoney)	N/A	1361 Rice Road	Received the Notice Letter that the subject lands are recommended for inclusion into the settlement area and is seeking clarification.	<p>Spoke to Mr. Richardson to explain the SABR process and the site context related to lands at the rear portion of the subject lands. Staff are recommending that the lands outside of the Greenbelt Plan area be included into the settlement area, which would effectively fill the hole left between the three municipal settlement areas of Pelham, Thorold, and Welland.</p> <p>Staff advised that, despite the property owner’s interest to be removed from Greenbelt Plan area, the Region cannot change the Provincial Plan designation. The property owner can make such requests during next Provincial Plan review.</p>
66	Marianne Schlett	N/A	1317 Rice Road	Received the Notice Letter in the mail and is seeking further information about what this means to them as property owners.	Staff spoke with Ms. Schlett and provided mapping to illustrate which part of their lands the notice was referencing. Discussed the Greenbelt Plan designation and that only the Province can

SABR Comments Received relating to sites in the Town of Pelham

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				Desire to have lands available for development like that on the west side of Rice Road.	make changes to remove. Staff explained the timing of the Provincial Plan review, and confirmed that they are aware of other similar requests on the east side of Rice Road.
67	Christine Knighton	N/A	Multiple	Verbatim: "I am very disturbed to see that the proposed boundary expansion for Welland/Thorold/Pelham includes Provincially Significant Wetlands at the unopened end of the (proposed) Merritt Road expansion. When will this end? We now KNOW how very important these wetlands are and the extremely important role they will play in helping us combat the destruction from climate change yet we keep filling them in and turning them into subdivisions and roads. There is no excuse for it when the science is clear. Studies show that wetlands are way more valuable "as is" than anything gray infrastructure we can build. Our regional representatives should be leading the way on this and it's not what I'm seeing."	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
Phone Call No Source document	Julia Sajn	1156	West side of Pelham Street	Received the Notice Letter in the mail and is seeking further information regarding the impacts to property value.	Staff spoke to Ms. Sajn regarding the SABR process. Advised Staff could not provide advice on the question of property value, and instead that a licenced appraisal firm could provide this information.

SABR Comments Received relating to sites in the City of St. Catharines

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
68	Desmond Sequeira	N/A	General	<p>Requests that Council reject all recommendations to expand settlement area boundaries. Further requests that the Region restore the Natural Environment System to at least 30% tree canopy.</p> <p>Believes that future needs may be met by building vertically, that natural recreational and greening spaces can be incorporated into building structures, and that brownfield site redevelopment and intensification should be prioritized and awarded contracts first.</p>	<p>The Land Needs Assessment incorporated a 60% Regional intensification rate, well above the Provincial requirement. Despite this, certain municipalities still need more land to support community and employment growth to 2051. Without expansions the intensification rate goes up significantly, which puts more people in the built up areas and existing urban areas. This approach would also not consider the Provincial requirement for municipalities to address market demand for housing.</p> <p>New expansion areas will be planned using implementation tools such as secondary plans that utilize subwatershed plans in its analysis. Secondary plans provide direction for communities to grow and develop in a sustainable and resilient manner. This process will establish appropriate land uses and help to protect key natural features. It can also ensure that the plan addresses key climate change policies, including the use of technology and built forms that contribute towards net-zero emissions targets, requiring consideration for enhanced sustainability features (i.e. LID or green building design) and the establishment of transit supportive densities to facilitate future transit connections.</p>

SABR Comments Received relating to sites in the City of Thorold

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
69	Shaylyn Costello (LANDx)	N/A	100 Dock Road and 1522 Beaverdams Road	Requests detailed mapping for the technical boundary adjustments proposed on the subject properties. Seeking to clarify whether the lands surrounding 1522 Beaverdams Road in Thorold have been included in the settlement area boundary through the technical adjustment process.	Staff provided mapping to identify the lands that would be brought into the settlement area boundary through the technical adjustments process. Staff advised that the lands surrounding 1522 Beaverdams Road have not been brought into the settlement area boundary.
70	Ron Palmer (Planning Partnership)	1143	Lands near the Brock Business Park	Requests that the lands adjacent to the Brock Business Park be included in the settlement area boundary. The subject lands are designated Environmental Protection and Open Space and Parks.	Staff considered the subject lands for settlement area boundary expansion and maintain the initial assessment of the property.

SABR Comments Received relating to sites in the City of Thorold

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
71	Ian Macpherson (Primont)	1181	436 Quaker Road	Requests the subject lands be included in the settlement area boundary. Further requests that the Region consider amending the language in Policy 8.2.1 to allow for a scoped approach to be considered with respect to completing the required studies for the removal of the zoned holding symbol. This would be to permit individual property owners or smaller assemblies of land owner groups to advance approvals if deemed acceptable.	Staff acknowledge support for the recommendation to include the subject lands in the settlement area boundary. Staff will consider amending language in Policy 8.2.1.
72	Sam Vecchi	N/A	6071 Garner Road	Received the Notice Letter in the mail, and had questions regarding the ability to develop on the subject lands as well as timing for development surrounding the subject lands.	Staff provided an overview of the SABR process and the approximate timing for Council endorsement, Provincial approval, and local conformity. Staff also explained the role of local municipalities in overseeing community level planning (i.e. parks, schools, density locations, etc.) As part of the discussion, staff advised that municipal servicing for the area would ultimately be directed to new the South Niagara-WWTP, expected to be completed by 2027-2028.
73	Rajeev Sharma	1115	Lands near the Hwy 20 Corridor	Seeking guidance on how to prepare a motion to include the Hwy 20 Corridor for servicing in an effort to encourage employment growth in the area.	Staff advised Mr. Sharma that we cannot provide planning advice in this circumstance. Advised his comments are being captured and would be included in report to Committee and Council, and also indicated that the City of Thorold does not have an identified land need through the Land Needs Assessment.
74	Marcel and Jody Cadieux	n/a	2845 Port Robinson Road	Disappointed that the lands all around them are either developed or will be developed as they would like the same consideration to be extended for their lands within the Greenbelt Plan area.	Staff advised that the Region cannot change the Greenbelt Plan designation, however, their will be an upcoming Provincial Plan review in which they and others in the area can request the Province to remove them from the designation.
75	Durgesh Patel	N/A	13105 Hwy 20	Requests the subject property be included within the urban area boundary given that a portion of the lands are already within the existing urban area boundary, and that it could help to address rapid growth in the area.	The Land Needs Assessment does not identify a need for additional Community or Employment lands in the City of Thorold. Based on this outcome, Thorold is considered to have enough supply to accommodate growth to 2051 and no expansions are being considered within the municipality.
76	Stephen Bedford (LANDx)	N/A	100 Dock Street	Supportive of the changes reflected in the Region's draft mapping with respect to a technical adjustment on the subject lands.	Thank you for your feedback.

SABR Comments Received relating to sites in the City of Welland

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
77	Nilesh Luhar (Antrix Architects)	1234	Forks Road and Elm Street, Welland/Port Colborne	Seeking to determine whether there was a change to the recommendation to include the subject lands within the settlement area boundary expansion.	<p>The Land Needs Assessment does not identify a need for additional Community or Employment lands in the Cities of Welland and Port Colborne. Based on this outcome, Thorold is considered to have enough supply to accommodate growth to 2051 and no expansions are being considered within these municipalities.</p> <p>Staff provided a link to the Staff Report (PDS 41-2021) for the more information.</p>
77.1	Nilesh Luhar (Antrix Architects)	1234	Forks Road and Elm Street	Proposing residences on private water and septic services in a net zero community. Acknowledges that servicing is not currently available. Believes that the Region should encourage rural residential development instead of designating the property for a prime agricultural use and natural heritage system.	Staff did not identify a land need in Welland or Port Colborne. As such, the Region is not recommending any settlement area boundary expansions in Welland or Port Colborne.
78	Chirag Patel (Flora Designs Inc.)	1234	Forks Road and Elm Street	Believed that the e-mail sent by the Region indicated that this site was included in the recommendations for inclusion in the settlement area boundary. After meeting with the Region the commenter was surprised that the lands are not being considered for inclusion in the settlement area boundary expansion. Does not understand why the lands are being designated for agricultural uses as it will not be able to undergo development for 30 years. The commenter would like to build a rural residential subdivision on the lands and would like to file an objection to the recommendation.	<p>Staff met with the commenter to address concerns and outline the overall settlement area boundary review process. Staff walked through the land needs assessment methodology undertaken for the Region and highlighted that no land need was identified for Welland or Port Colborne where the lands are located.</p> <p>Staff advised that the change in agricultural use is a Provincial designation which is outside the Regions jurisdiction. Staff encouraged the commenter to become involved in the Provincial plan review process. Region maintains its initial assessment for the lands.</p>
79	Manni Chauhan (G-force Urban Planners)	1234	Forks Road and Elm Street	<p>Submission supplied in advance of a scheduled meeting requesting the subject lands be included in the urban area boundary.</p> <p>Argues that the current market is missing estate dwellings, either in an urban area or in a rural area. The subject lands can meet this missing demand. Growth should not be limited to compact development such as apartment and townhomes.</p> <p>Opposed to being designated as Prime Agriculture.</p>	<p>Staff have met with the representatives to discuss. Staff advised that the Cities of Welland and Port Colborne do not have identified Community Land need and the Region would not be considering any further expansion for Community Land purposes.</p> <p>Further, whether the lands are Good General Agricultural or Prime Agricultural, the change is in name only. It does not change what is shown. Provincial policy is quite clear and that despite area having some rural residential, more would not be permitted under current policy.</p>

SABR Comments Received relating to sites in the Township of West Lincoln

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
80	Paul Lowes (SGL Planning & Design)	N/A	Multiple	<p>Seeks to clarify the following matters:</p> <ul style="list-style-type: none"> Staff Report PDS 41-2021 identifies an expansion of 400 ha, of which 330 ha is Community Area and 70 ha Employment Area. The Township's consultants indicated the same boundary was comprised of 344 ha of Community Area and 78 ha of Employment Area. Please confirm the difference. The Preferred Concept Plan prepared by the Township's consultants showed the portion of the proposed expansion area on Townline Road, south of the rail corridor as Employment. However, the Region shows this same area as Community Area. Please explain the difference. 	<p>The difference in developable land supply between PDS 41-2021 and the Smithville Master Community Plan (SMCP) technical report, despite the same expansion boundaries, is related to environmental mapping. The Region's figures were based on the Region's Natural Environment System mapping, whereas the SMCP undertook a more comprehensive watershed exercise. The Region's final Land Needs Assessment will be updated accordingly.</p> <p>Employment Area and Community Area boundaries, as recommended in PDS 41-2021, were established in consultation with Township staff and SMCP consultants. They reflect Township endorsed boundaries, found in Attachment No.1 to PD-115-2021.</p>
81	Mike Crough (IBI Group)	2169	South Chippewa Road and Caistorville Road	Requests that the boundary of the lands being brought into the urban area reflect the natural heritage buffers identified in the attached mapping. The reason for the request is that bringing in all the lands would result in less efficient use of the expansion area and reduced ability to provide dwelling units.	Staff reviewed the request and associated mapping provided. The Region will maintain its recommendation to include the entirety of the lands within the settlement area boundary expansion. The environmental features brought into the settlement area boundary will be protected by environmental designations and appropriately buffered. These environmental features are discounted from land need and are non-developable.
Phone Call No Source document	Robert Gerow	N/A	2449 Port Davidson Road	Received the Notice Letter in the mail and is seeking further information on the SABR. Mr. Gerow noted that he has recently moved from Toronto to live in a rural location, and as such would not like to see subdivisions; however, he understands why growth in the area makes sense	Staff provided an overview of the SABR process, and advised that links to the Staff Report (PDS 41-2021) and its appendices, as well as a requested aerial image of the subject lands, would be provided.
Phone Call No Source document	Zander Goldie	N/A	2453 Port Davidson Road	Received the Notice Letter in the mail, and had questions regarding the timing of the boundary review and the proposed land uses on the subject lands.	<p>Staff outlined the respective roles of the Region and local municipality in establishing land uses on the subject lands and in recommending urban area expansions.</p> <p>Staff also advised that Development Phasing has not been determined and will form part of future strategies for the subject lands. Staff provided a link to the Staff Report (PDS 41-2021) and its appendices.</p>

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
82	Tina Schankula (Ontario Federation of Agriculture)	N/A	General	Not aware of the open house regarding the SABR. Requests any information available to review.	Staff advised that a video recording of the session, the presentation, and a table of the questions and answers would be posted on the Region's website Staff provided links to available information and informed Ms. Schankula where to sign-up for upcoming webinars and e-mail updates related to the development of the new Niagara Official Plan.
83	Judy Doerr	N/A	General	The climate crisis and housing crisis have not been adequately addressed by the government for decades. Development must consider these priorities and ignoring these crises causes financial long term costs to tax payers and life threatening conditions. The responsibility to preserve, protect and enhance community health must be clear in the new Official Plan. Clear and precise language must be used.	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan. The new Official Plan incorporates an integrated policy approach addressing climate change. Policy direction across the Plan supports the transition to net-zero, climate-resilient communities by: prioritizing investments in public transit and active transportation infrastructure; promoting the design of compact, mixed-use communities that use land wisely; encouraging intensification within existing urban areas and strategic growth areas; integrate low impact development and green infrastructure into new development; and enhance natural features that help to store greenhouse gas emissions. In addition, the new Official Plan commits to developing a greening strategy, adaptation strategy, greenhouse gas reduction targets and climate modelling.
84	Mary Lou Jorgensen-Bacher	N/A	General	Requests a link to the Niagara Falls Housing Strategy, which contained recommendations regarding intensification and forecasted housing mix.	Staff provided a link to the October City Council agenda containing the subject report.
85	Antonio Gallo	N/A	General	Requests detailed mapping of the Region's urban boundary extension recommendations.	Staff provided a link the Staff Report (PDS 41-2021) and it appendices, which contains detailed mapping of staff's recommendations.
86	Jennifer Vida (JV Consulting)	Multiple	Multiple	Requests detailed mapping of technical amendments in Niagara Falls and Niagara-on-the-Lake.	Staff provided the detailed mapping as requested.

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
87	Mary Lou Tanner (NPG)	Multiple	Multiple	Requests detailed mapping of technical amendments and a link to Appendix 9 to Report PDS 41-2021. Further requests rationalization for the technical amendments noted.	Staff provided a link to the Staff Report (PDS 41-2021) and its appendices, and attached both the detailed mapping as requested as well as Appendix 18.4 of Report PDS 17-2021, which outlined the criteria for boundary rationalizations/technical adjustments.
88	Rachael Haynes	N/A	General	Verbatim: “PSWs and Woodlots should be blocked from development. This proposal is irresponsible and greedy. Welland and Thorold have brown fields that should be developed before we destroy habitats that cannot be replaced nor replicated.”	Thank you for your feedback. Your comments will be taken under consideration as we finalize the new Niagara Official Plan.
89	Brigette Bonner	N/A	General	Concerned with the long-term ramifications for expansion onto agricultural lands and environmentally significant areas, and believes that development needs to be concentrated in existing urban areas, including brownfield development. Cites both the Niagara Falls Housing Strategy recommendations and the City of Hamilton’s decision to not expand as the preferred direction for Niagara Region.	The Land Needs Assessment incorporated a 60%, Regional intensification rate, which exceeds the minimum requirements laid out by the Province. Despite this, certain municipalities will still need more land to support community and employment growth. Selection of expansion locations considered the Natural Environment System, watershed planning and impacts on agriculture amongst other factors. Bringing natural features in to the urban area through expansion does not mean these areas will not be protected.
90	Mike Cushman	N/A	General	Has personally witness the health impacts of environmental pollution in the Niagara Region, and was happy with the progress of recent efforts to reverse this damage. However, concerned that these environmental efforts are being disregarded in exchange for urban expansions that will impact agricultural lands and environmentally significant areas. Smart growth principles and intensification should be used instead of urban expansion, with a particular need to increase development of high-rise apartments. In additional, it’s important that Regional and local governments undertake and verify environmental site assessments and risk assessments to ensure brownfield developments appropriately “cleans up” contaminated lands to reduce risks to human health and safety.	The Land Needs Assessment incorporated a Regional 60% intensification rate, which exceeds the minimum requirements laid out by the Province. Despite this, certain municipalities will still need more land to support community and employment growth. Selection of expansion locations considered the Natural Environment System, watershed planning and impacts on agriculture amongst other factors. Bringing natural features into the urban area through expansion does not mean these areas will not be protected as part of future development. Staff will take the comments risks to site contamination for brownfield development under advisement as part of site specific development.

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
91	Kevin Beaulieu (Greenbelt Foundation)	N/A	Greenbelt Plan Area	Requests Region-wide mapping showing technical amendments to settlement area boundaries.	Staff provided mapping as requested with links to Staff Reports for general information.
92	Bruce Allen	N/A	General	Opposes expansions to the settlement area boundaries due to impacts on climate change and natural habitats.	<p>The new Niagara Official Plan will direct more growth in existing built up areas, including an overall higher intensification rate for the Niagara Region. Intensification and redevelopment will more efficiently use land and infrastructure and support climate initiatives by improving watershed conditions within established communities.</p> <p>Additionally, the Region will encourage areas undergoing change to prepare intensification strategies and secondary plans to proactively provide direction for sustainable redevelopment.</p> <p>New expansion areas will be planned using implementation tools such as secondary plans with associated subwatershed plans. Secondary plans provide the direction for communities to grow and develop in a sustainable and resilient manner. This process will establish appropriate land uses and help to protect key natural features. It can ensure that the plan addresses key climate change policies, including through the use of technology and built forms that contribute towards net-zero emissions targets, enhanced sustainability features (i.e. LID or green building design), and the establishment of transit supportive densities to facilitate future transit connections.</p> <p>In addition to providing current policy directions, the proposed Niagara Official Plan commits to development of a greening strategy, adaptation strategy, greenhouse gas reduction targets and climate modelling.</p>
93	Chris Koop (Niagara Federation of Agriculture)	N/A	General	<p>Supports a fixed boundaries approach and having even further intensification targets. Provides figures on agricultural economy and natural heritage policies, interpretation of CLI soil class designations and suggests that other development alternatives be considered to settlement area boundary expansions.</p> <p>Requests a breakdown of net areas gained and a response to the impacts on agricultural systems/agri-food networks.</p>	Thank you for your feedback. These comments will be taken under consideration as we advance the new Niagara Official Plan.

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
94	Biodiversity and Climate Action Niagara	N/A	General	<p>Identified several overall areas of concern related to the proposed SABR recommendations, including:</p> <ul style="list-style-type: none">• Loss of prime agricultural land.• Addressing the climate crisis.• Impacts to the Natural Environment System• Market Demand.• Utilizing additional 40 hectare expansions as per Policy 2.2.8.5 of the Growth Plan. <p>The letter also identified specific concerns with the identification of a 50% intensification target for the City of Niagara Falls Intensification and several of the locations recommended for expansions in Niagara Falls, Fort Erie, Pelham, and West Lincoln.</p>	<p>Thank you for your feedback. The comments received on the site specific expansion areas are taken under consideration as we finalized our work.</p> <p>Staff have reached out to Biodiversity and Climate Change Niagara specifically with regards to the specific questions identified in their submission. In summary, the response clarifies that the Niagara Official Plan:</p> <ul style="list-style-type: none">• Bases its Settlement Area boundaries on a Land Needs Assessment that is required to identify a housing mix that considers both affordability and market-demand, establishing Settlement Areas that ensure sufficient supply of land is available for development to 2051.• Contains clear policies to protect the agricultural land base and the Agricultural System, including local processing.• Encourages intensification rates above the Provincial average, requires local municipalities to update or create intensification strategies to achieve or exceed these targets, and identifies strategic growth areas to support transit-oriented development.• Policies requiring secondary plans to be completed for larger expansion areas, which will include additional study including secondary plans, sub-watershed plans, transportation studies, servicing, urban design, etc. The planning of the expansion areas will look at net zero communities, protecting the environment, recommending engineering solutions that use green infrastructure.
95	Anne Yagi (8Trees Inc.)	N/A	General	<p>Writer cites decline of “smart growth” planning. Offers unsolicited proposal for Kraft Drain Watershed and Chippawa.</p>	<p>Thank you for your feedback. These comments will be taken under consideration as we advance the new Niagara Official Plan.</p>

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
96	Don Ciparis, (National Farmers Union – Ontario)	N/A	General	Opposes any boundary expansion that results in the loss of prime agricultural land. Requests Staff to reimagine population growth through responsible densification.	<p>The new Niagara Official Plan will direct more growth in existing built up areas, including an overall higher intensification rate for the Niagara Region. Intensification and redevelopment will more efficiently use land and infrastructure and support climate initiatives by improving watershed conditions within established communities.</p> <p>Agriculture lands are important to Niagara. The Region’s assessment criteria carefully considered impacts to the agricultural area through the assessment; including soil classification, the overall agricultural system and any impacts to existing livestock operations using minimum distance separation (MDS) information.</p>
106	Linda Manson	N/A	General	<p>Identifies several areas of concern related to the urban settlement area boundary review, primarily in relation to the protection of the natural environment system. Questions and comments are summarized as follows:</p> <ol style="list-style-type: none"> 1. Desire to have a mapping tool that overlays information. <ul style="list-style-type: none"> ○ “Q: Will you start doing that?” 2. Questions what the Region will do if developers ask to utilize the 40 hectare expansion policy in the Growth Plan. <ul style="list-style-type: none"> ○ “Q: What will you say when they ask?” 3. In support of the City of Niagara Falls’ proposed 65% intensification rate and inquires if staff looked at the local report. <ul style="list-style-type: none"> ○ “Q: Did you, in fact, even take a look at that staff report?” 4. Skeptical whether the natural environment system would be protected once lands are brought into the settlement area. <ul style="list-style-type: none"> ○ “Q: What opportunities will exist to improve on Option 3C — within urban boundaries?” 	<p>Staff response provided in corresponding question sequence.</p> <p>1. The Region has made all Natural Environment Systems (NES) and feature layers available as part of the online mapping used for consultation. Users can “make visible” any individual layer or a complete, comprehensive set of layers for inspection. Mapping for the purposes of Official Plan Schedules are structured in a manner that provides clarity to distinguish features to assist those interpreting mapping and related policies. Multiple mapping schedules avoids instances of overlap that may otherwise block out features that are identified in the same location. The Schedules are to be used together when information is sought on properties.</p> <p>The online mapping tool can be viewed with the following link. https://niagararegion.maps.arcgis.com/apps/instant/basic/index.html?appid=21e7b3d3663e476799277823f3a40b44</p> <p>2. The Niagara Official Plan will establish Settlement Area boundaries to accommodate growth to 2051. Additional expansions to accommodate 2051 growth should not be required unless there are significant changes to housing demand and population growth.</p>

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
				<div><div>5. Suggests Niagara needs a “you destroy ... you never develop there” policy. The tree cutting by-law and enforcement needs to be proactive, not reactive.</div><div><div>○ “Q: Are you aware of such a thing elsewhere?”</div><div>○ “Q: Would you be willing to suggest?”</div></div><div>6. Seeks to stop the Merritt Road extension in the Town of Pelham.</div><div><div>○ “Q: How do we stop it?”</div></div><div>7. Seeks to have lands south of Garrison Road next to Fort Erie’s Town Hall removed from the expansion recommendations.</div><div><div>○ “Q: Will you be looking for a replacement recommendation — or better yet, an intensification option?”</div></div></div>	<div><div>3. Yes, staff reviewed this report and many others. Staff have met with all our local counterparts throughout the Official Plan development and during the review of potential expansion areas. City of Niagara Falls Council made a decision to use a 50% intensification rate for Niagara Falls.</div><div>4. Council chose Option 3C for the Region. This was the highest level of environmental protection out of all the options put forward. For expansion areas further study work will determine appropriate setbacks/buffers/linkages (For example when secondary planning and sub-watershed study work is being undertaken). If a local council wishes to further enhance the environmental system for their own municipality, they can include policies in their local official plan during their conformity update.</div><div>5. The Region has a Woodland Conservation By-law (By-law No. 2020-79). The by-law prohibits the injury or destruction of any tree located within a woodland or designated as a Heritage Tree or a Significant Community Tree except under certain specified circumstances. The Region’s By-law has been in place since 1981.</div><div>6. Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for Merritt Road (Regional Road 37) and Rice Road (Regional Road 54) in Pelham, Thorold and Welland. The project is following the approved process under the Ontario Environmental Assessment Act.</div></div>

SABR General Comments Received

Comment Source ID(s)	Commenter	Parcel ID(s)	Location	Comments Received	Regional Response
					<p>The proposed transportation improvements are required in order to provide capacity for the projected traffic growth in the area. Transportation improvements include active transportation facilities in line with the Region’s complete streets approach and sustainable transportation network. It is recognized that some impacts will occur on the natural environment. An Environmental Impact Study (EIS) is underway in consultation with the Niagara Peninsula Conservation Authority (NPCA) and will comply with Provincial and Regional plans, policies and guidelines as required to support the MCEA process.</p> <p>The Niagara Peninsula Conservation Authority has requested that additional work be completed to monitor the wetlands and to show how the ecohydrological functions of the watercourses and wetlands will be maintained during and post construction. All technical investigations prepared as part of the Class EA Study will be made available for public review along with the Environmental Study Report, when available.</p> <p>The natural environment features within the Study Area (provincially significant wetlands, woodlands) are part of the Core Natural Heritage under the existing Niagara Region Official Plan. These features are being identified as part of the Natural Environment System under the New Niagara Region Official.</p> <p>7. Based on public consultation and additional information that was made available the area was removed from the recommended expansion area.</p>