

Subject: Ridgeville Hamlet Boundary

Recommendation:

THAT Committee receive Report 2019-0137 and recommend to Council:

THAT Council support the proposed Ridgeville Hamlet Boundary as presented in this Report;

THAT the Director inform the Manager of Long Range Planning at the Region of Niagara of Council's decision.

Background:

In May 2017 the Province released the new Greenbelt Plan which identified Ridgeville as hamlet with a dot at the crossroads of Effingham Street and Canboro Road. The previous 2005 Greenbelt Plan did not identify Ridgeville as a hamlet and it was the only hamlet in the Niagara Greenbelt area that was not included in the Greenbelt Plan at that time.

The Greenbelt Plan 2017 states that hamlets are subject to the policies of the Growth Plan and are governed by official plans. Limited growth is permitted through infill and intensification subject to appropriate water and sewage services.

In Niagara, the Region is responsible for establishing the boundaries of hamlets and urban areas in its Official Plan. The Region is currently in the process of undertaking a new Official Plan and as part of that process is looking to establish a boundary for the hamlet of Ridgeville as something more than a dot at the intersection of Effingham Street and Canboro Road. Ridgeville is the last hamlet in Niagara to have a boundary established in the Regional Official Plan.

Analysis:

The Region of Niagara is in the process of preparing a new Official Plan. It is anticipated to be complete in approximately two years. As part of that process, Regional staff had discussions with Town staff regarding establishing an appropriate boundary for the hamlet of Ridgeville. The Region is responsible for establishing the boundary through its Official Plan and the Town is responsible for the detail land use policies within the hamlet in its Official Plan. In accordance with the Growth Plan and the Greenbelt Plan, hamlets provide for limited development and redevelopment opportunities through infill and intensification.

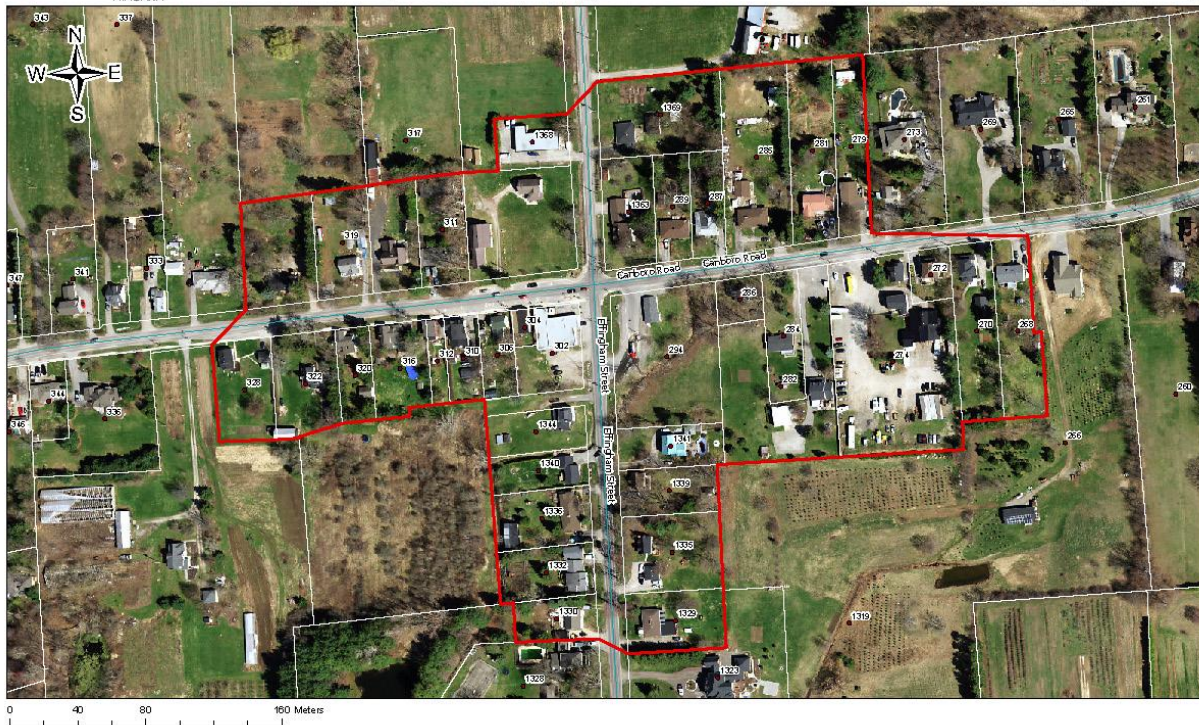
In terms of process the Region must establish the hamlet boundary first through its Official Plan, and once the hamlet boundary has been established, the Town can then prepare an Official Plan amendment with policies that address the type of land uses and how development and redevelopment may take place within the hamlet boundary. The Region is seeking municipal support at this time of a proposed hamlet boundary in terms of moving forward with a proposed boundary as part of its Regional Official Plan preparation process. Municipal support at this time, does not preclude further input into the process.

The following factors were taken into consideration with regards to the establishment of an appropriate boundary:

- character of development to fit the context of the area
- servicing considerations
- opportunities for infill and redevelopment
- land use impacts
- protection of agricultural lands

Based on the above considerations, the following hamlet boundary outlined in red on the aerial photo below was developed for Council's consideration.

Proposed Ridgeville Hamlet Boundary (2019)



The proposed boundary takes into consideration the character of development in the area which generally involves an older, traditional building stock, smaller rural lots and development that is generally closer to the road consistent with a traditional hamlet settlement pattern. Beyond the proposed boundary, the development is less consistent with a hamlet settlement pattern and is more estate like consisting of larger lots, more modern building stock with larger setbacks and also includes agricultural parcels. Many of the lots within the boundary have a greater potential to redevelop as compared to other lots beyond the boundary that are larger and more estate-like and therefore less likely to redevelop. Opportunities for redevelopment potential should be focused on the hamlet versus on prime agricultural lands or on lots that would have the potential to have a greater impact the surrounding agricultural area.

With respect to servicing considerations the lands along Canboro Road have municipal water services available, while the lands in the Effingham Street area are privately serviced with respect to water services and all the lands are privately serviced with regards to sanitary sewage systems. Therefore, given the limited municipal services available to the area, any infill and redevelopment will be on private sanitary sewage services and may be serviced with municipal water is if it is on Canboro Road. Hamlets generally have limited municipal services and as a result development opportunities are restricted by servicing capabilities.

There are some opportunities for infill and redevelopment within the proposed boundary, however, it is unlikely that large scale development or redevelopment will take place given the servicing capacity available, the policy restrictions regarding extension of municipal services beyond urban area boundaries and the policy intent of providing limited growth opportunities in hamlets. Within the proposed hamlet boundary are commercial uses, utility buildings, an auto and small equipment repair use, and residential uses consisting primarily of single detached dwellings and some apartments above storefronts. It is noted that any development or redevelopment opportunity within the proposed hamlet boundary area would only occur and be initiated by a property owner, not by the municipality, and the likelihood for adverse land use impacts would be minimal given the limited scale of development that would likely be considered.

Keeping the proposed hamlet boundary reasonably tight also provides the greatest protection to the surrounding prime agricultural lands which is consistent with the policy objectives of the Provincial Policy Statement, Greenbelt Plan, Growth Plan and Region of Niagara Official Plan.

The establishment of a hamlet boundary for Ridgeville is needed first in order to provide the opportunity for limited development and redevelopment and reinvestment into this traditional settlement area. The proposed boundary is considered reasonable given the existing context and development pattern of the area and represents good land use planning given the existing policy framework for hamlets.

Financial Considerations:

There are no financial considerations with regards to the establishment of the hamlet boundary for the Ridgeville in the Region of Niagara Official Plan.

Alternatives Reviewed:

During discussions with the Regional staff on establishing an appropriate hamlet boundary for Ridgeville various options were reviewed, however they did not fit the criteria as well as the one that is being recommended. For example, other options had greater impact on the surrounding agricultural lands, did not provide for as consistent character of development and would have greater impacts from a servicing perspective.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

The establishment of a hamlet boundary for Ridgeville recognizes the historical development area known as Ridgeville which contributes positively to building a strong community. Once the hamlet boundary is established, it would be

appropriate for the Town to amend its Official Plan to provide the policy framework for development and redevelopment within the boundary that will be aimed at building a strong community and recognition of the community's history.

Consultation:

The delineation of the proposed Ridgeville hamlet boundary has been a collaborative process that involved consultation with Regional and Town staff. The public and agency consultation process will be through the Regional Official Plan process and when the Town amends its Official Plan to provide policy guidance with regards to the Ridgeville hamlet there will be further public and agency consultation at that time as well. This is the first step in the process towards the Region establishing a boundary for the hamlet of Ridgeville.

Other Pertinent Reports/Attachments:

Appendix A – Proposed Hamlet Boundary for Ridgeville

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