

Official Plan Update

Town of Pelham

June 7, 2022



making our mark
NIAGARA
OFFICIAL PLAN

new niagara official plan



OUR NATURAL ENVIRONMENT SYSTEM

Improved mapping of the Region's natural heritage features and water resources



OUR RESPONSE TO CLIMATE CHANGE

Prioritize climate change throughout the plan to achieve sustainable and resilient communities.



OUR HOUSING MIX

Support a diverse range of dwelling types to addresses affordability and market demand.



OUR ECONOMIC COMPETITIVENESS

Identified areas that are protected for long-term investment in employment uses.



OUR PLANNING FRAMEWORK

Clearer policies for local implementation and coordination with Regional planning.

niagara 2051 review



vision and pillar statements

Exceptional

development and communities



Diverse

housing types, jobs and population



Thriving

agriculture and tourism

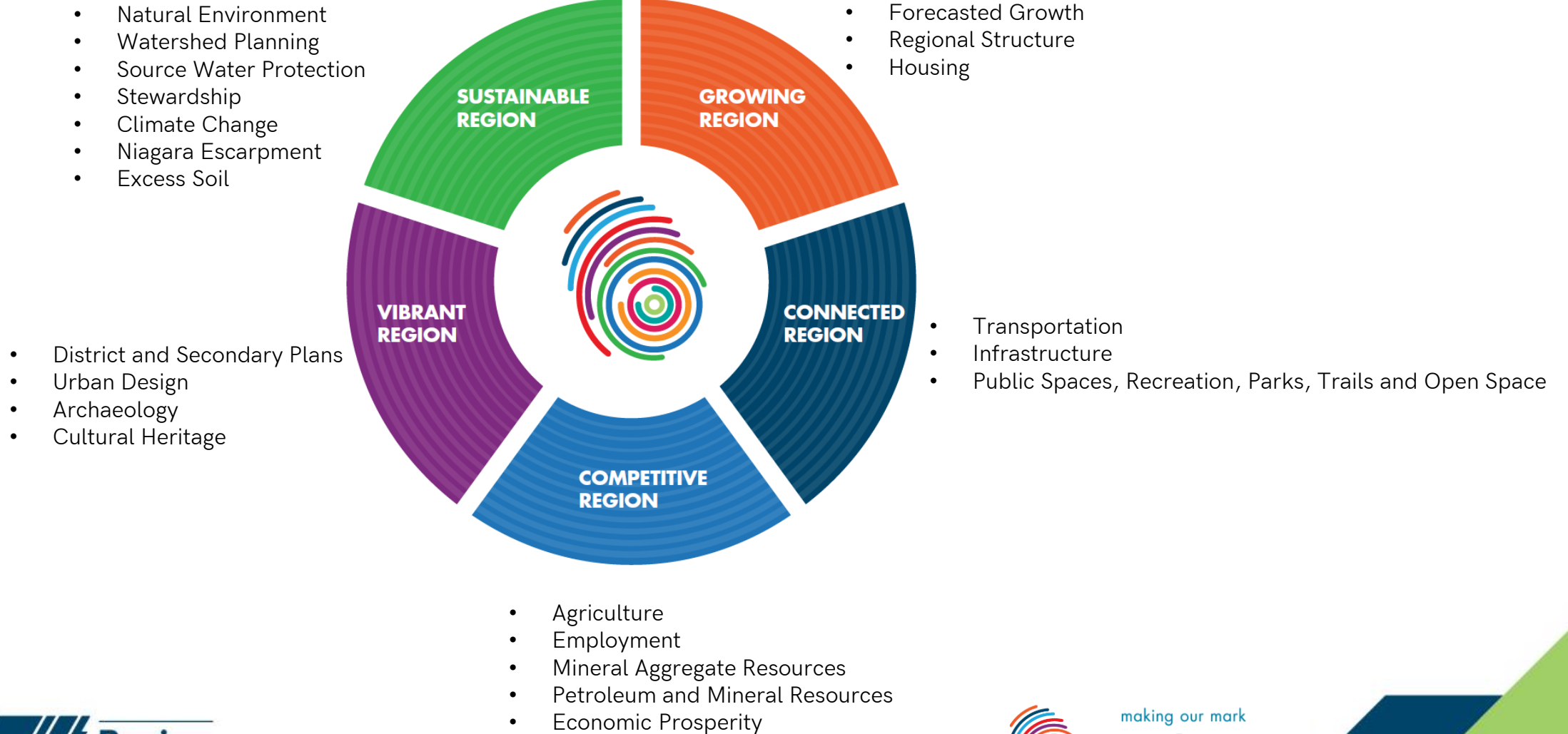


Resilient

urban and natural areas



official plan chapters



climate change

Policies across the Niagara Official Plan support the transition to **net-zero, climate-resilient communities**.

Support built form and land use patterns that use land efficiently and reduce transportation emissions



Enhance carbon sinks that store and sequester carbon



Mitigate hazards and coordinate with emergency management



Support conservation and energy reduction



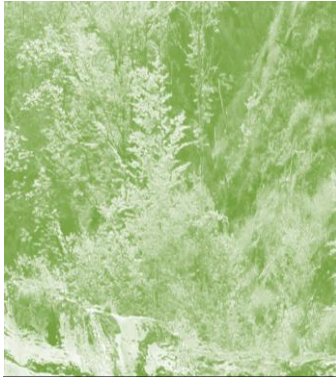
Enhance the adaptive capacity of infrastructure



official plan purpose



what we protect



**Natural
Environment
System**



**Source
Water
Protection**



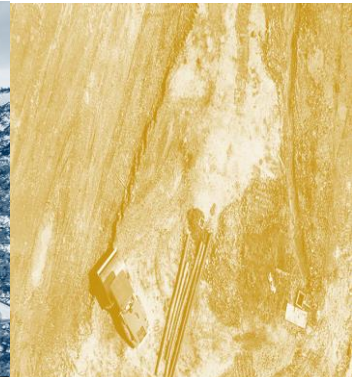
**Agricultural
System**



**Niagara
Escarpment**



**Cultural
Heritage and
Archaeology**



**Aggregate
Resources**



natural environment system

s. 3.1

Regional Council selected the strongest option for environmental protection for incorporation into the draft consolidated Official Plan.

The Region's integrated Natural Environment System will include:

1

Key hydrologic features (wetlands, watercourses, etc.)

4

Provincial natural heritage systems

2

Key hydrologic areas and other water resource features to be informed by watershed planning

5

Linkages and buffers

3

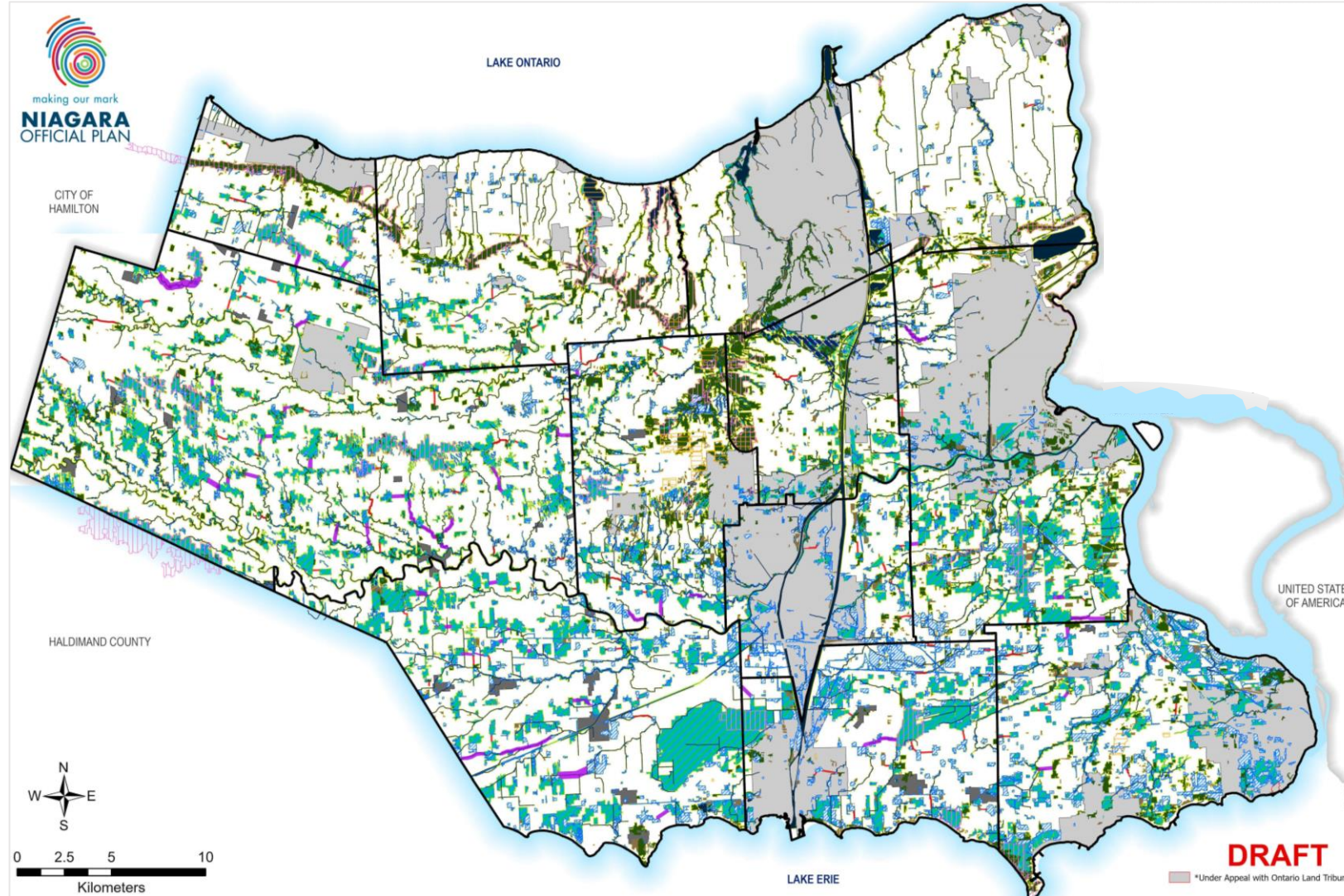
Key natural heritage features (woodlands, valleylands, etc.)

6

Supporting features and areas, enhancement areas



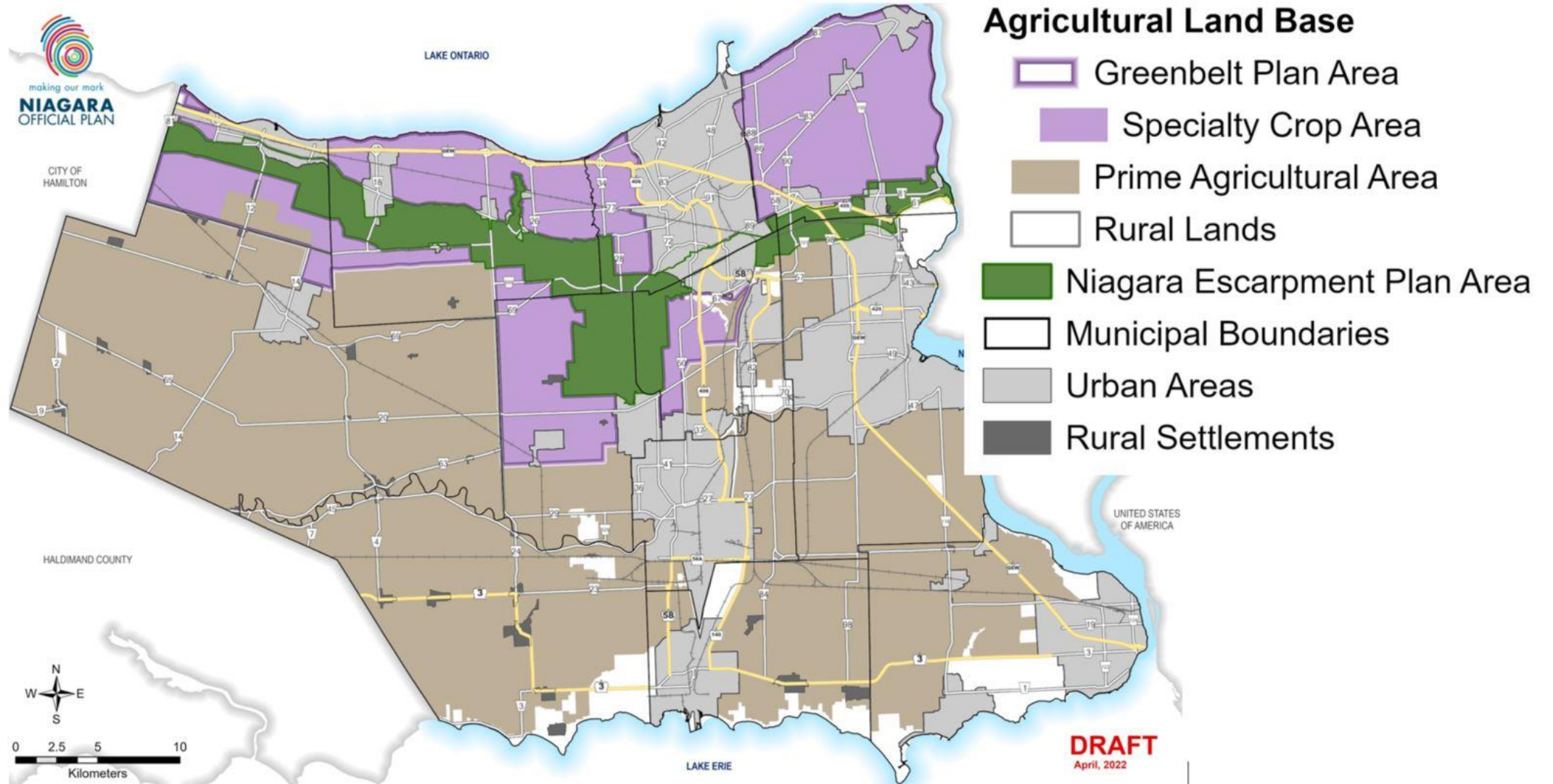
natural environment system



LEGEND

- Settlement Area
- Medium and Large Linkages
- Small Linkages
- Life Science ANSI
- Earth Science ANSI
- Significant Woodlands
- Other Woodlands
- Other Wetlands and Non Provincially Significant Wetlands
- Provincially Significant Wetlands
- Waterbodies
- Inland Lakes
- Mapped Vegetation Protection Zones/Buffers

agricultural land base



how we grow

The Niagara Official Plan will strategically direct forecasted growth to make efficient use of existing infrastructure and built-up areas, while addressing overall housing need.

202k

increase in
population
between 2021
and 2051

85k

increase in
employment
between 2021
and 2051

60%

of housing
directed to
existing built-up
areas

1%

regional land base
added to settlement
areas

growth forecast and intensification targets

Population and Employment Forecasts by
Local Municipality

Municipality	Population	Employment
Fort Erie	48,050	18,430
Grimsby	37,000	14,960
Lincoln	45,660	15,220
Niagara Falls	141,650	58,110
Niagara-on-the-Lake	28,900	17,610
Pelham	28,830	7,140
Port Colborne	23,230	7,550
St. Catharines	171,890	79,350
Thorold	39,690	12,510
Wainfleet	7,730	1,830
Welland	83,000	28,790
West Lincoln	38,370	10,480
Niagara Region	694,000	272,000

Niagara Region Intensification Targets by Local
Municipality

Municipality	Units	Rate
Fort Erie	3,680	50%
Grimsby	4,500	98%
Lincoln	8,895	90%
Niagara Falls	10,100	50%
Niagara-on-the-Lake	1,150	25%
Pelham	1,030	25%
Port Colborne	690	30%
St. Catharines	18,780	95%
Thorold	1,610	25%
Wainfleet	0	0%
Welland	10,440	75%
West Lincoln	1,130	13%
Niagara Region	62,005	60%

how we grow

SETTLEMENT AREAS

intensification target of 60%
in built-up areas



EMPLOYMENT AREAS

identified for long-term
protection



STRATEGIC GROWTH AREAS

accommodate approximately
30% of Region's growth



HOUSING

housing mix + targets and
tools for affordable housing



adjusting boundaries

The Region is responsible for determining whether settlement area boundary expansions are needed to accommodate growth.

LAND NEED

- Dependent on regional land need forecasts.

CRITERIA

- Subject to a comprehensive evaluation.

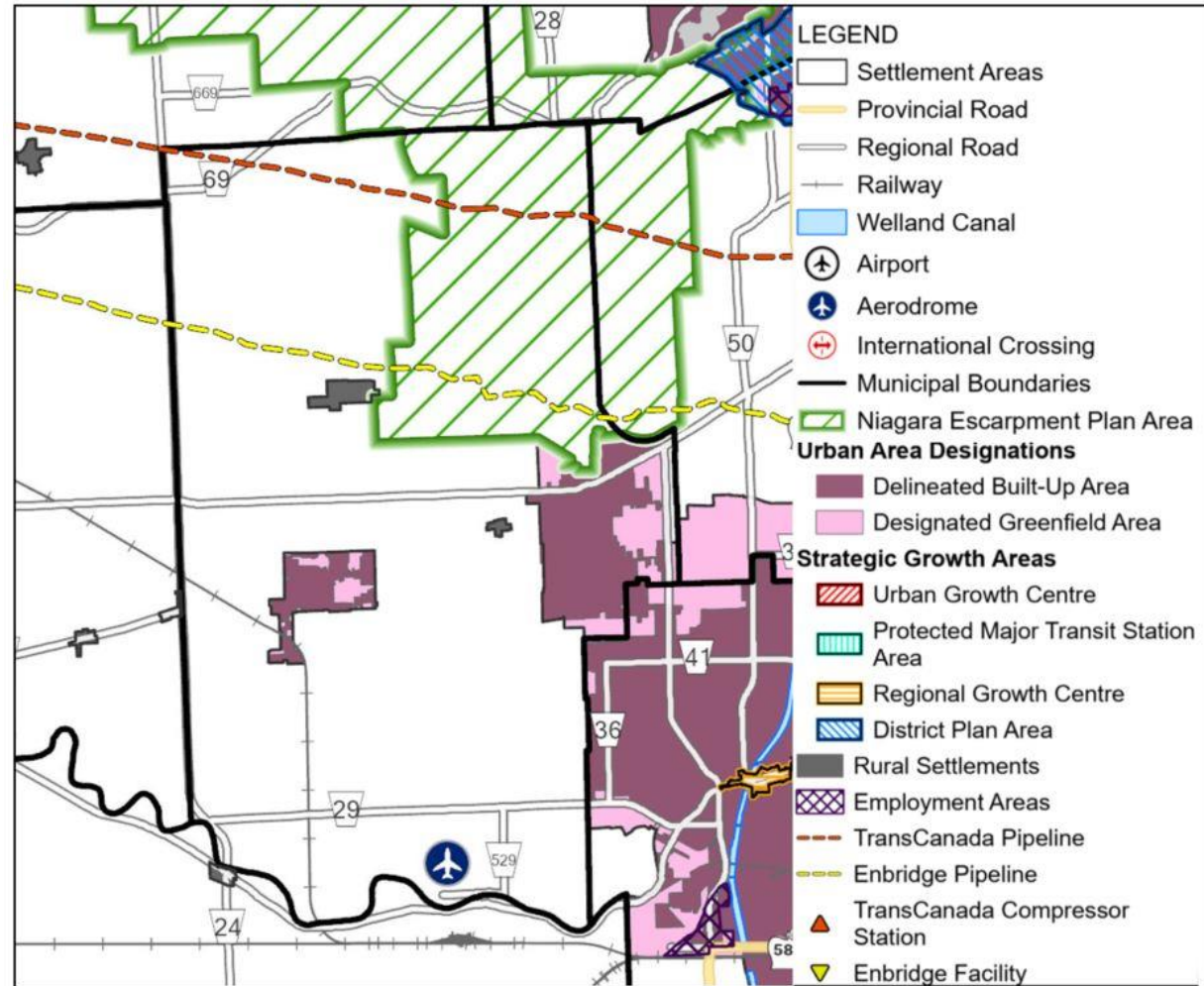
TIMING

- Permitted only during the new Official Plan.

Technical adjustments and rationalizations are also included for Provincial conformity, to correct mapping errors, and to recognize existing conditions.



regional structure



land need assessment

Regional Land Need (March 2022)

Community Area	+785 hectares
Employment Area	+260 hectares
Rural Area	+115 hectares

Outside of urban area land need, the new Official Plan includes:

1,400 + | ha of Greenbelt Protected Countryside

3,300 + | ha of Growth Plan Prime Agricultural Area

38,000 + | ha of Provincial Natural Heritage system

urban area evaluation criteria



Land Use

- ☐ Complete communities
- ☐ Land needs
- ☐ Surrounding neighbourhoods



Aggregates

- ☐ Aggregate operations



Sanitary Services

- ☐ Existing treatment plant(s)
- ☐ Sanitary servicing
- ☐ Environmental impact



Agriculture

- ☐ Soil classification
- ☐ Livestock operation(s)
- ☐ Agri-food network



Transportation

- ☐ Major road access
- ☐ Existing/local road networks
- ☐ Public transit
- ☐ Active transportation



Water Services

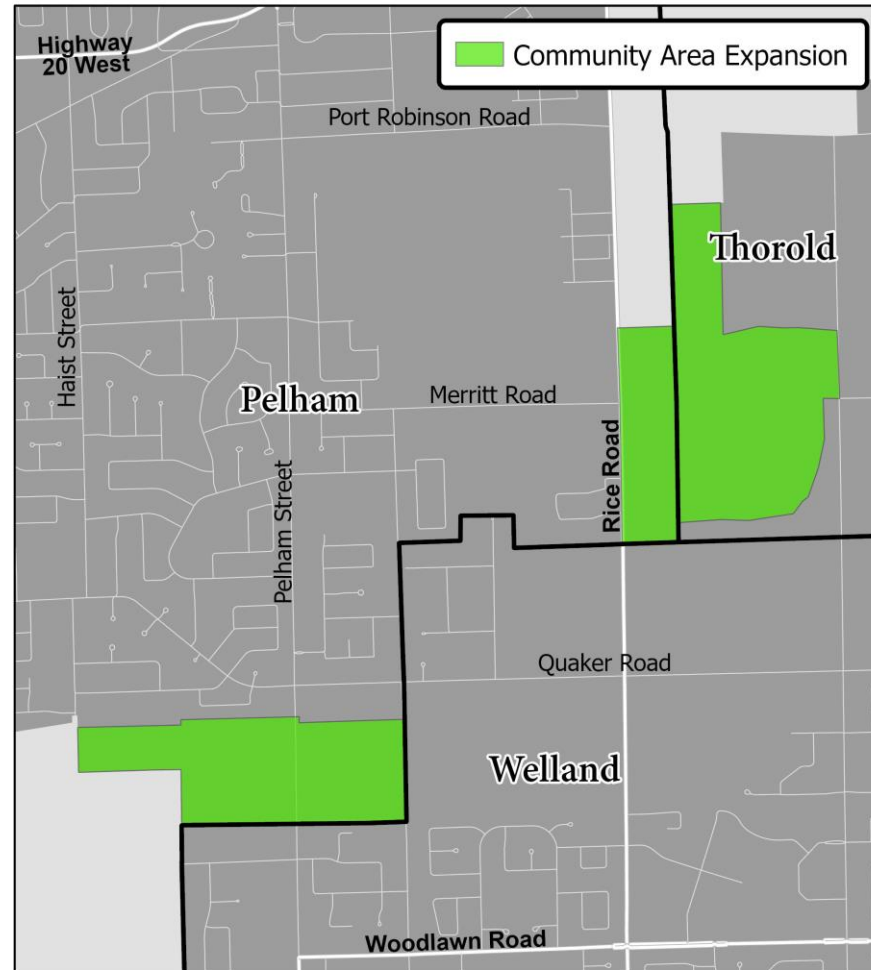
- ☐ Municipal water servicing
- ☐ Future connections
- ☐ Environmental impact



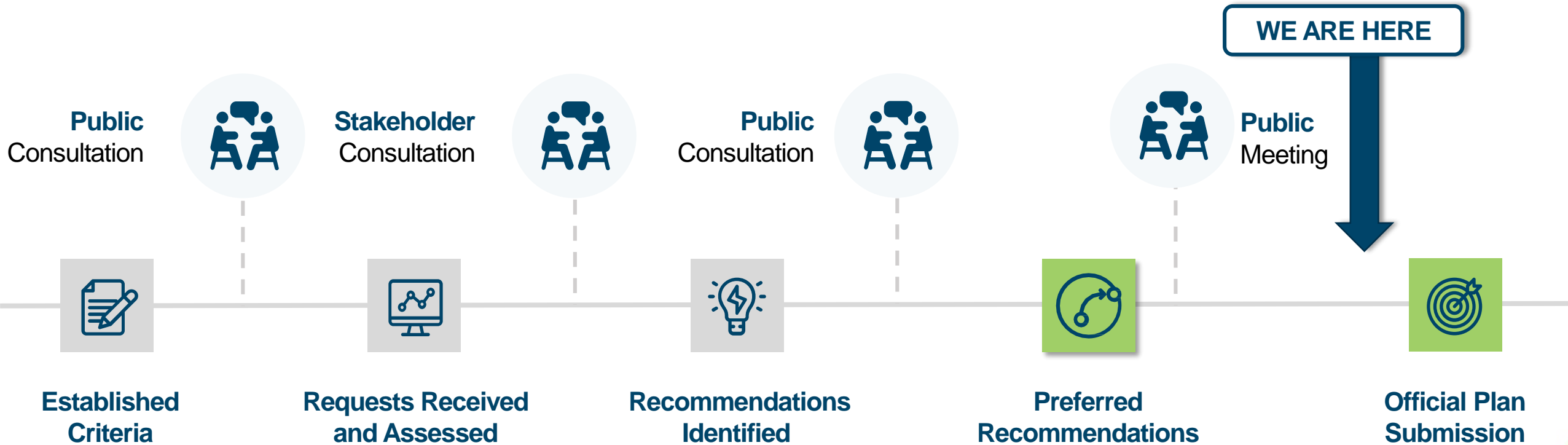
Environment


- ☐ Natural heritage features
- ☐ Fragmentation
- ☐ Watershed impacts
- ☐ Water quality
- ☐ Species at risk
- ☐ Topographic impacts

urban expansion



settlement area boundary review process





the systems that provide for them



District and Secondary Plans

Neighbourhood level plans that envision the types of land uses to be developed within a specified area and the improvements needed to realize that vision.



Urban Design

Policies and/or guidelines that outline the scale, form, and design standards used for a community's built form, streetscape, and public realm.



Infrastructure & Transportation Policies

Policies that identify how infrastructure will support where and how we grow and provide a sustainable transportation system that accommodates forecasted growth.



Sub-Watershed Planning

Comprehensive approach to protecting the Natural Environment System while planning for development.

outcomes



Affordable housing opportunities.



Climate change adaptation and mitigation.



Efficient use of infrastructure.



Investments in public amenities.



Protection of natural and rural systems.



Support for economic development.

implementation

- The NOP is not a static document. After adoption it can be updated to address changing trends, policy performance and impact of innovation or outcomes from future work.
- The NOP will monitored to address policy performance.
- The Region is developing guidelines to assist local municipalities with bringing their Official plans in to conformity.

official plan timeline

**NOVEMBER and
DECEMBER 2021**

- Employment Conversions
- SABR
- Natural Environment

**JANUARY and
FEBRUARY 2022**

- Consolidated Official Plan Release
- Public Information Centres
- SABR Comment Deadline

**MARCH and
APRIL 2022**

- Statutory Public Open House and Public Meeting (April)

**MAY and
JUNE 2022**

- Assess Comments Received
- Recommendation Report to Council (June)

**JULY
2022**

- Deadline for Provincial Approval

Questions?

