



## Town of Niagara-on-the-Lake

1593 Four Mile Creek Road  
P.O. Box 100, Virgil, ON L0S 1T0  
905-468-3266      www.notl.com

**REPORT #:** CDS-25-013

**COMMITTEE DATE:** 2025-01-14

**DUE IN COUNCIL:** 2025-01-28

**REPORT TO:** COTW-Planning

**SUBJECT:** Glendale Secondary Plan – Official Plan Amendment Revisions

### 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 Council **RECEIVE** the revised Town-initiated Official Plan Amendment (File No. OPA-06-2022) for the Glendale Secondary Plan and **FORWARD** the revised Glendale Secondary Plan for consideration by Council in conjunction with the deferred Staff Recommendation Report (Report No. CDS-24-182).

### 2. EXECUTIVE SUMMARY

- The purpose of this report is to provide information on the minor revisions suggested to the Glendale Secondary Plan as a result of the delegations made at the December 3, 2024 Committee of the Whole-Planning meeting.
- At the December 3 meeting, Staff recommended approval of the Official Plan Amendment, as detailed in this report, as it conforms to *Planning Act* requirements, is consistent with the Provincial Planning Statement, and conforms to Provincial, Regional, and Town planning legislation.
- The revision continues to maintain consistency and conformity to the Provincial, Regional and local planning legislation.

### 3. PURPOSE

This report provides information on minor revisions in response to the delegations received at the Committee of the Whole-Planning meeting on December 3, 2024.

### 4. BACKGROUND

The background of this project and the Official Plan Amendment was provided in Staff report CDS-24-182. The report and decision was deferred to the January 14, 2025 meeting. This report should be read in conjunction with CDS-24-182.

### 5. DISCUSSION / ANALYSIS

Following the receipt of delegations at the December 3, 2024 Committee of the Whole meeting, staff have further considered the requests with the study team. As a result, the following revisions have been made to the Secondary Plan.

Requested Change	Revision
<p>Clarification on the definition of “low impact employment generating uses”</p>	<p>New clause to 9.2.5 (definitions) as follows:          "ix: The term 'low impact employment generating uses' when used in this Plan means modestly scaled research and development facilities, light manufacturing uses and warehousing facilities and other employment uses where the operations are not noxious or offensive (i.e. those uses defined as Class I Industrial Facilities in the Ministry of Environment, Conservation and Parks Land Use and Compatibility Guidelines).</p>
<p>Policy 8.2.3 (a) to ensure consistency with other Policies of the Plan as below:          (a) Existing stormwater management facilities are identified on Schedule 1 and <b>Schedule 4</b>. They are expected to remain as stormwater management facilities in the long-term. Opportunities to modestly redesign or reconfigure any existing stormwater management facility may be considered by the Town without the need for an Amendment to this Plan. However, any significant application to remove, reuse, or reconsider the configuration of any existing stormwater management facility shall require an Amendment to this Plan.</p>	<p>As approved via motion:          Schedule 4 has been added to Policy 8.2.3 a).</p>
<p>Secondary Plan be revised to encourage, rather than require, non-residential uses on ground floor of buildings throughout the mixed use designated lands (i.e. Mixed Use I and II) to ensure commercial space reflects market conditions.</p>	<p>No change to Mixed Use 1 designation. Policy 6.5.3 (Mixed Use II) has been revised to reduce the minimum required at-grade gross floor area for non-residential uses from 60% to 50%.</p> <p>For clarity, "non-residential uses" refers to a variety of permitted uses, not limited to retail or commercial spaces. The implementing zoning by-law could also allow live-work units, lobby spaces, recreational facilities, or similar uses that are not intended for public access. The policies also provide flexibility to permit standalone residential buildings, provided the equivalent non-residential floor space is accommodated elsewhere on-site.</p>

Requested Change	Revision
	<p>Policy 6.5.3</p> <p>e) Stand-alone, non-residential buildings may be permitted within the Mixed-Use II designation. Stand-alone residential buildings are prohibited. Where residential development is proposed, it is a requirement of this Plan that no dwelling units be permitted at-grade and a minimum of <b>50%</b> of the at-grade Gross Floor Area be occupied by non-residential uses, to the satisfaction of the Town.</p> <p>f) Notwithstanding the policy above, on comprehensively planned, larger sites, with multiple buildings proposed, the Town may consider stand-alone residential buildings, as long as the site is developed as a mixed-use site. Mixed-use sites shall include approximately <b>50%</b> of the total Gross Floor Area be dedicated at grade for non-residential uses, to the satisfaction of the Town.</p>
Additional information to support the requested employment conversion.	No changes made. Staff and the study team maintain the position that lands should remain designated for employment within the Regionally-identified Employment Area.
Comments regarding the water issues, ponding, and ditches.	The Subwatershed Study provides recommendations and criteria for all future development to control both the volume and peak runoff flow from properties in the Secondary Plan area; in this way, the future development would not increase the flood risk to adjacent or downstream properties compared to the existing conditions.
Comments/concerns related to building heights	The building height schedule that will regulate height (Schedule 2) meets the height requirements of the Airport Zoning Regulation (AZR). In recognition of the strategic growth area, the plan contemplates higher densities and taller building heights

Requested Change	Revision
	(Schedule 2B) subject to a number of requirements, including a permanent exemption to the AZR from Transport Canada and a future amendment to the Official Plan (subject to Council approval).

The above revisions are reflected in the revised Official Plan Amendment document attached as **Appendix I** to this report.

All other comments submitted were considered through the various phases of the Secondary Plan and the final document as presented to Council.

## 6. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

### Pillar

1. Vibrant & Complete Community

### Priority

1.1 Planning for Progress

### Action

1.1 b) Planning for Progress Initiatives

## 7. OPTIONS

- 7.1 Option 1: That Council accept the revisions and forward the revised Glendale Secondary Plan with supporting studies to Council for approval (**Recommended**)
- 7.2 Option 2: That Council approve the Glendale Secondary Plan without revisions (*Not Recommended*)

## 8. FINANCIAL IMPLICATIONS

Financial implications were detailed in Report CDS-24-182, including items related to development charges and community benefits charges.

## 9. ENVIRONMENTAL IMPLICATIONS

Environmental implications were detailed in Report CDS-24-182.

## 10. COMMUNICATIONS

Once Council has made a decision on the OPA, notice of the decision will be given as required in the *Planning Act*. The decision of Council is subject to a 20-day appeal period. If no appeals are received during the appeal period, the decision of Council is final.

Recent changes to provincial legislation have been made through Bill 185 and third-party appeals are restricted.

## 11. CONCLUSION

Community and Development Services Staff continue to recommend approval of the Official Plan Amendment, as detailed in this report and Report CDS-24-182, as the amendment meets *Planning Act* requirements, is consistent with the Provincial Planning Statement, and conforms with the Niagara Official Plan, and Town Official Plan.

## 12. PREVIOUS REPORTS

- Glendale Secondary Plan Update – CDS-22-073
- Glendale Secondary Plan Update and Project Charter – CDS-23-007
- Council Workshop Meeting – September 25, 2023
- Urban Design Committee – Glendale Secondary Plan Urban Design Guidelines – CDS-23-254
- Public Meeting Information Report – Glendale Secondary Plan – Official Plan Amendment (OPA-06-2022) - CDS-24-168
- Recommendation Report – Glendale Secondary Plan – Official Plan Amendment – CDS-24-182 (referred to January 14, 2025, Committee of the Whole)

## 13. APPENDICES

- **Appendix I** – Revised Official Plan Amendment – Glendale Secondary Plan

Respectfully submitted:

**Prepared and Recommended by:**



**Kirsten McCauley, MCIP, RPP**  
**Director, Community and Development**  
**Services**

**Submitted by:**



**Bruce Zvaniga**  
**Chief Administrative Officer (Interim)**