

Official Plan Update

Council Workshop– July 8, 2025

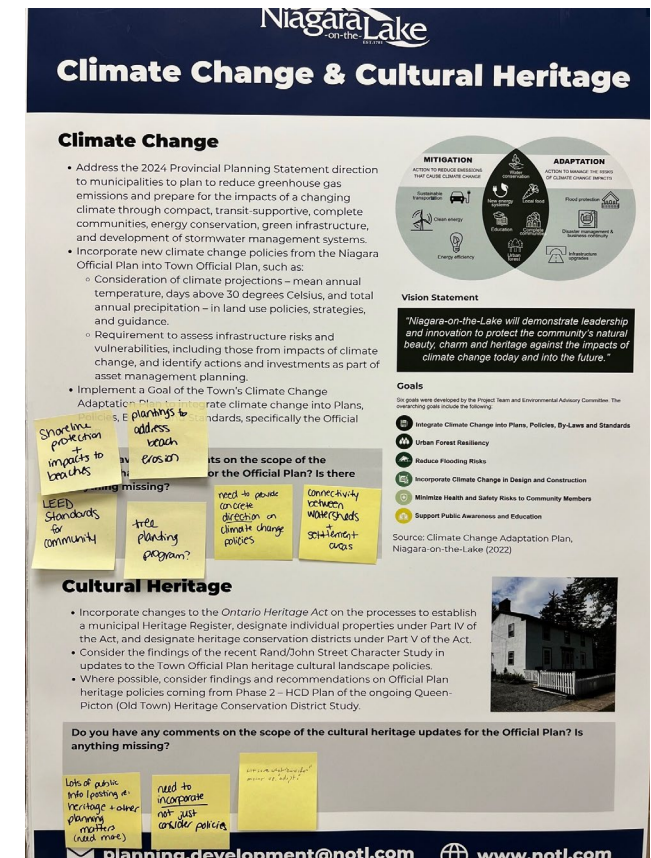
Agenda

- Review of Public Engagement
- OP Update Theme Areas
- Next Steps



Public Information Centres

- Sessions held in St. Davids and Old Town on Thursday, March 27, 2025, and Tuesday, April 1, 2025
- Opportunity for the public to learn more, ask questions, and provide input on the scope of review for the Official Plan Update
- Participants were invited to review display boards and provide feedback on specific Official Plan related questions using sticky notes



Public Information Centres

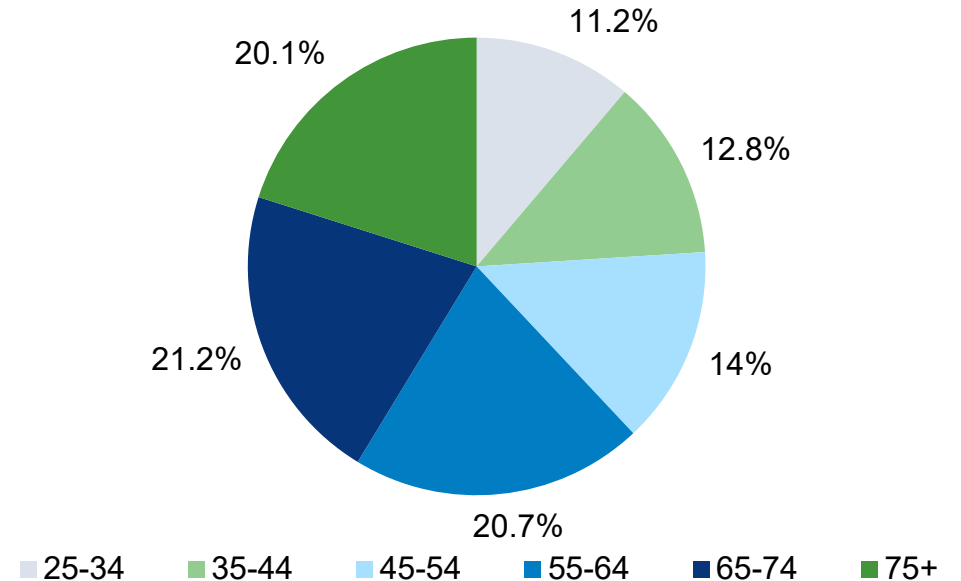
General Feedback received:

- Growth management and population growth projections
- Diversity of types and forms of housing
- Building heights
- Additional dwelling unit permissions in rural lands
- Shoreline protection
- Climate change policies
- Parking, transportation, and active transportation
- Protection of agricultural land
- Clarity on agriculture-related uses
- Integrate Draft Parks and Recreation Master Plan
- Chautauqua neighbourhood protection
- Dock Area protection

Online Survey Results

- Launched on March 19 through to April 16, 2025
- Community input on the Town's Adopted 2019 Official Plan and Official Plan Update
- Total of 179 responses
- Divided on whether the Community Vision and Strategic Pillars still reflect the priorities of the community
 - Staff do not recommend any significant changes but may propose some revisions to address comments

Age Group of Respondents for the Official Plan Update Online Survey



Online Survey Results

Top three themes for policies or priorities that should be carried forward in the updated Official Plan:

1. Heritage Preservation
 2. Environmental Stewardship and Greenspace Preservation
 3. Growth Management and Housing Concerns
- Highlighted need to balance growth and quality of life
 - Strong support for the protection of natural landscapes, agricultural lands, and green space

Online Survey Results

Three key areas of focus to consider as the Town grows:

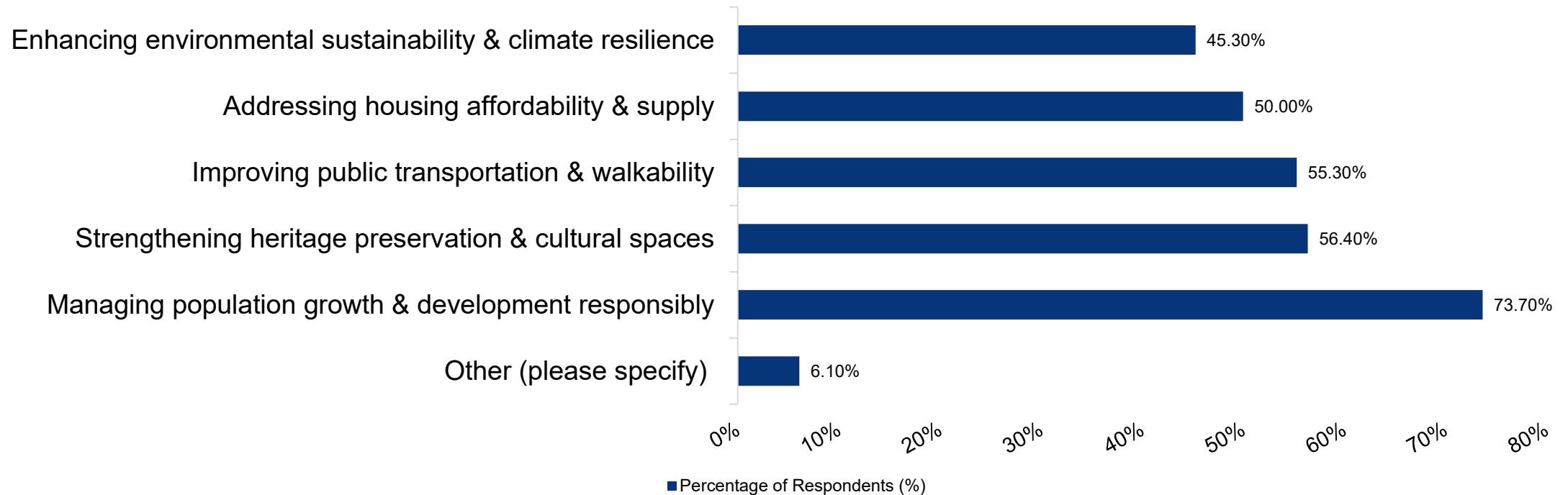
1. Protecting Natural Areas and Agricultural Land
2. Strengthening Heritage Conservation
3. Improving Transportation and Public Transit

Current or new challenges or opportunities to be addressed in the Town's updated Official Plan:

- *Most respondents selected the management of population growth and responsible development*

Online Survey Results

Current or New Challenges or Opportunities that should be Addressed in the Town's Updated Official Plan



Town Advisory Committees

- Update on the scope and timing of the Official Plan Update
 - Agricultural Advisory Committee – April 7, 2025
 - Environmental Advisory Committee – April 23, 2025
 - Municipal Heritage Committee – May 7, 2025
- Once updated draft Official Plan is released for public consultation, staff to meet with advisory committees to receive input

Community and Business Associations

- Niagara Home Builders Association – April 29, 2025
- Chautauqua Residents Association – April 30, 2025
- Wine Growers Association of Ontario/Ontario Craft Wineries – April 30, 2025, and May 20, 2025
- St. Davids Residents Association – April 30, 2025
- Niagara Greenhouse Growers – May 27, 2025
- Ontario Tender Fruit Growers Association – June 4, 2025
- Additional meetings held with individual residents and business owners upon request

Written Submissions

- Public, local organizations, and interest groups
- Recommendations and input on scope of review
- Town character and cultural heritage values
- Housing policies: affordability, density, building form, urban design, neighbourhoods, and Heritage Conservation District Study
- Wineries, agriculture-related uses, and on-farm diversified uses policies to align with provincial regulations

Official Plan Update

Theme Areas



Growth
Management



Housing



Employment/
Economy



Climate Change



Agriculture



Cultural
Heritage



Natural
Environment



Indigenous
Engagement



Transportation/
Infrastructure



Urban Design

Theme Area

Growth Management

- Population and employment forecasts to 2051
- *PPS, 2024*
- Glendale Secondary Plan – Forecasted growth to 2051 is 12,600 people and 4,000 jobs
- Removal of “built-up areas” and “designated greenfield areas”
 - Mandatory minimum intensification and density targets of Growth Plan no longer in force
- Niagara Official Plan intensification target of 25% or 1,150 units, and designated greenfield area target of 50 people and jobs per hectare by 2051
- Remove intensification areas from mapping

2051 Population and Employment Forecasts (Niagara Official Plan, 2024)

	Population	Employment
Niagara-on-the-Lake	28,900	17,610
Niagara Region	694,000	272,000

*The 2024 Ministry of Finance Population Projection in 2051 for Niagara Region is 723,000

Theme Area

Growth Management- Options

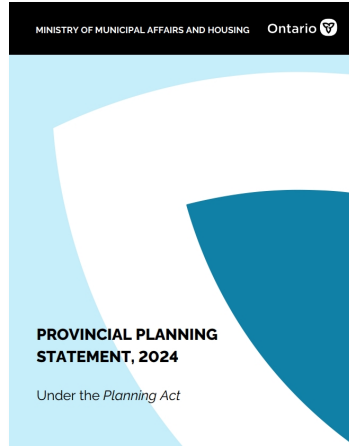
Option 1:

- Use the Niagara Official Plan approved population/employment forecast for current OP update
- Complete growth management monitoring and intensification study after OP adoption
- Update Official Plan after approval by Minister

Option 2:

- A) Complete growth management monitoring and update OP population/employment forecast before adoption
- B) Complete intensification study and implement by Official Plan Amendment after approval by Minister

Theme Area Housing



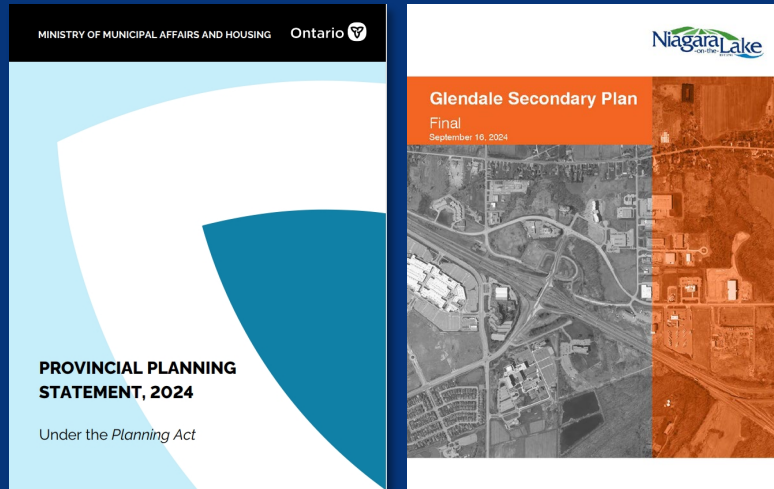
Niagara Official Plan Minimum Targets:

- a) 20 percent of all new rental housing is to be affordable; and
- b) 10 percent of all new ownership housing is to be affordable.

- *PPS, 2024*
 - Appropriate range and mix of housing options and densities
- Minimum targets for provision of housing (affordable to low- and moderate-income households)
- Additional dwelling units (ADUs) amendments
- Generally, only make changes to address provincial conformity for current OP update
- Upcoming Affordable and Attainable Housing Strategy to recommend future policy changes
- Niagara Home Builders Association and local home builders will be consulted

Theme Area

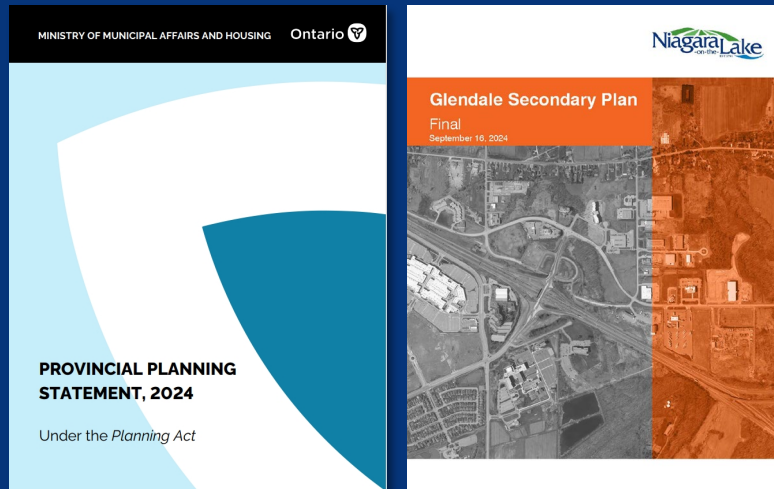
Employment/ Economy



- Changes to definition of “area of employment” in the *Planning Act* and “employment area” in *PPS, 2024*
- Provide opportunities for housing/residential uses in areas with mix of employment/other uses
- Glendale Secondary Plan
 - Strategic growth area and Knowledge and Innovation employment area
 - Niagara Official Plan – minimum employment area density target of 60 jobs per hectare

Theme Area

Employment/ Economy- Options



Option 1:

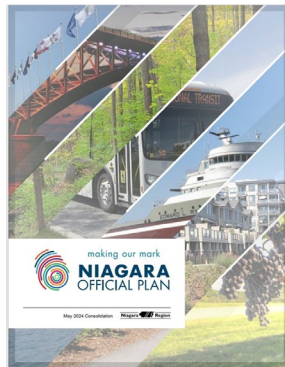
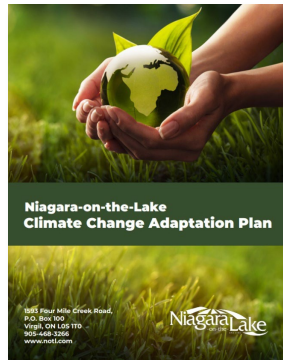
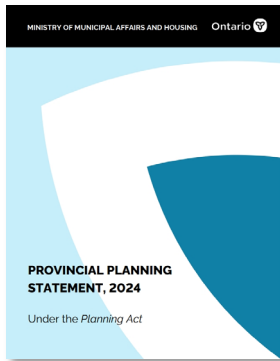
- Amend Glendale Secondary Plan
 - Remove non-permitted uses
 - Integrate into new Official Plan

Option 2:

- Amend Niagara Official Plan and Town Official Plan to remove Glendale from 'Employment Area'
 - Conform to PPS, 2024 and Planning Act
 - Retain mixed use in the Glendale employment designations
 - Integrate into new Official Plan

Theme Area

Climate Change



- Address *PPS, 2024* direction:
 - Plan to reduce greenhouse gas emissions
 - Transit-supportive complete communities, energy conservation, green infrastructure and development of stormwater management systems
- Incorporate new policies from Niagara Official Plan, as appropriate
- Implement a goal of the Town's Climate Change Adaptation Plan to integrate climate change into the Official Plan



Generally, only make changes to address provincial conformity:

- On-farm diversified uses and agriculture-related uses, and additional dwelling units

Theme Area

Agriculture

- Meetings with Town's Agricultural Advisory Committee, Wine Growers of Ontario, Ontario Tender Fruit Association, and Niagara Greenhouse Growers
 - Proposed changes based on input received to date
- Review Alcohol and Gaming Commission of Ontario regulations for wine industry
- Address more fundamental changes through upcoming Winery Policy Review
 - Estate Wineries and Farm Wineries policies

Theme Area

Cultural Heritage



- Consistency with recent changes to the *Ontario Heritage Act*
- Incorporate local heritage planning initiatives:
 - Official Plan Amendment No. 92 - Former Rand Estate and John Street East Character Study
 - Assess if emerging objectives or policies from draft Queen-Picton (Old Town) Heritage Conservation District Plan may be appropriate for reference in the Official Plan
- Chautauqua neighbourhood and Dock Area potential policy or secondary plan update

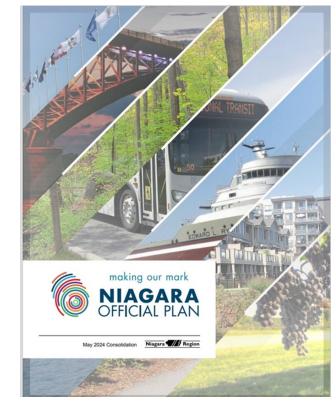
Updates may include:

- Restructure policies to better reflect natural heritage and water systems approach
- Clearly identify policies subject to Greenbelt Plan Natural Heritage System
- Strategic policy direction (Climate Change Adaptation Plan and Niagara Watershed Plan)
- Agricultural, agriculture-related, and on-farm diversified use exemptions
- Direction for site alteration and development on adjacent lands to natural heritage features
- Mapping updates

Theme Area

Natural Environment

- Protect natural and hydrological features, while ensuring the agricultural industry is appropriately protected and prioritized
- Conform with *PPS (2024)*, *Greenbelt Plan (2017)*, and integrate Niagara Official Plan



Theme Area

Indigenous Engagement



- A meeting has been held with the Mississauga's of the Credit
 - Working to schedule a second meeting with Town senior leadership for ongoing relationship-building discussions
- A meeting scheduled with Six Nations
- Efforts ongoing to engage with the other Indigenous communities

Planning staff reached out to the following Indigenous communities:

- Mississauga's of the Credit First Nation (MCFN)
- Six Nations of the Grand River
- Haudenosaunee Development Institute
- Metis Nation of Ontario
- Niagara Regional Native Centre
- Using MCFN input document to draft indigenous engagement policies for further discussion

Theme Area

Transportation/ Infrastructure



- Ongoing Transportation Master Plan
- Reviewing Draft Recreation and Parks Master Plan
 - Meeting held with Parks staff
- Review and integrate recommendations, where possible and appropriate
- Final changes to Official Plan can be made after Council approval of final Recreation and Parks Master Plan and Transportation Master Plan
 - May occur before final draft Official Plan is brought to Council for adoption by the end of 2025

Theme Area

Urban Design



- Public input received from Open Houses:
 - Critical component of community planning
 - Should be added as a Theme Area

- Town staff to include Urban Design as a Theme Area
- Review urban design policies
- *PPS, 2024*
- Recent provincial planning legislations passed:
 - Significant restrictions for a municipality to ensure good urban design through land use planning approval processes

Secondary Plans

1. Old Town

- Geographic area? (e.g. Queen/ Picton commercial corridor, Chautauqua neighbourhood, Dock Area)?
- Scope? Issues of public concern?
- As per Council direction, a report on proposed Terms of Reference targeted for September

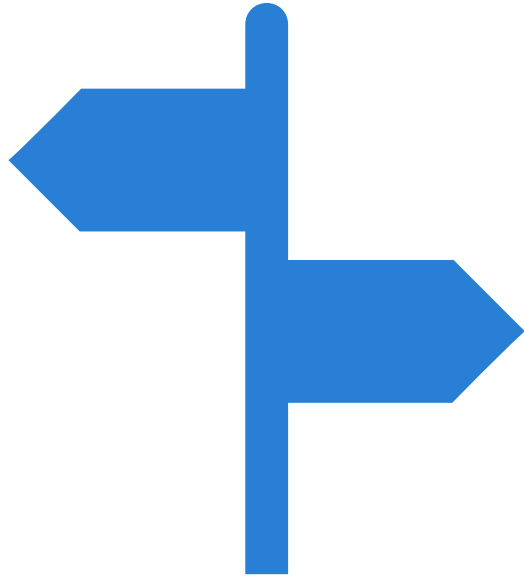
2. Virgil – new secondary plan

3. St. Davids –update

4. Queenston – update

5. Glendale – future review

Next Steps



- Engagement Period (April – May)
COMPLETED
 - Indigenous communities (Ongoing)
- Draft Official Plan to Council/release for 2nd round of public engagement (July)
- Engagement Period (July – September)
- Public Open Houses/Statutory Public Meeting (September)
- Adoption of new Official Plan by Council (October/November)

THANK YOU!

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