

MyPlanNOTL

OFFICIAL PLAN REVIEW



*PUBLIC ENGAGEMENT
PRESENTATION*

SEPTEMBER 8, 2015

Where we are at in the process

- Town goal is to have the new Official Plan adopted by June, 2016
- First Draft of the new Official Plan - December, 2015
- Completion of Background Studies and Issues Papers
- Ongoing public engagement

Purpose of tonight's meeting

- Provide update on ongoing background work and issues related to:

Culture and
Heritage

Growth
Analysis

Natural
Heritage
System

Agriculture

- Obtain public comment before preparing first draft of Official Plan

Format for the evening

- Brief Presentations from staff and consultants
 - Cultural and Heritage – Town
 - Growth Analysis – Watson Associates
 - Natural Heritage System – North/South Environmental
 - Agriculture – Planscape
- General Question period
- Time to discuss specific questions with the individual consultants

Niagara-on-the-Lake Official Plan - Context

Reflect local priorities, needs and aspirations

Consistent with the
PROVINCIAL POLICY
STATEMENT

Conform to the GREENBELT
PLAN

Conform to the REGION OF
NIAGARA OFFICIAL PLAN

Implement the NIAGARA
ESCARPMENT PLAN

Conform to the GROWTH
PLAN FOR THE GREATER
GOLDEN HORSESHOE

Reflect other agency
requirements



LEGEND:

- Urban Areas
- Town Limit

Niagara Escarpment Commission

- Development Control Area
- Plan Boundary

GreenBelt Plan 2005

- Greenbelt Area Protected Countryside
- Plan Boundary

DRAFT



Scale - 1:65,000

0 425 850 1,700 Meters

NOTES:
This map forms part of the Official Plan for the Town of Niagara-on-the-Lake and must be read in conjunction with the text, other schedules, and secondary plans. The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled.

Heritage and Culture

Cultural Heritage Resources can be:



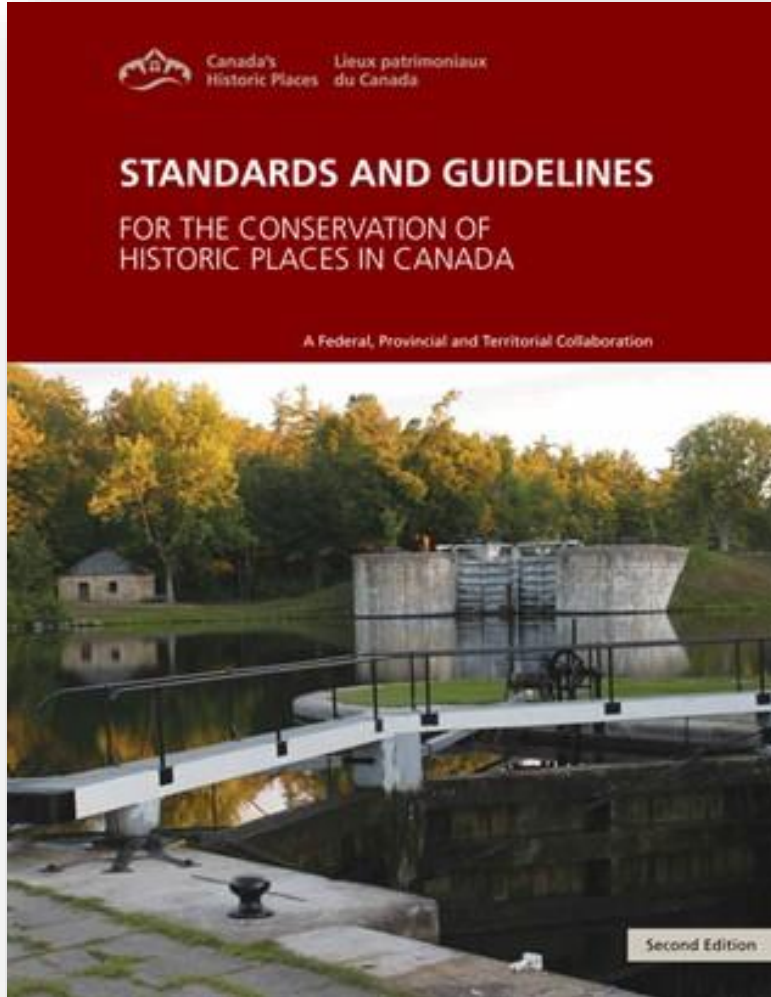
- Buildings and structures, both old and new
- Natural Heritage sites
- Cultural heritage landscapes
- Archaeological sites
- Intangible heritage – traditions, beliefs, stories, family histories

These are not a renewable resource.

They may be designated under Part IV or V of the Ontario Heritage Act or listed on the Register of Cultural Heritage Value or Interest.

Heritage and Culture

Ontario Heritage Act Policies



Ontario Heritage Act

- Identification and Documentation
- Protection
- Management
- Enhancement and Education

Heritage Conservation Districts and Cultural Heritage Landscapes

- District Study & Plan – cemeteries, parks, gardens, industrial complexes, view sheds, main streets, neighbourhoods, trees and vegetation
- Interim Control By-law
- Secondary Plan/Development Permit System

Heritage and Culture

Estate Lots & Archaeological Resources



Estate Lots

- Cultural heritage landscapes
- Designation
- Adaptive re-use
- Second units
- Limited land division
- Site Plan Control/Development Permit
- Urban Design and Municipal Heritage Committee Review

Archaeological Resources

- Archaeological Master Plan
- Marine Archaeology
- Consultation with First Nations and Metis

Heritage and Culture

Culture



- Community Liveability
- Local Culture Plan – programs, services, facilities
- Design of facilities and programs
- Public Art & Public Art Policy

Population, Housing and Demographic Profile

- Steady population and housing growth over the past two decades.
- Population has grown from 12, 945 in 1991 to an estimated 16,500 in 2013.
- Growth rate has gradually increased over the period.
- Age structure is older than the provincial average and the proportion of the Town's 55+ population has increased at a relatively fast rate driven by strong net migration in this age group.
- The Town is expected to experience steady residential growth and moderate employment growth through to 2041.

Economic Profile

- Broad range of employment sectors concentrated in the Old Town, Glendale and the rural area.
- Highly oriented towards agriculture, arts, entertainment and recreation and accommodation and food services.
- Employment has increased from 6,900 in 1996 to 10,100 in 2014.
- Employment growth largely in knowledge-based and creative class sectors, as well as retail trade and tourism.
- Future growth opportunities strongest in knowledge-based sectors
- The ability to cultivate, retain and attract talented workers, high-value jobs and innovative businesses is vital for the future economic prosperity.
- Manufacturing remains important to the regional and local economies with respect to jobs and economic output

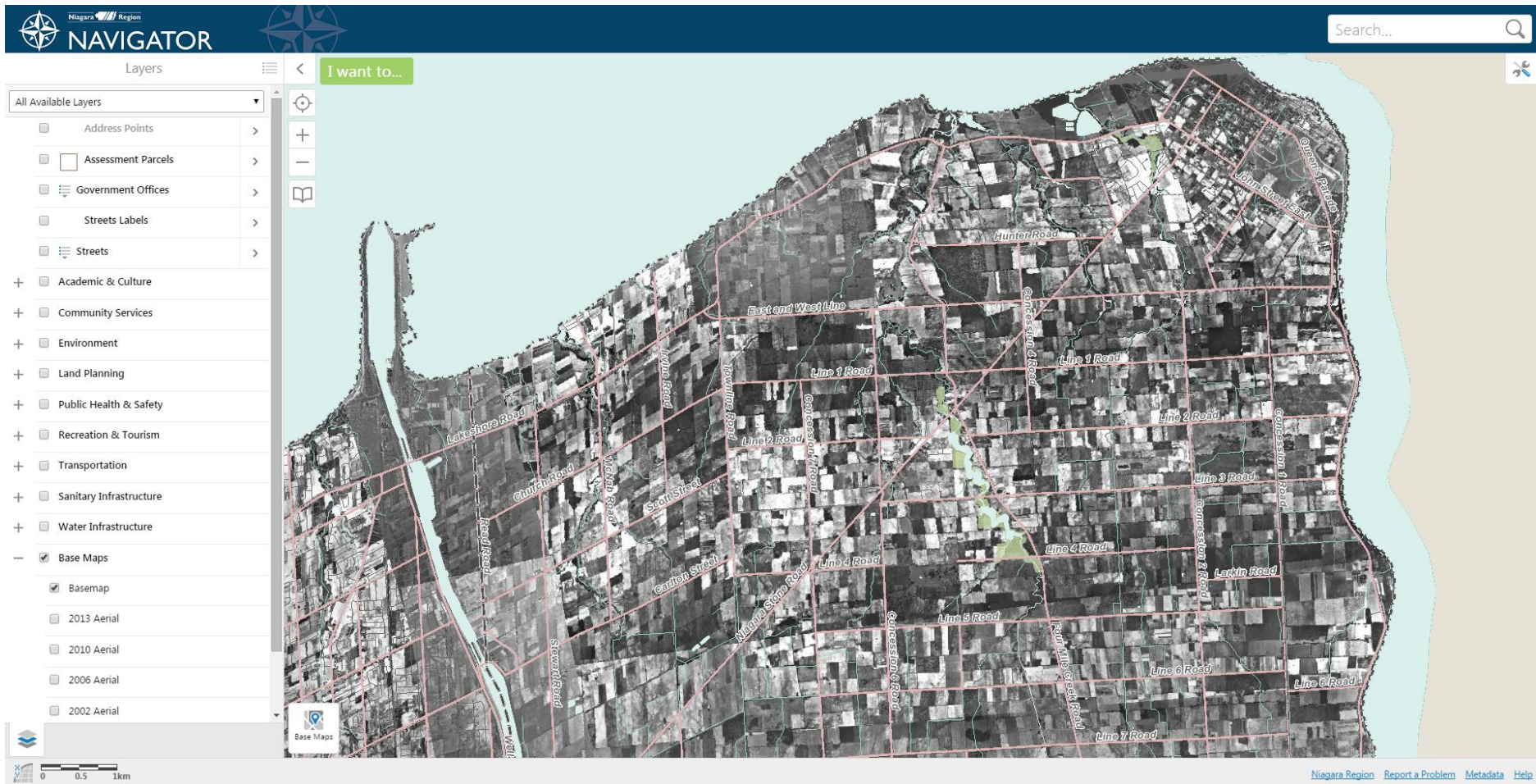
Supply Opportunities to Accommodate Growth

- Potential to accommodate upwards of 4,300 housing units through greenfield development and intensification; concentrated in St. Davids, Glendale, Old Town and Virgil.
- Opportunities to accommodate commercial development are largely located in Old Town and Virgil through intensification and greenfield opportunities in Glendale.
- The Town has 62 net ha of vacant employment lands, of which the majority is located in Glendale.
- Airport also offers longer term development opportunities.

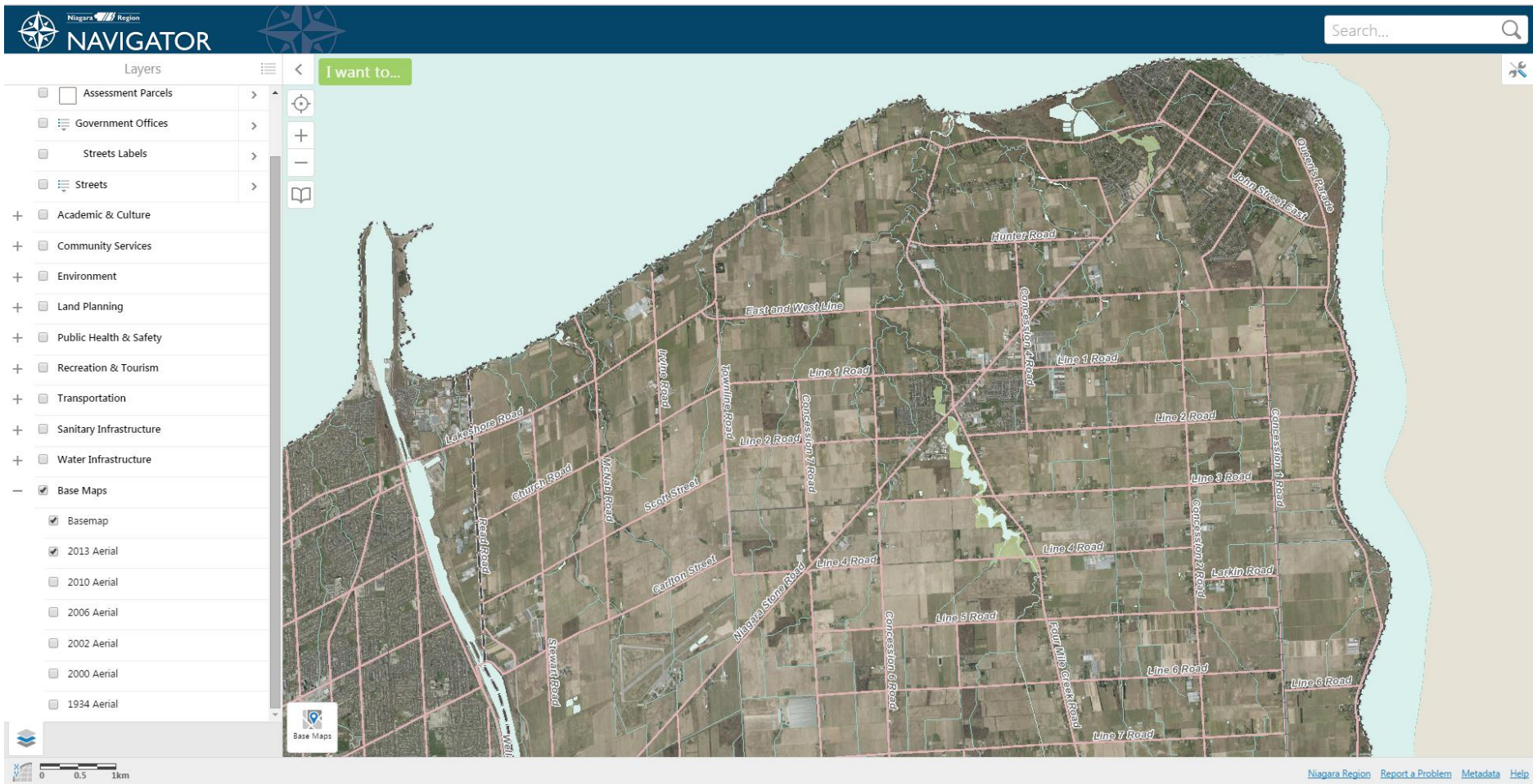
Where will Growth be Accommodated?

- Of urban residential growth through 2041—largest share in St. Davids, and moderate amount in Old Town, Glendale and Virgil.
- NOTL may require settlement boundary expansions and/or greater intensification to accommodate residential growth through 2041.
- The majority of employment growth is anticipated to be concentrated in Glendale with some growth in Old Town and Virgil.
- Glendale may require a settlement boundary expansion to accommodate long term employment growth.

1934 Niagara-on-the-Lake



2013 Niagara-on-the-Lake



Natural Heritage Systems

- A system made up of natural heritage features and areas, and linkages intended to provide connectivity and support natural processes
- Natural heritage systems can include:
 - Natural heritage features and areas
 - Federal and provincial parks and conservation reserves
 - Other natural heritage features
 - Lands that have been restored or have the potential to be restored to a natural state
 - Areas that support hydrologic functions
 - Working landscapes that enable ecological functions to continue
- “working landscapes” are interpreted to mean agricultural landscapes.

Working Landscapes in the NHS

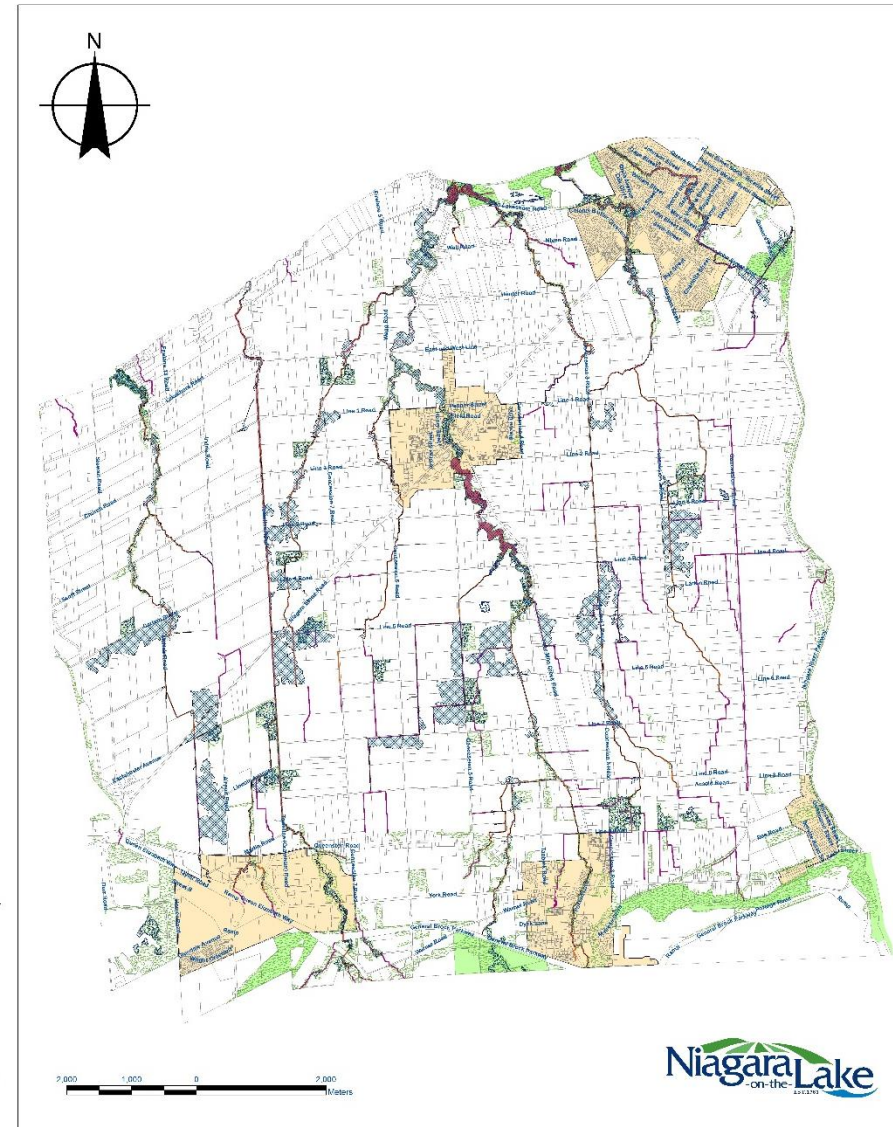
- Working landscapes are recognized as components of the Town's NHS owing to the ecological function they provide
- It does not mean that agricultural lands need to be naturalized



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SCHEDULE 1: NATURAL HERITAGE FEATURES

As of January 21, 2015 **DRAFT**



Natural Heritage Features (2014 PPS)

- Significant wetlands
- Significant woodlands
- Significant valleylands
- Significant wildlife habitat
- Significant Areas of Natural and Scientific Interest
- Fish habitat
- Habitat of endangered and threatened species
- Sensitive surface water features and sensitive ground water features

Greenbelt Vegetation Protection Zones

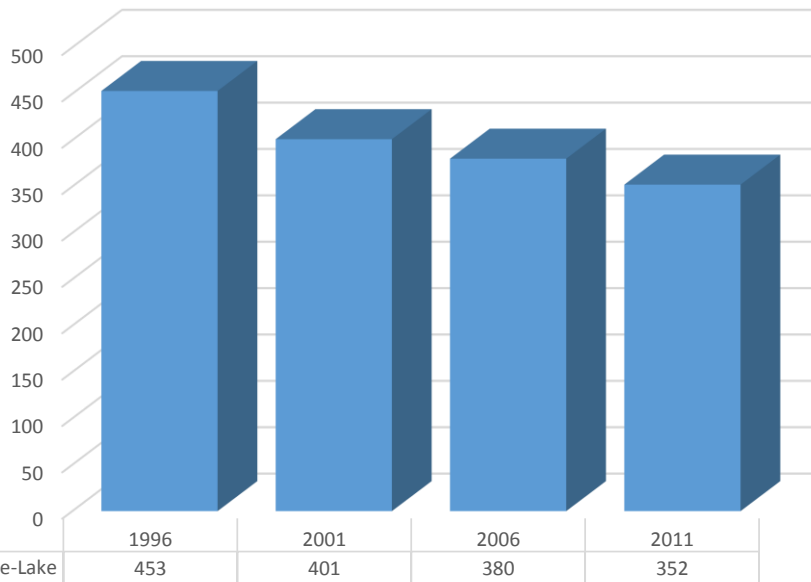
- A vegetative buffer area surrounding a key natural heritage feature or key hydrologic feature
- VPZ width is to be determined when new development occurs within 120 metres of a key feature
- Minimum VPZ width is 30 metres
- Town and Region are working together to reduce minimum VPZ requirements

Agriculture in Niagara-on-the-Lake

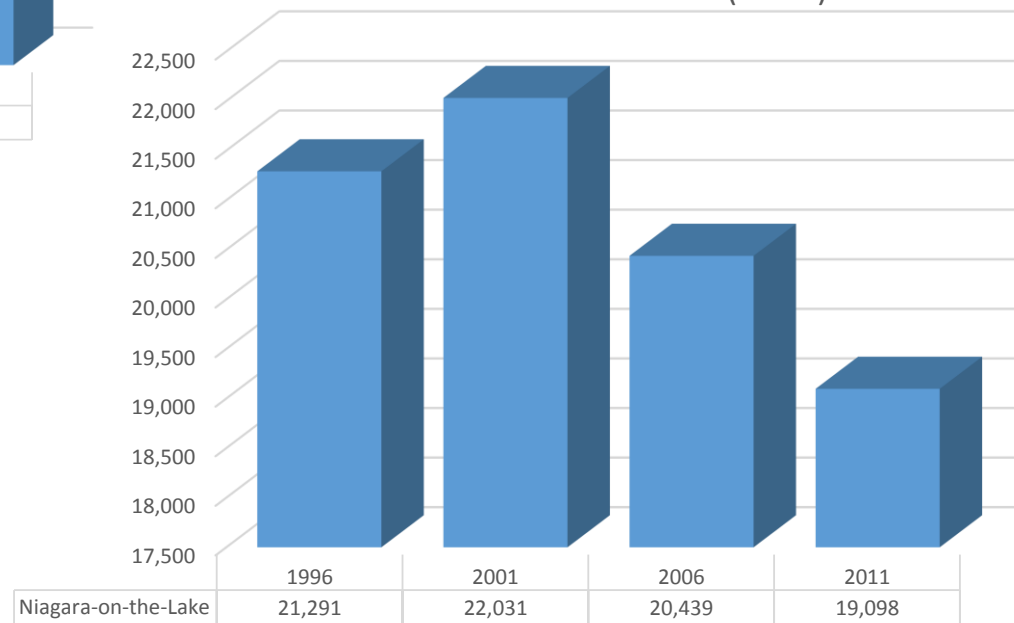


Number of Farms & Farmland Area - Trends

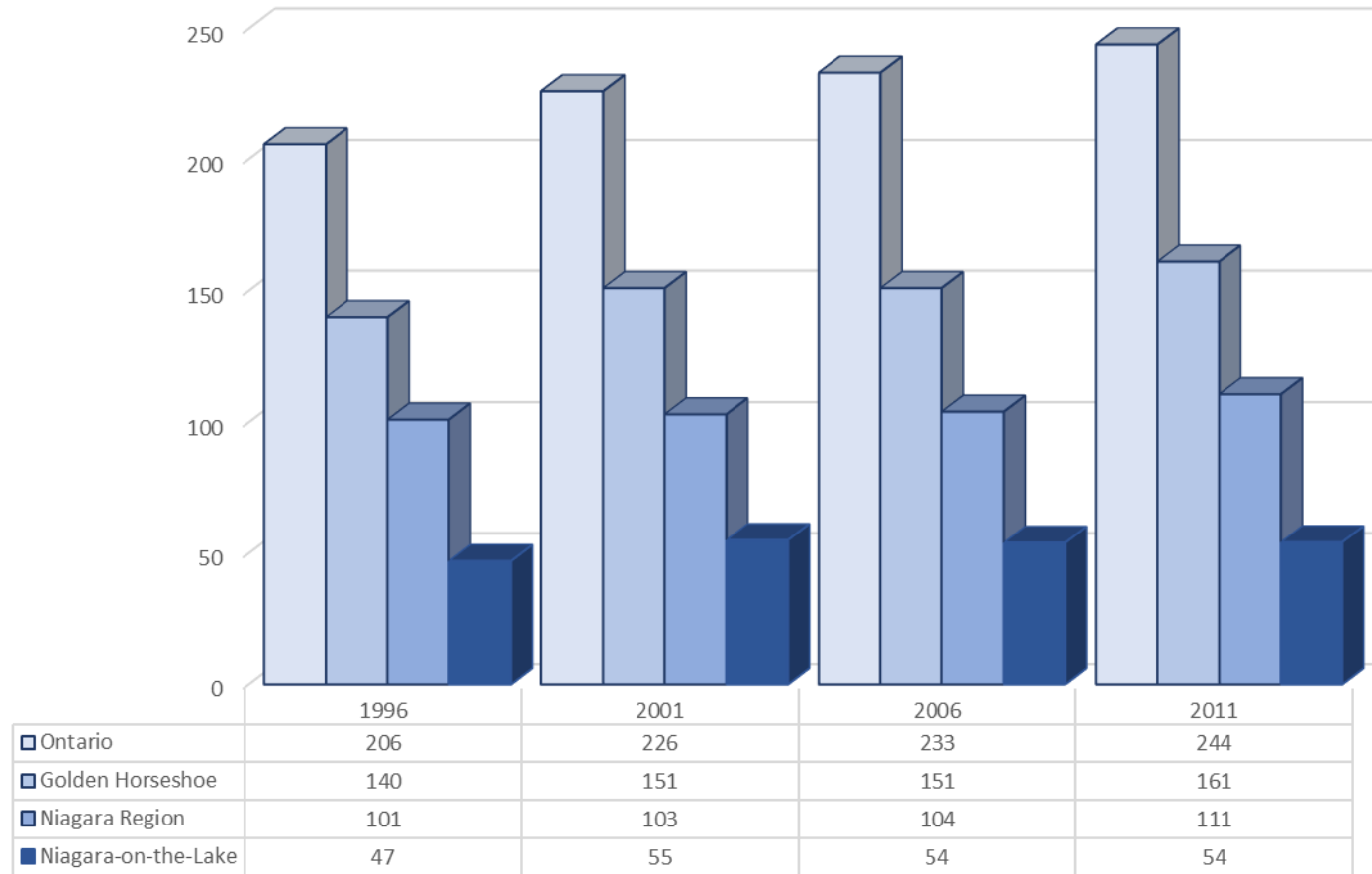
Number of Farms



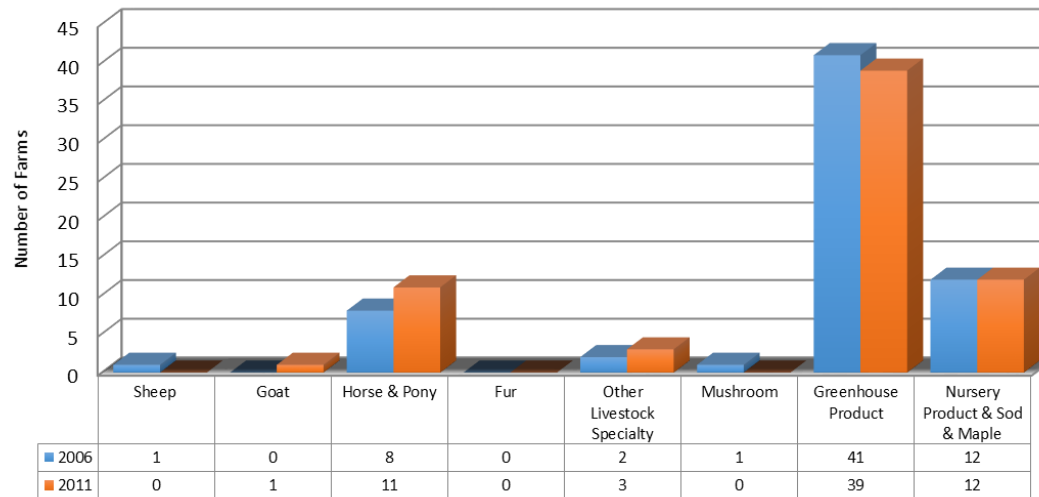
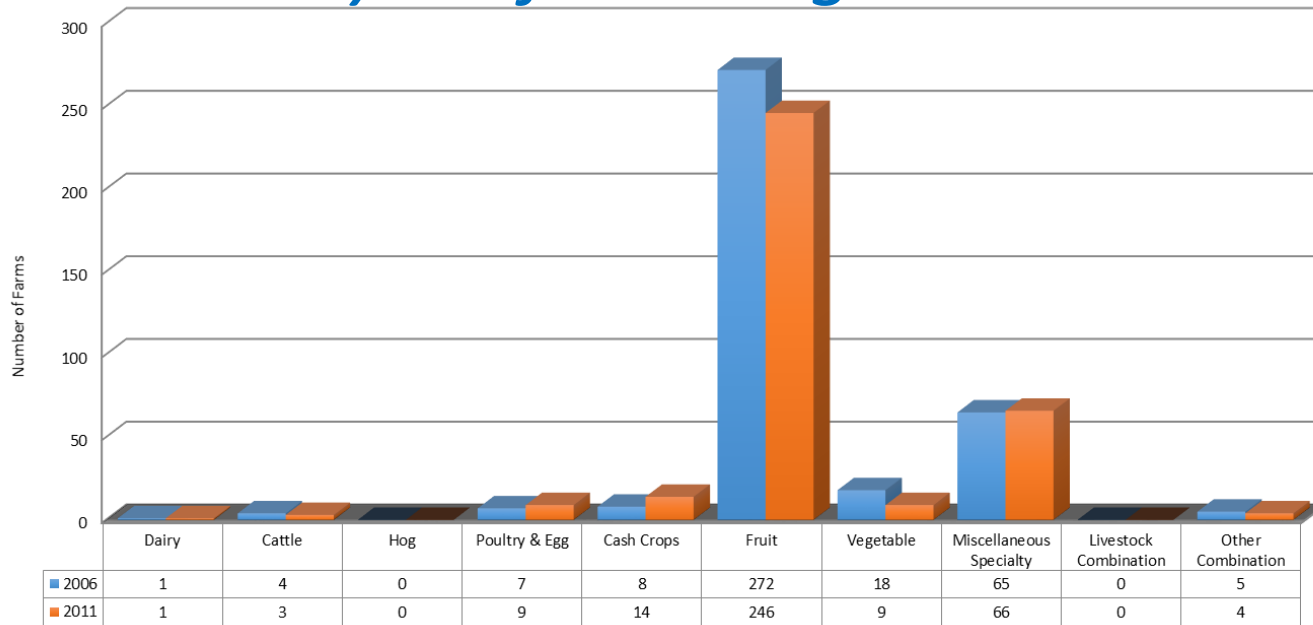
Farmland Area (Acres)



Average Farm Size



Commodity Profile : Niagara-on-the-Lake



Commodity Profile : Niagara-on-the-Lake

Rank	Commodity	Gross Farm Receipts (\$) 2006	Gross Farm Receipts (\$) 2011	Change (\$)	Percentage Change
1	Greenhouse Product	\$58,302,740	\$42,922,332	-\$15,380,408	-26%
2	Fruit	\$56,471,607	\$70,752,313	\$14,280,706	25%
3	Poultry & Egg	\$4,045,528	x	x	x
4	Nursery Product & Sod & Maple	\$21,562,112	\$19,016,528	-\$2,545,584	-12%
5	Cash Crops	\$744,890	x	x	x
6	Other Combination	x	x	x	x
7	Dairy	x	x	x	x
8	Hog	\$0	\$0	x	x
9	Horse & Pony	\$259,968	x	x	x
10	Cattle	\$23,484	x	x	x
11	Vegetable	\$958,838	x	x	x
12	Fur	\$0	\$0	x	x
13	Livestock Combination	\$0	\$0	x	x
14	Other Livestock Specialty	x	x	x	x
15	Goat	\$0	x	\$0	0%
16	Sheep	x	\$0	x	x
17	Mushroom	x	\$0	\$0	0%
	TOTAL	\$143,297,060	\$157,280,430	\$13,983,370	

Due to the changes in data collection made by Statistics Canada – The category of Cash Crops includes the former categories of Wheat, Grains & Oilseeds and Field Crops

2006 Number of Farms and Total Gross Farm Receipts Classified by Farm Type Classification (SIC Codes)
 2011 Number of Farms and Total Gross Farm Receipts Classified by Farm Type Classification (NAICS Codes)

Agricultural Issues

- Relationship with Provincial Regulations
- Implications of Greenbelt Plan
- Interface between agriculture and the Natural Heritage System
- On farm uses
- Surplus farm dwellings
- Interface – rural/urban/boundaries
- Complete agricultural system

Other issues under review

- Options for allowing second residential units in various locations in the Town
- Identifying options for Development Permits as an alternative to traditional zoning
- Updating policy approaches to urban design
- Providing guidance on application procedures and consultation
- Additional policies on sustainability

Next Steps

- Obtain public comment
- Finalize the technical discussion papers
- Post documents on the Town's website for review and comment
- Prepare Draft Official Plan policies
- Public and agency review
- Finalize the Official Plan
- Adopt and submit the Plan to the Region for approval

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