

MyPlanNOTL

OFFICIAL PLAN REVIEW FINAL DRAFT – DECEMBER 2018

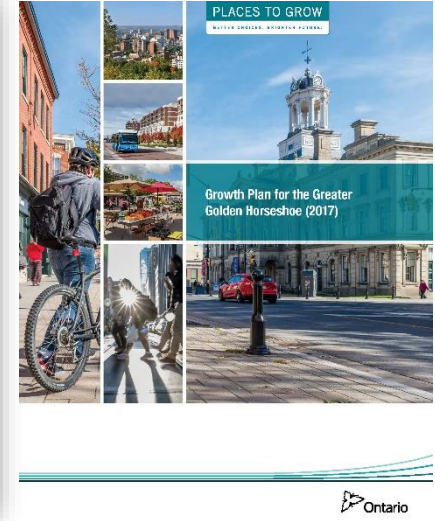
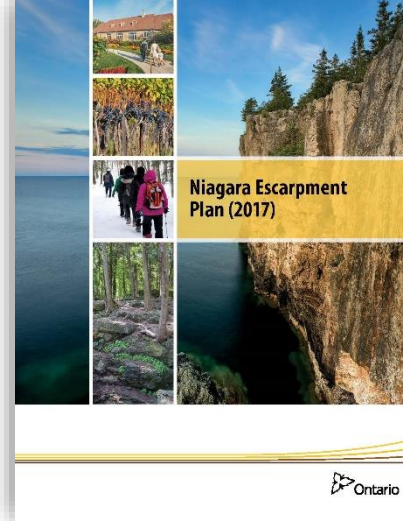
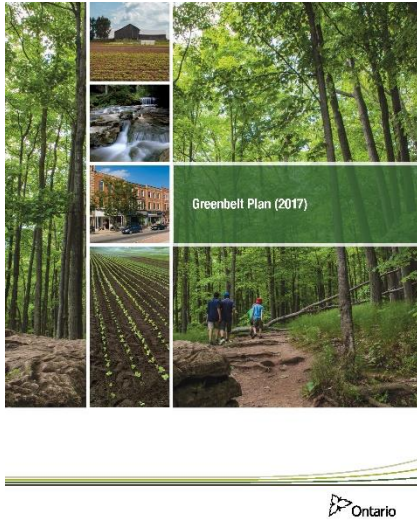


PUBLIC OPEN HOUSES

FEBRUARY 13, 2019

Niagara-on-the-Lake Official Plan - Context

Reflect local priorities, needs and aspirations
Replace 1994 Official Plan



2014 Provincial Policy Statement

Under the Planning Act

Ontario.ca/PPS



Where we are at in the process

Spring 2015

- Project Started – First Draft December 2015

Fall 2016

- Deferred pending completion of Provincial policy review – Greenbelt, Growth Plan, Niagara Escarpment Plan

January 2018

- Project Restarted

December 18, 2018

- Official Plan – Final Draft

February 13, 2019

- **Statutory Open House**

February 25, 2019

- Statutory Public Meeting

April 2019 (Tentative)

- Council Adoption
- Submission to Region for Approval

Provincial Policy Changes since 2017

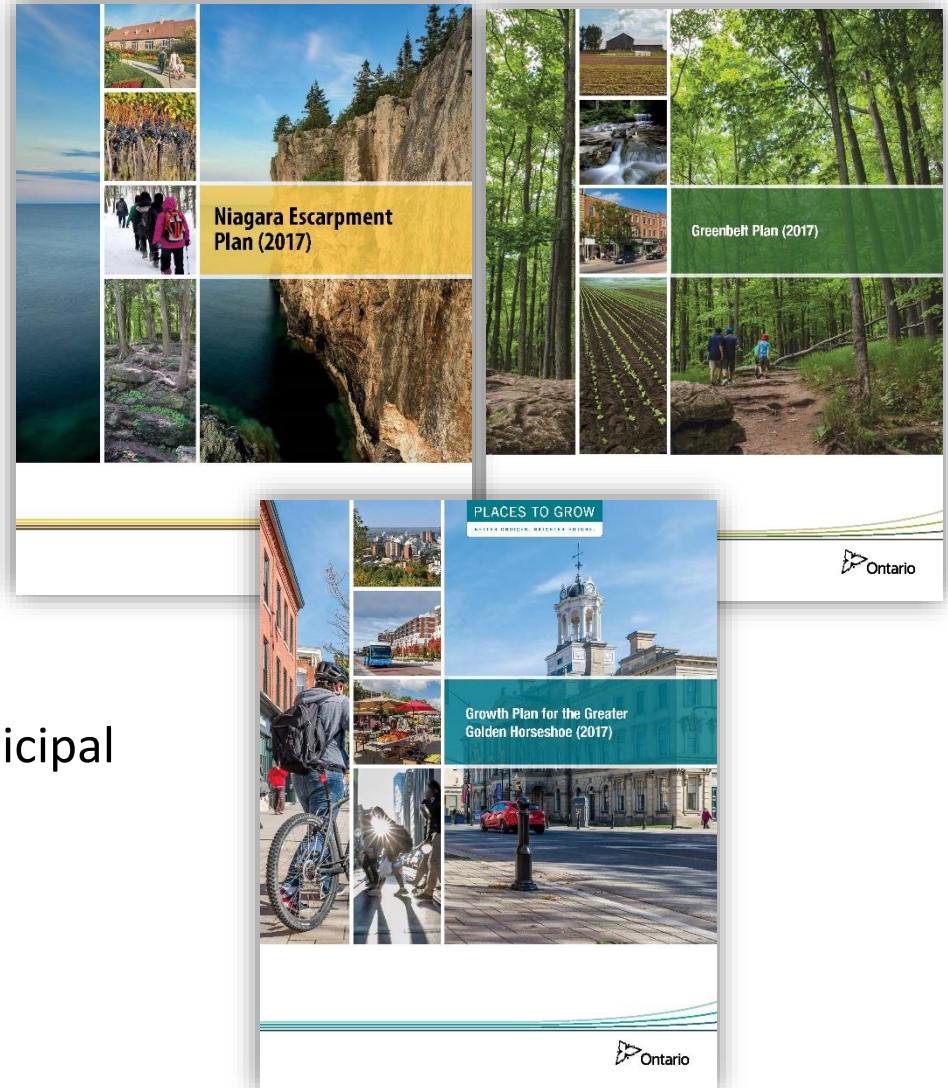
2017 Planning Act Amendment

2017 Provincial Plan Review

- Changes to the Growth Plan, Greenbelt Plan and Niagara Escarpment Plan
- Regional Comprehensive Review (Currently Underway)

Impact on the Official Plan

- Growth Management Pending Municipal Comprehensive Review
- Settlement area boundaries Fixed
- Protected Countryside policies





Official Plan

Final Draft for Consultation

December 18, 2018

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0
T: 905-468-3061

DRAFT

Official Plan – Final Draft

Comments on
Draft 3

Update
Environmental
Discussion
Paper

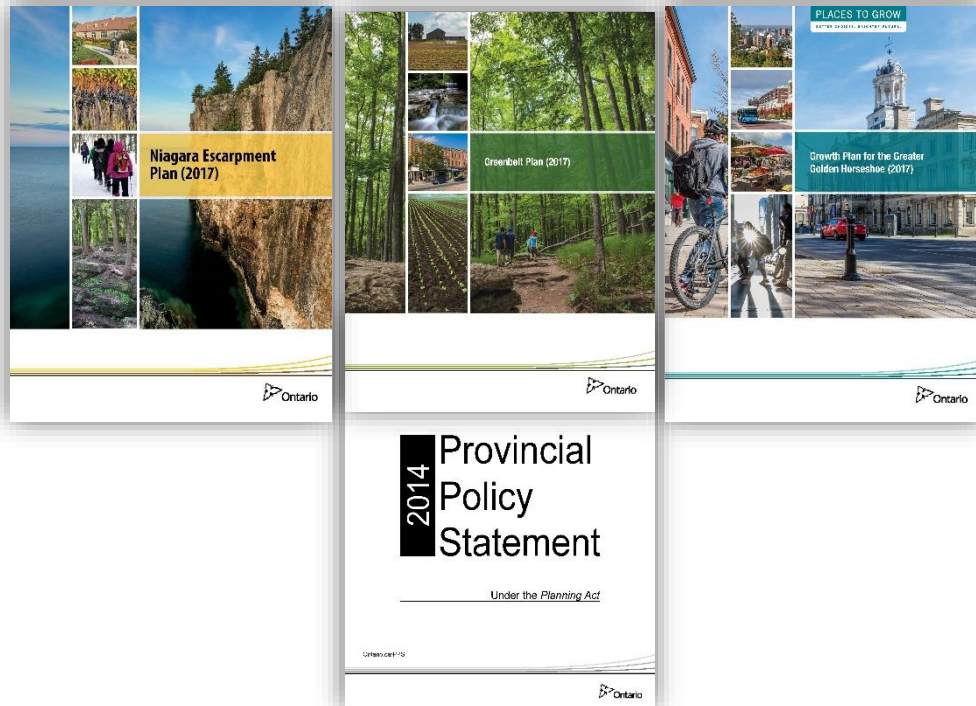
Incorporates

Revised
Provincial Plan

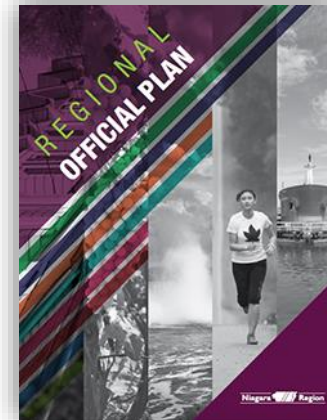
Estate Lot
Study

Section 1 – Toward a Sustainable Future for Niagara-on-the-Lake

- History and Context
- Provincial role
 - Planning Act
 - Provincial Policy Guidelines

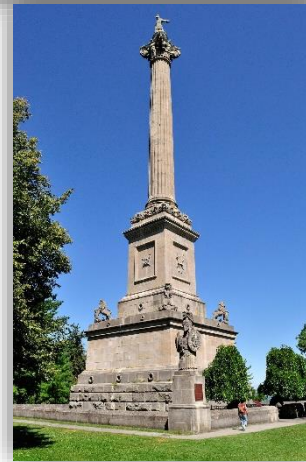


- Regional role

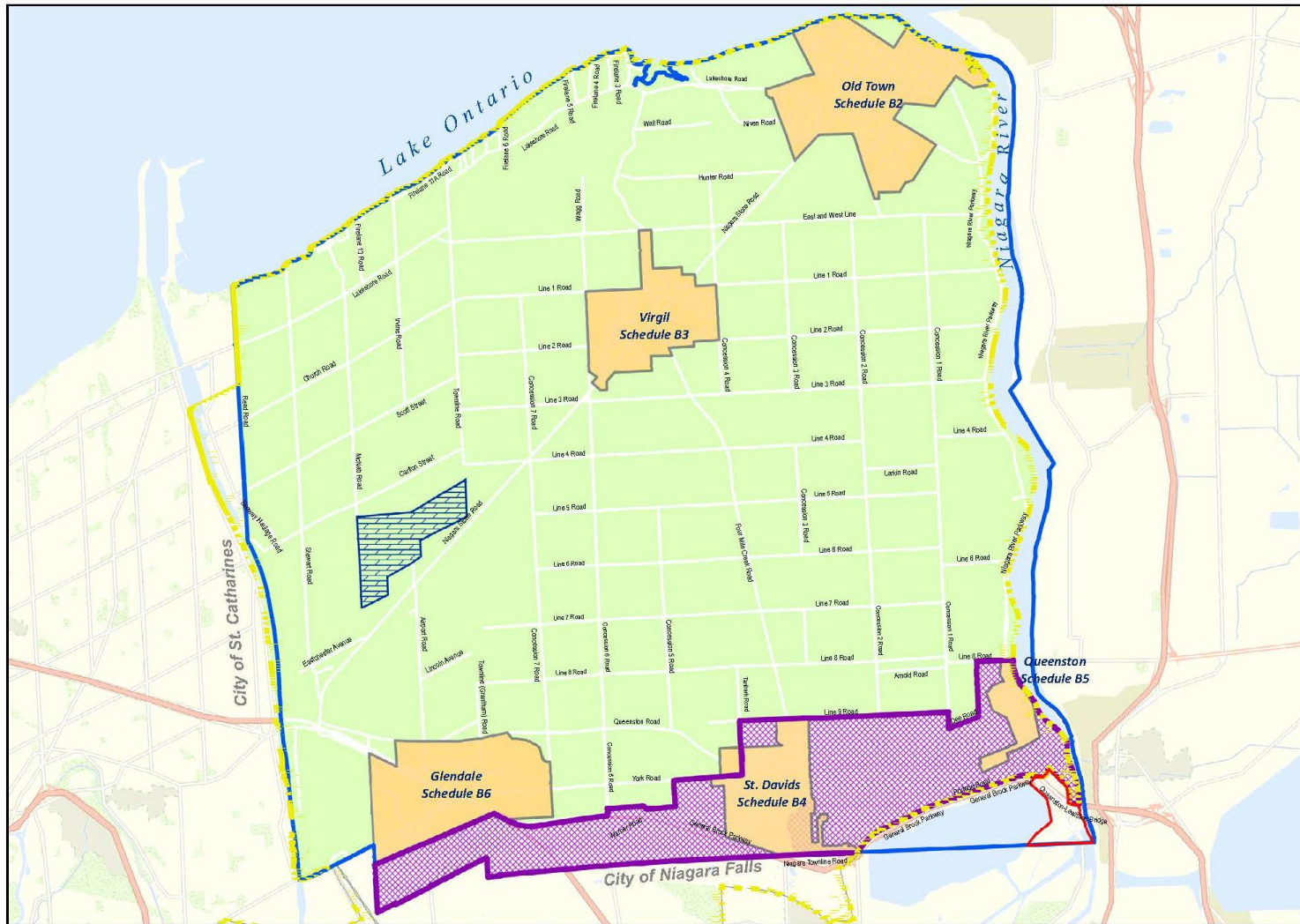


Section 2 – A Framework for a Sustainable Community

- Vision
- Community Structure
 - Protected Countryside
 - 5 Settlement Areas
 - Niagara Escarpment Plan Area
- Economic Strategy
- Growth Management 2031/2041
- Complete Communities
 - Healthy Neighbourhoods

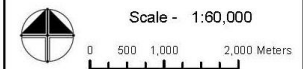


ONTARIOPOWER
GENERATION



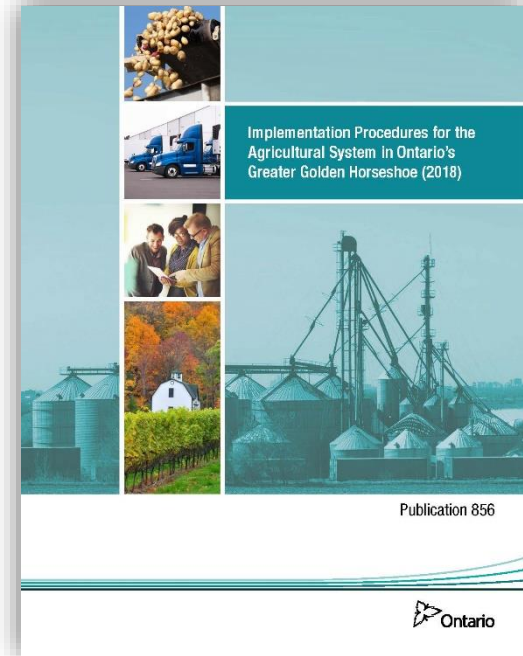
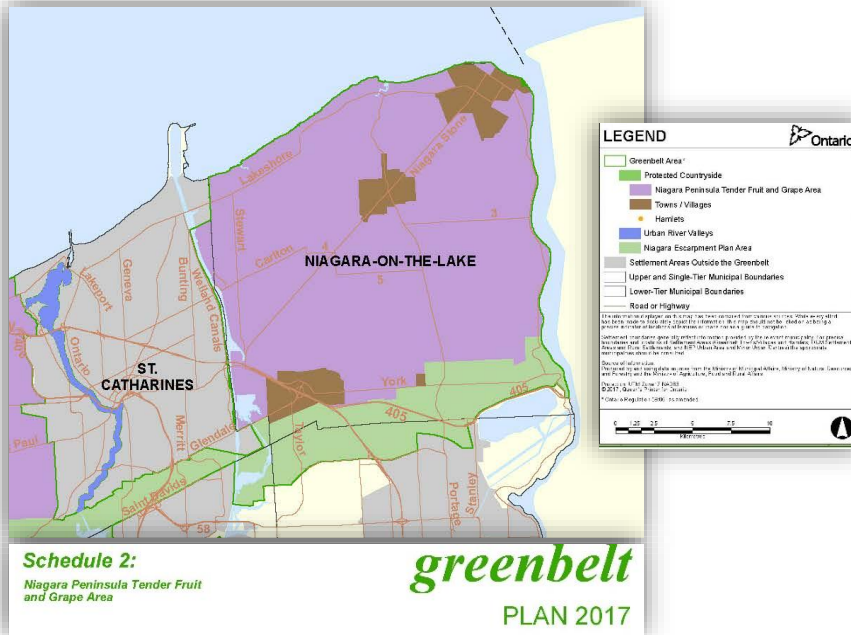
LEGEND:

- Municipal Boundary
- Greenbelt Boundary
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area
- Protected Countryside
- Niagara District Airport Lands
- Settlement Area
- Ontario Power Generation Lands



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Section 3 – Protected Countryside



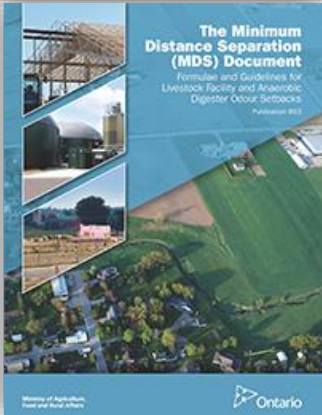
Section 3 – Objectives

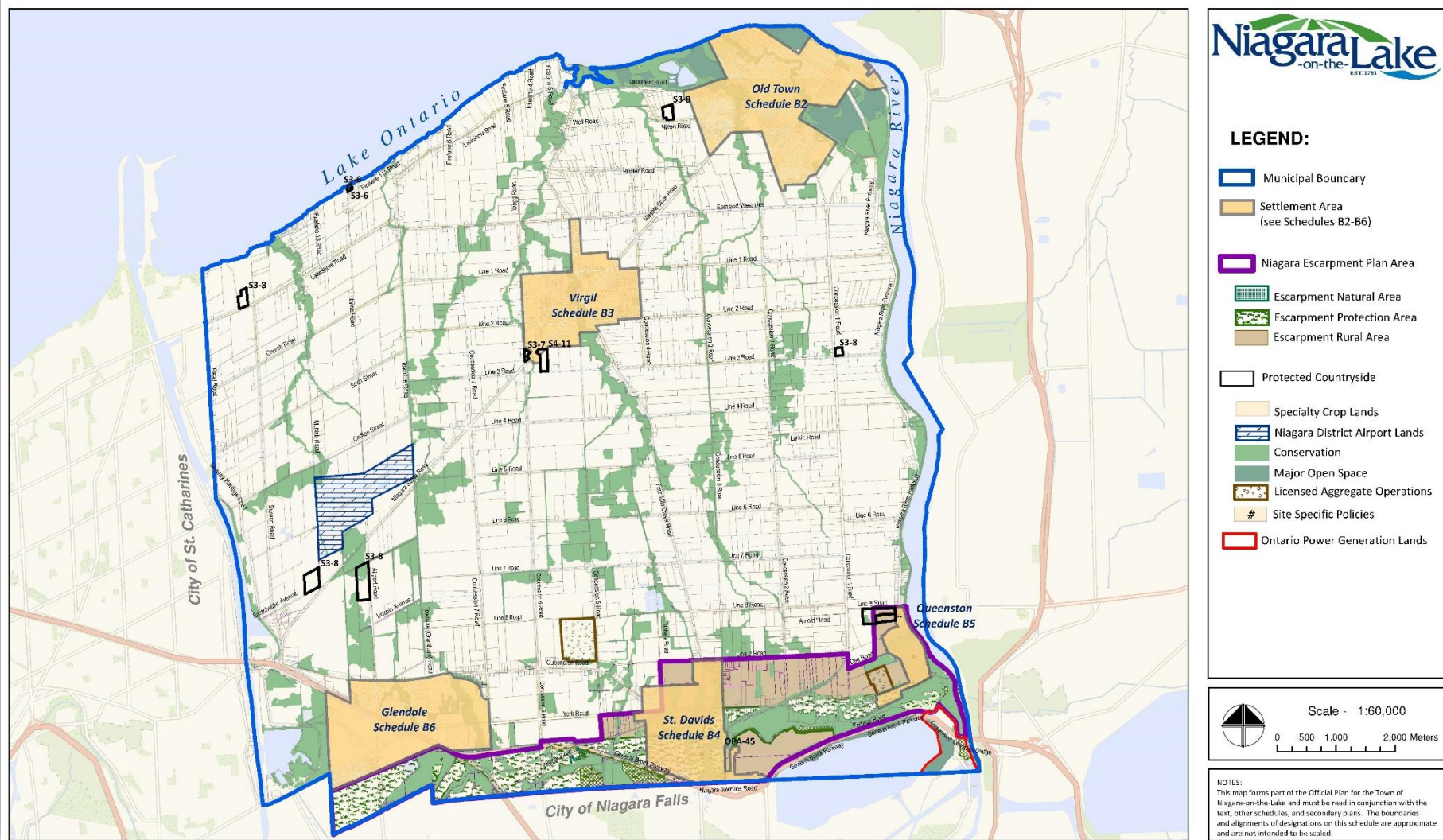


Labour
Intensive



Section 3 – Protected Countryside

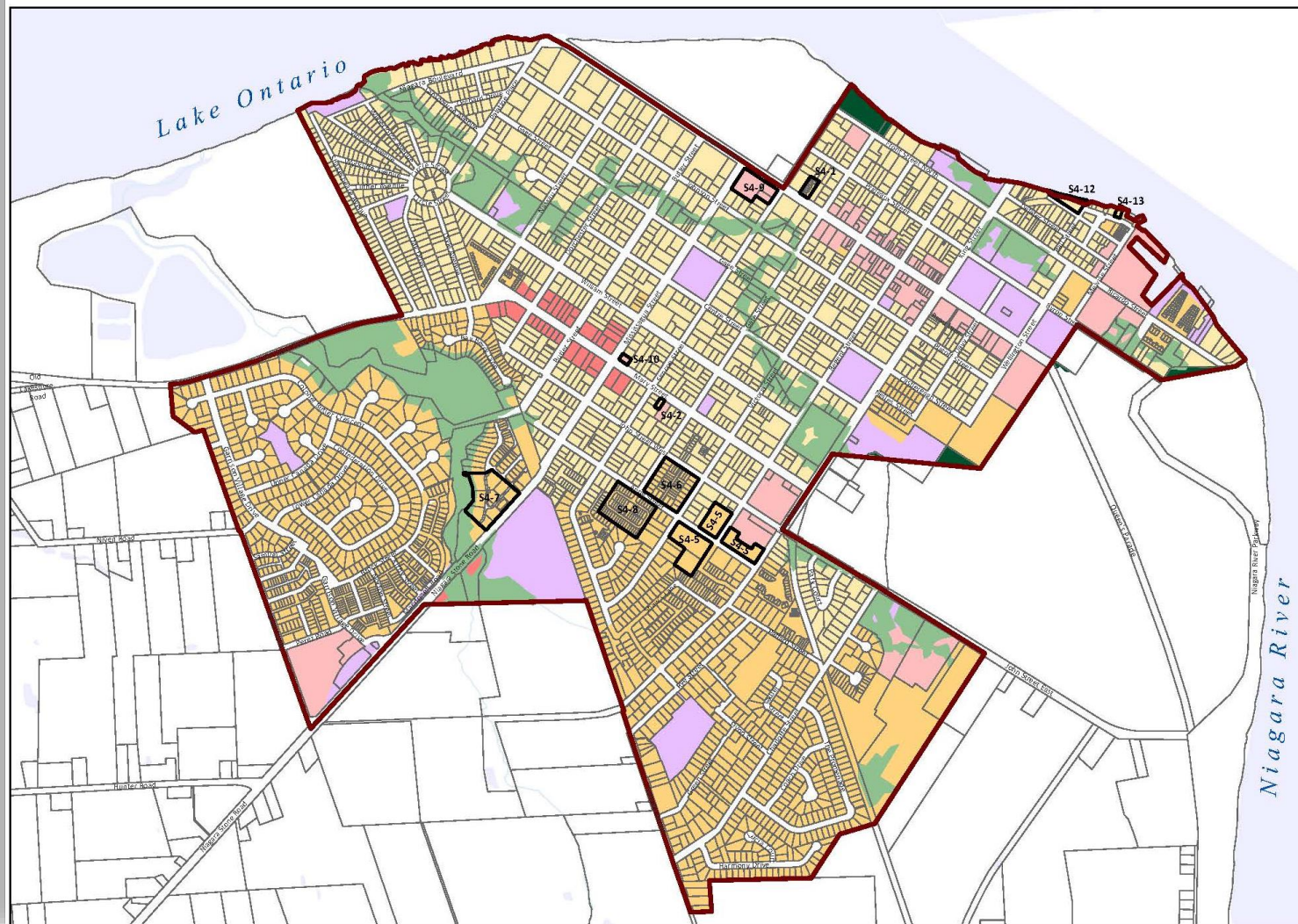




Section 4 – Settlement Areas

- Boundaries
- Greenfield Areas in Old Town, Glendale and Virgil
- Intensification Strategy and development phasing strategy

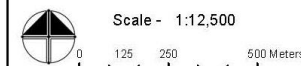




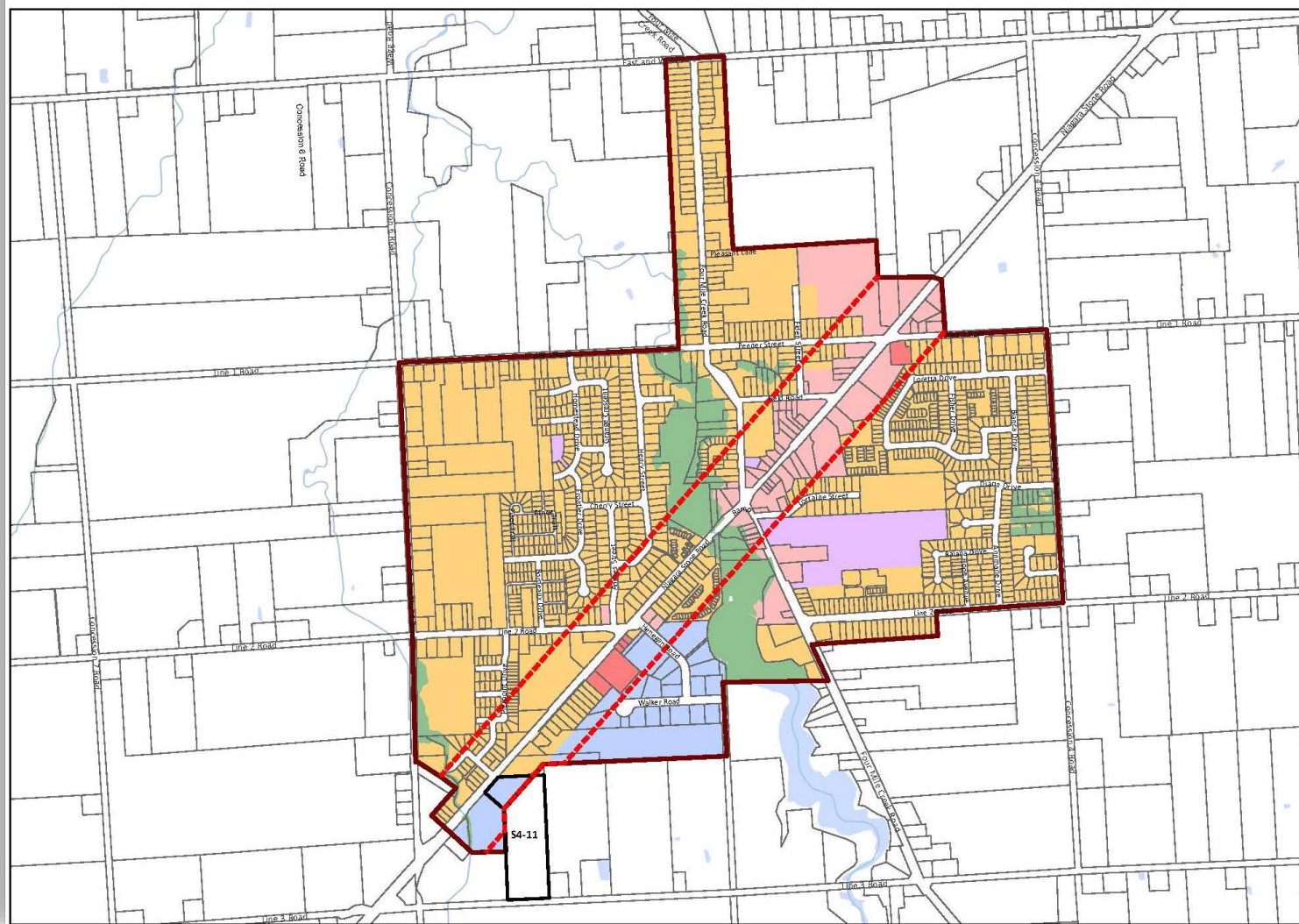
LEGEND:

- Settlement Area
- Residential
- Established Residential
- Mixed Use
- Commercial
- Employment
- Community Facilities
- Major Open Space
- Conservation
- # Site Specific Policies

For Growth Plan areas,
see Schedule B-7



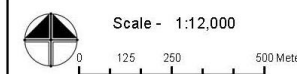
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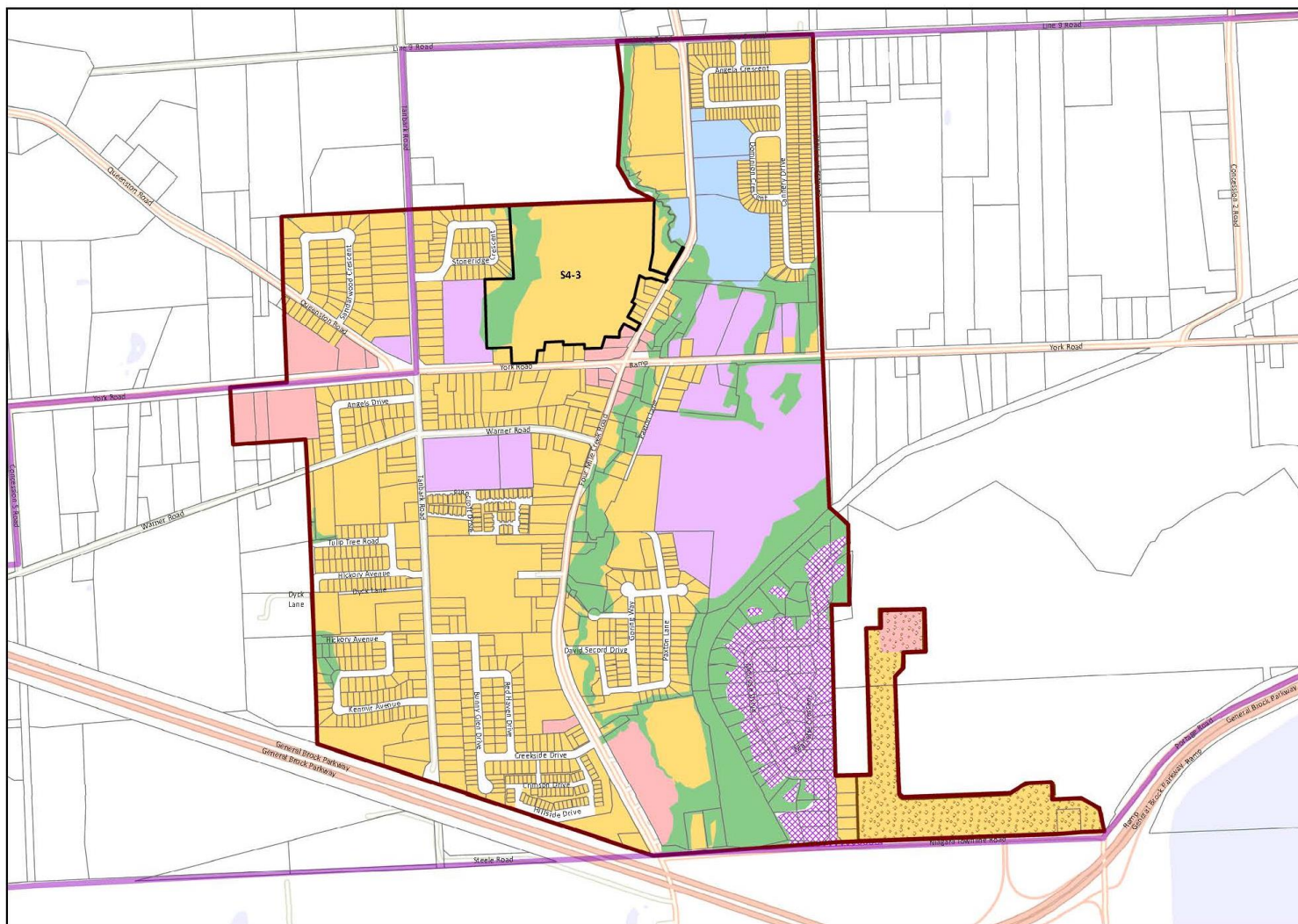
LEGEND:

- Settlement Area
- Residential
- Established Residential
- Mixed Use
- Commercial
- Employment
- Community Facilities
- Major Open Space
- Conservation
- # Site Specific Policies
- Niagara Stone Road Corridor

For Growth Plan areas,
see Schedule B-7



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LEGEND:

- Settlement Area
(All lands within the Settlement Area are Built-up Areas (2008) as defined in Section 4.3)
- Residential
- Established Residential
- Mixed Use
- Commercial
- Employment
- Community Facilities
- Major Open Space
- Conservation
- Aggregate Resources
- Site Specific Policies
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area

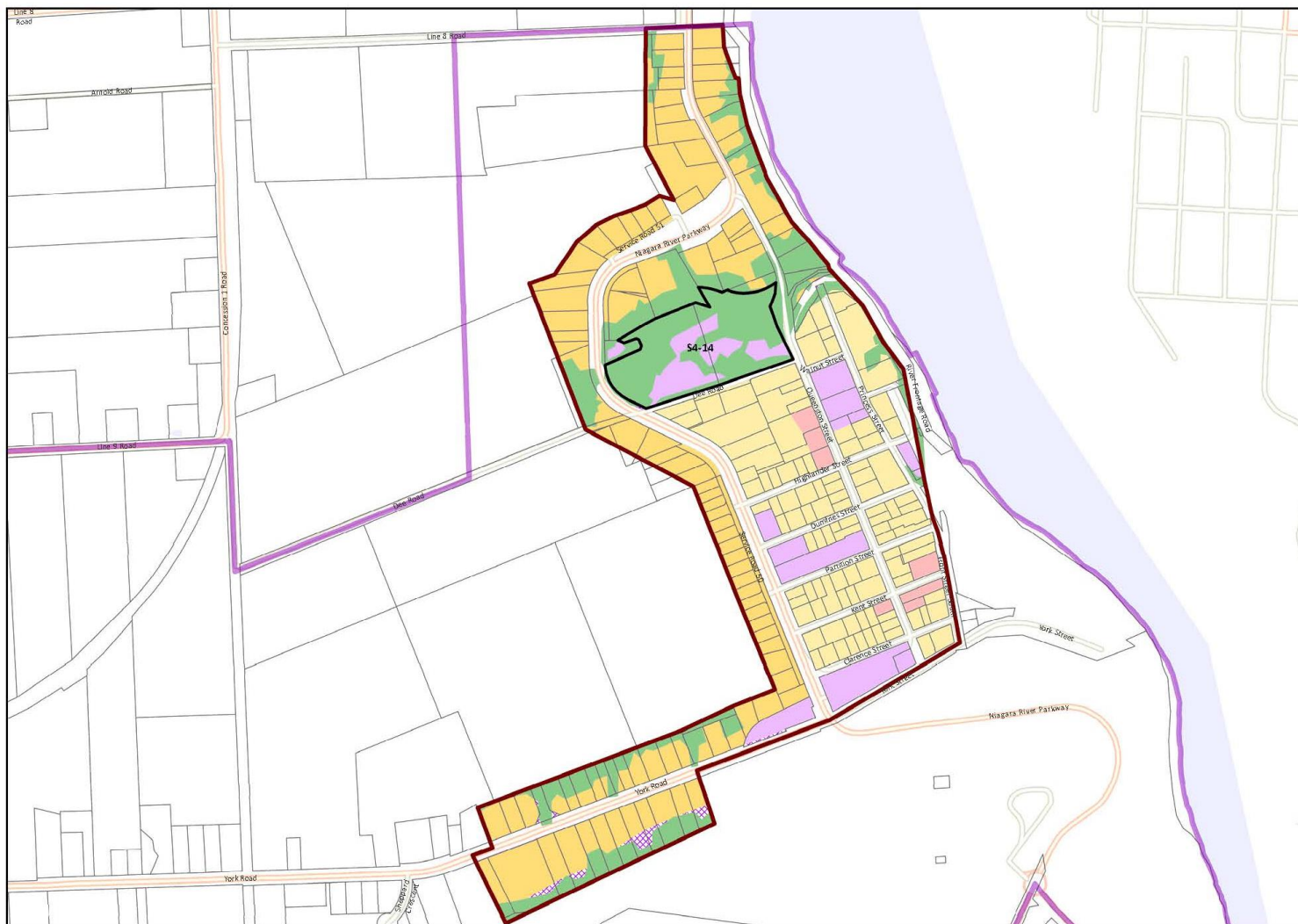
For Growth Plan areas,
see Schedule B-7



Scale - 1:10,000

0 50 100 200 300 Meters

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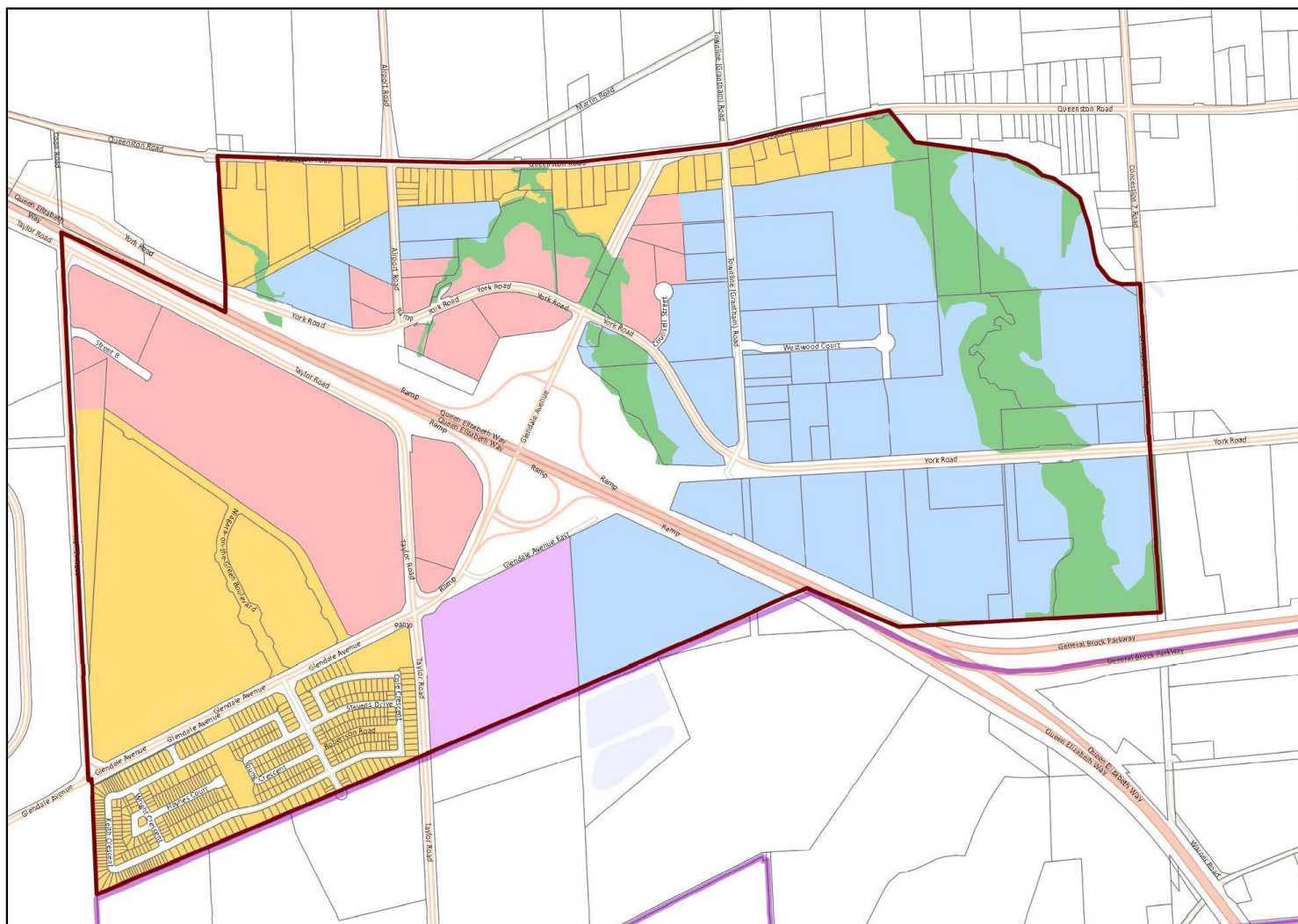
LEGEND:

- Settlement Area
(All lands within the Settlement Area are Built-up Areas (2008) as defined in Section 4.3)
- Residential
- Established Residential
- Mixed Use
- Commercial
- Employment
- Community Facilities
- Major Open Space
- Conservation
- S 4-14 Aggregate Resources
- # Site Specific Policies
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area

For Growth Plan areas,
see Schedule B-7



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LEGEND:

- Settlement Area
- Residential
- Established Residential
- Mixed Use
- Commercial
- Employment
- Community Facilities
- Major Open Space
- Conservation
- # Site Specific Policies

For Growth Plan areas,
see Schedule B-7

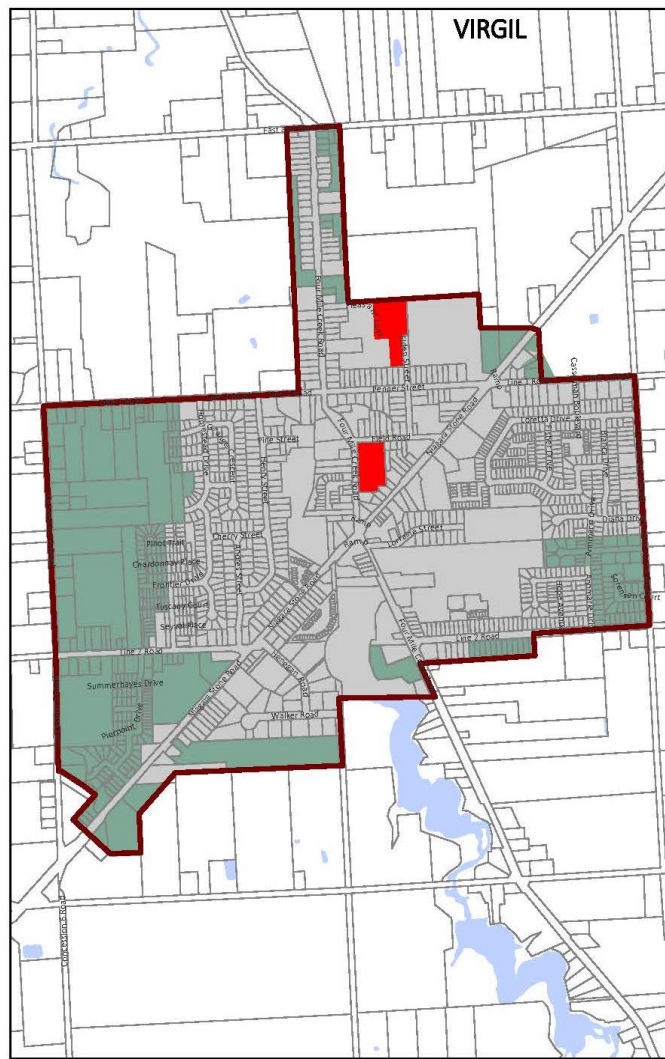
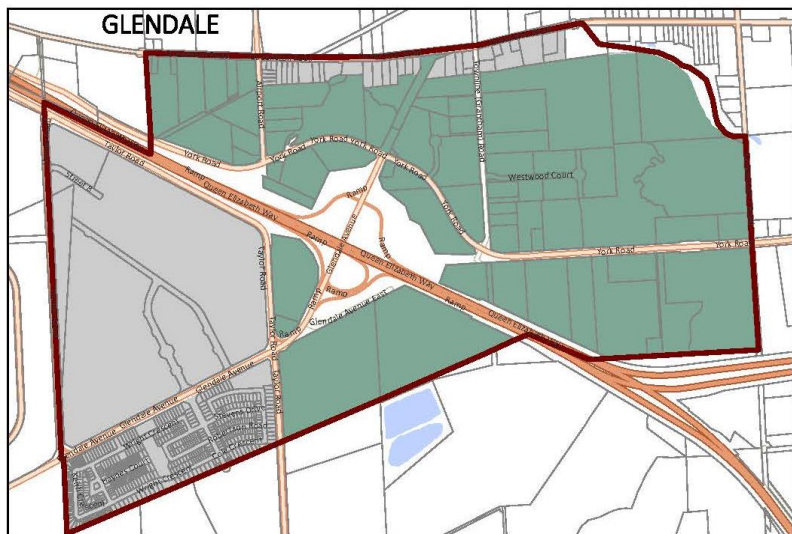
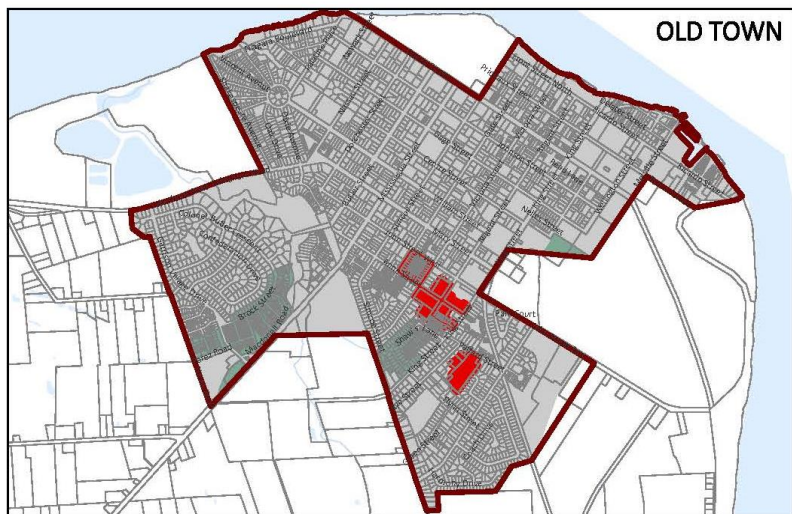


Scale - 1:10,000

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LEGEND:

- Existing Settlement Area
- Intensification Areas
- Greenfield Areas
- Built Up Areas



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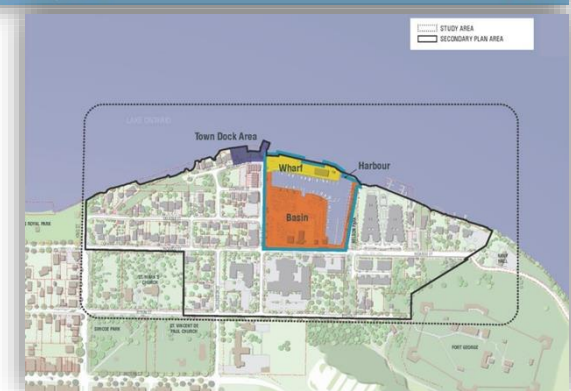
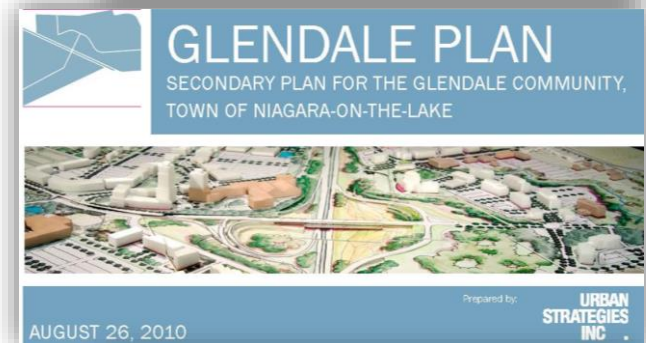
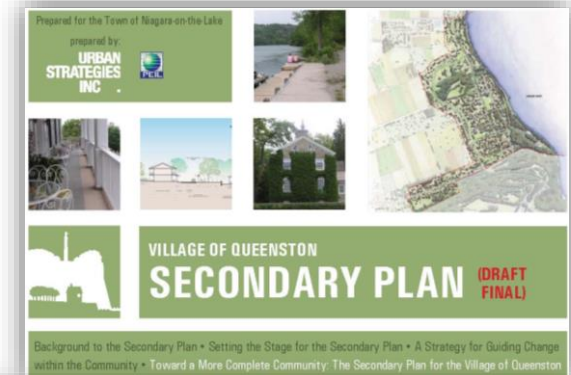
Section 4 – Settlement Areas (con't)

- Land Use Compatibility
- Community Design
- Established Residential & Residential
- Commercial and Mixed Use
- Employment Areas
- Community Facilities and Conservation



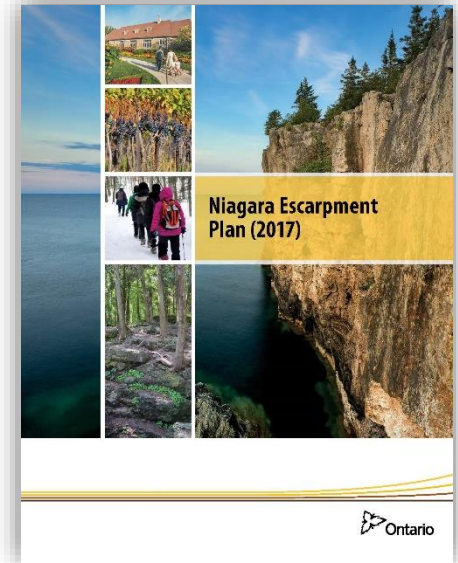
Section 4 – Settlement Areas (con't)

- Secondary Plans
- Existing Approved Secondary Plan remain in effect and form part of the Plan
 - Queenston Secondary Plan (Appendix 3)
 - St. Davids Secondary Plan (Appendix 4)
 - Glendale Secondary Plan (Appendix 5)
 - Dock Area Secondary Plan (in Old Town) (Appendix 6)
- Glendale Study (Region and Town) review underway



Section 5 – Niagara Escarpment Plan

- References the provisions of the NEP to development within the NEP area
- Where local policies conform with the NEP policies, but are more restrictive, the Town would apply the more restrictive policies



Section 6 – Niagara District Airport

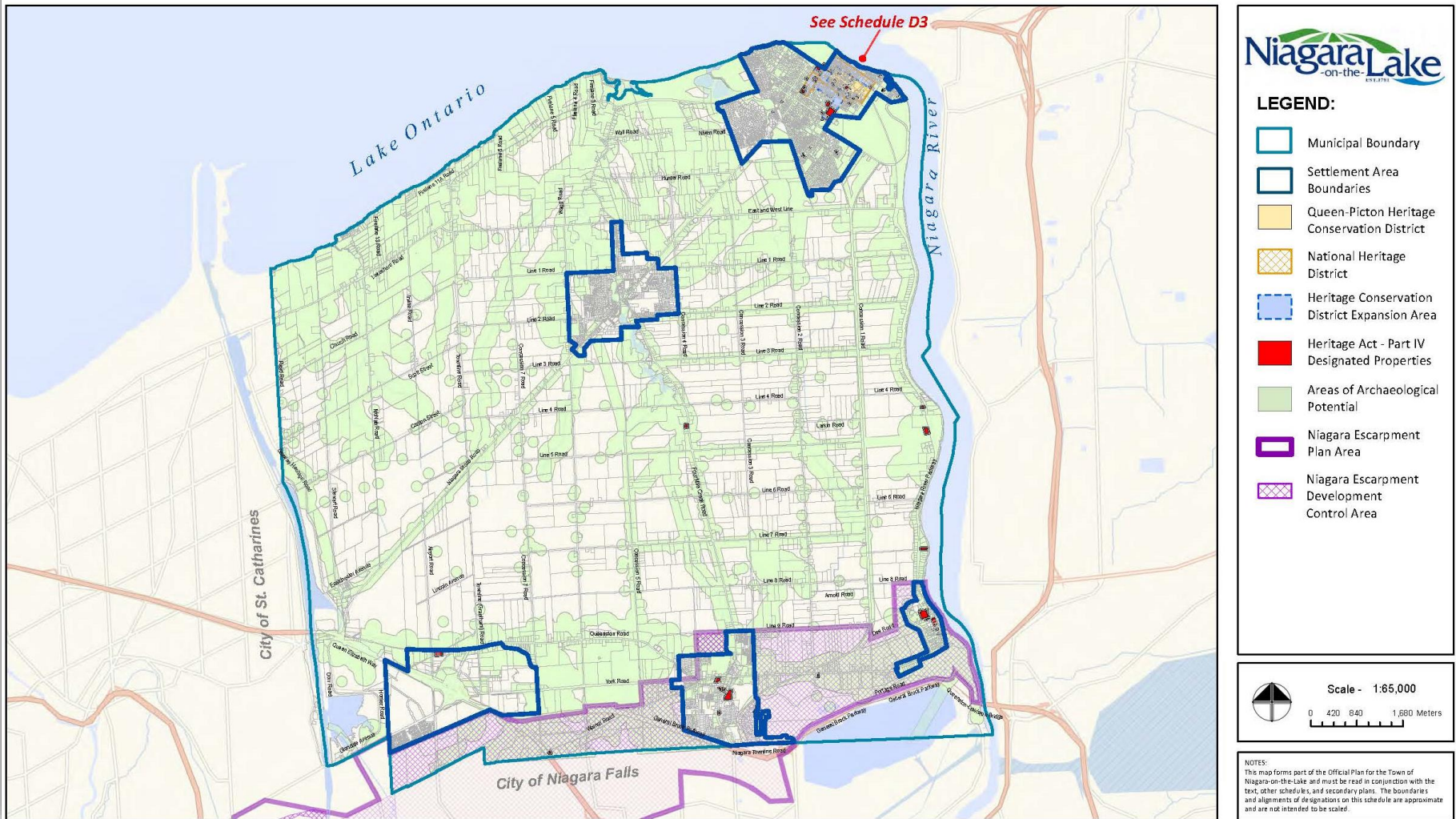
- Employment Area
- Boundary Fixed

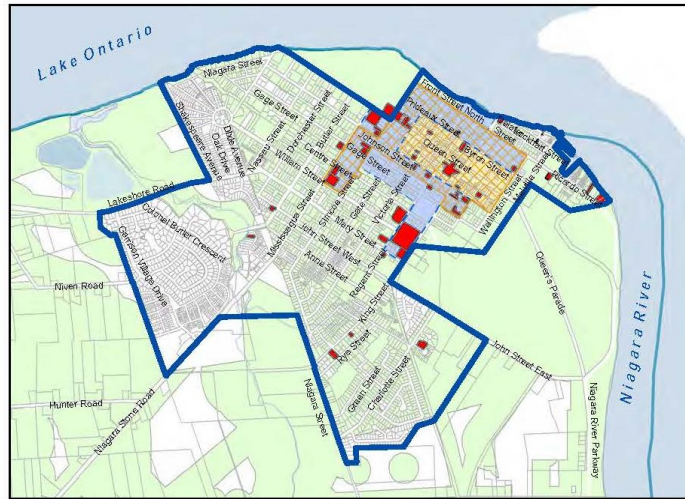


Section 7 – Heritage, Archaeology and Culture

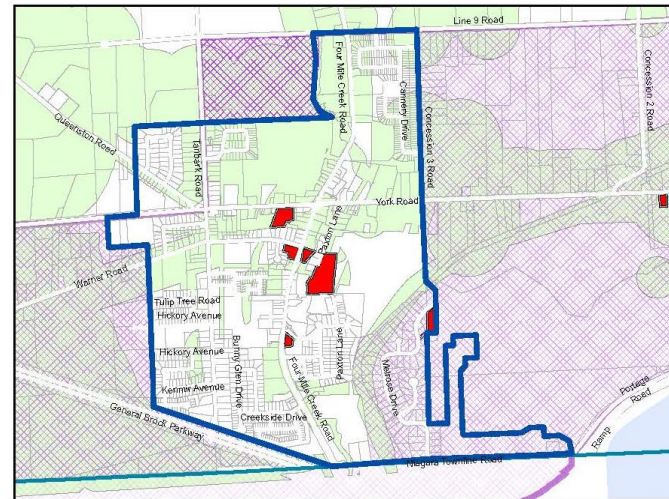
- Cultural Heritage policies revised based on Bray Heritage Estate Lot Study (2018)
- Importance of protecting and managing Cultural Heritage resources in the Town
- Recognition of Cultural Heritage Landscapes and Heritage Conservation Districts
 - 4 Heritage Character areas in Old Town
 - Queen/Picton Heritage Conservation District
- Protection of Archaeological resources
- Support for Cultural Heritage Facilities



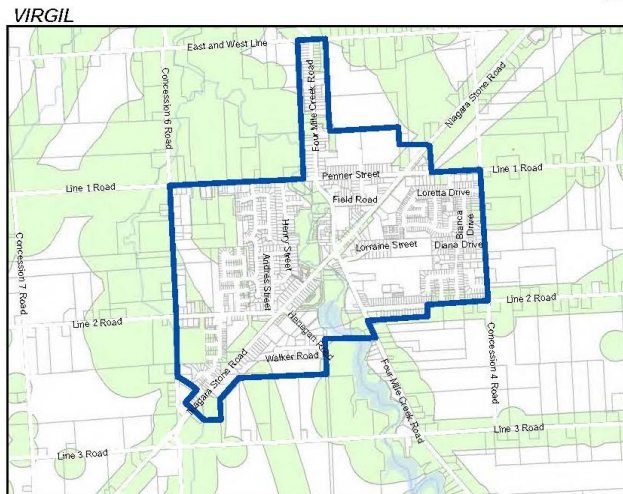




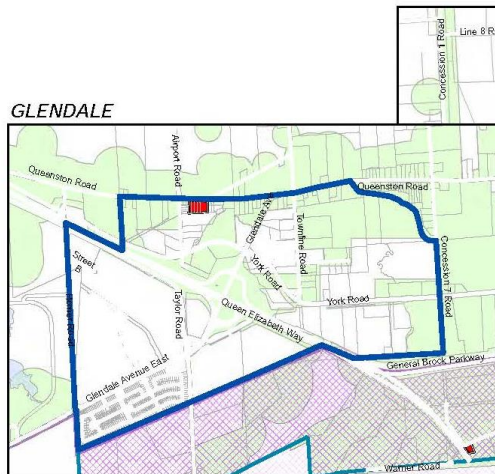
OLD TOWN



ST. DAVIDS



VIRGIL



GLENDALE



QUEENSTON

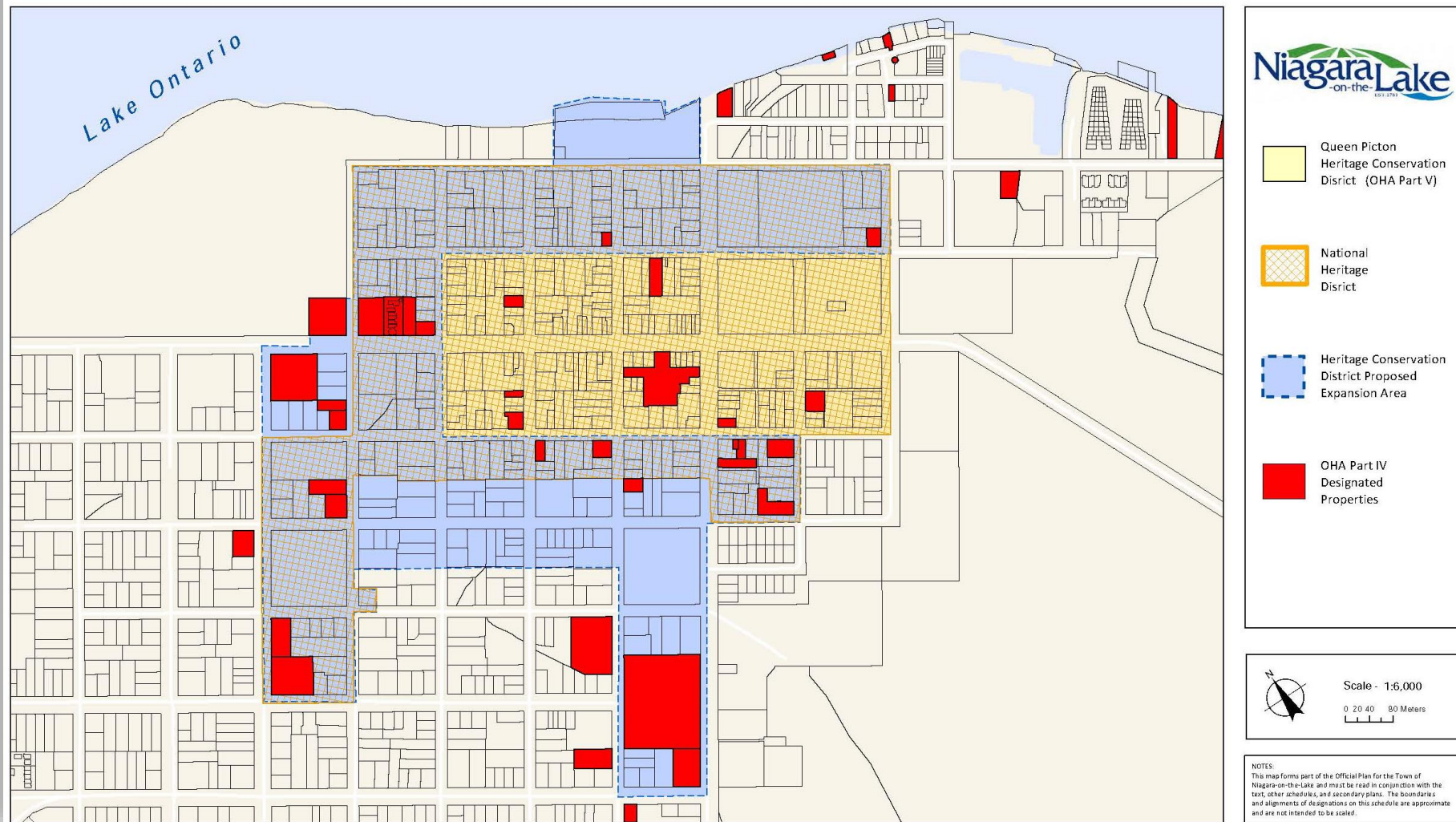


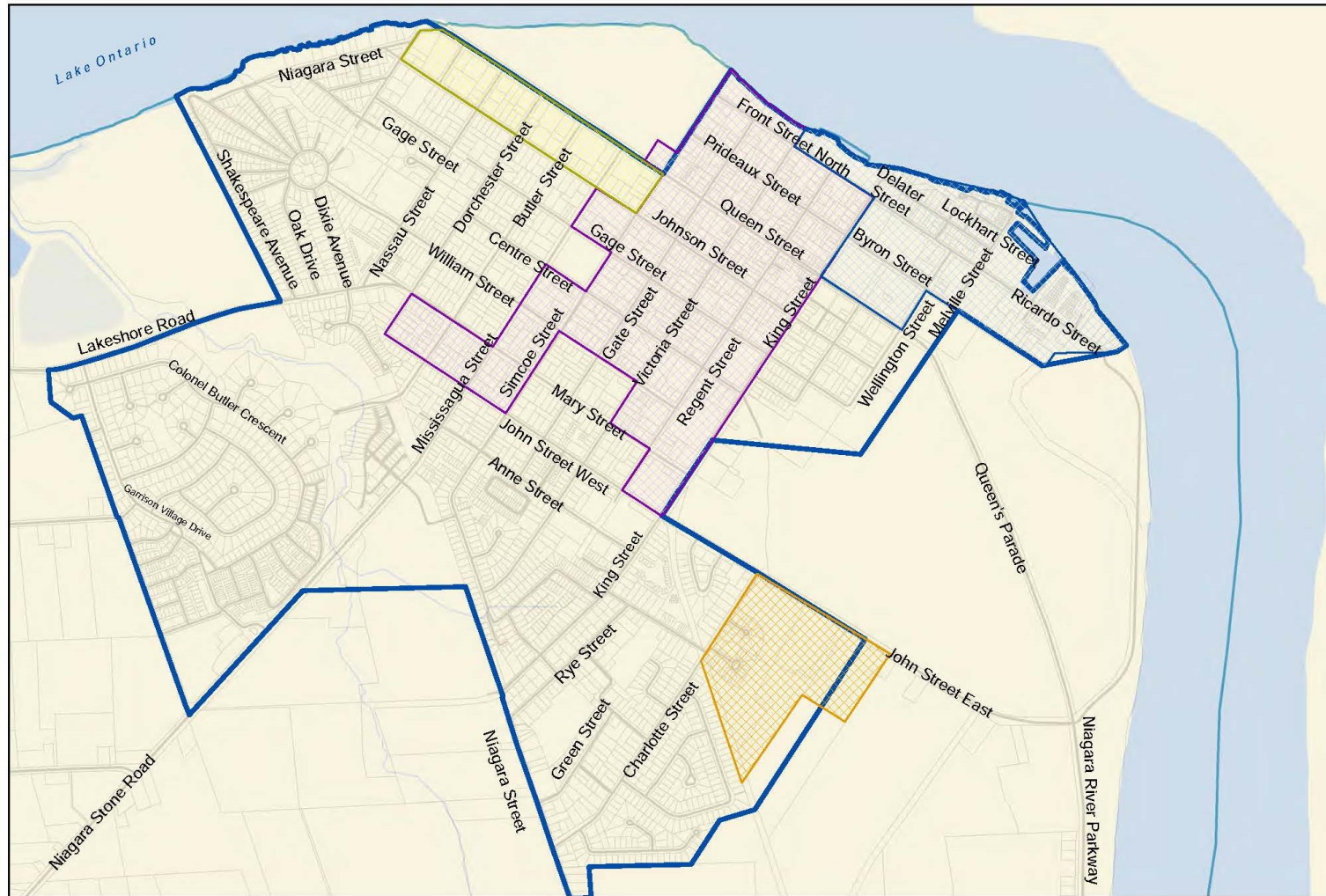
LEGEND:

- Municipal Boundary
- Settlement Area Boundaries
- Queen-Picton Heritage Conservation District
- National Heritage District
- Heritage Conservation District Expansion Area
- Heritage Act - Part IV Designated Properties
- Areas of Archaeological Potential
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area



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LEGEND:

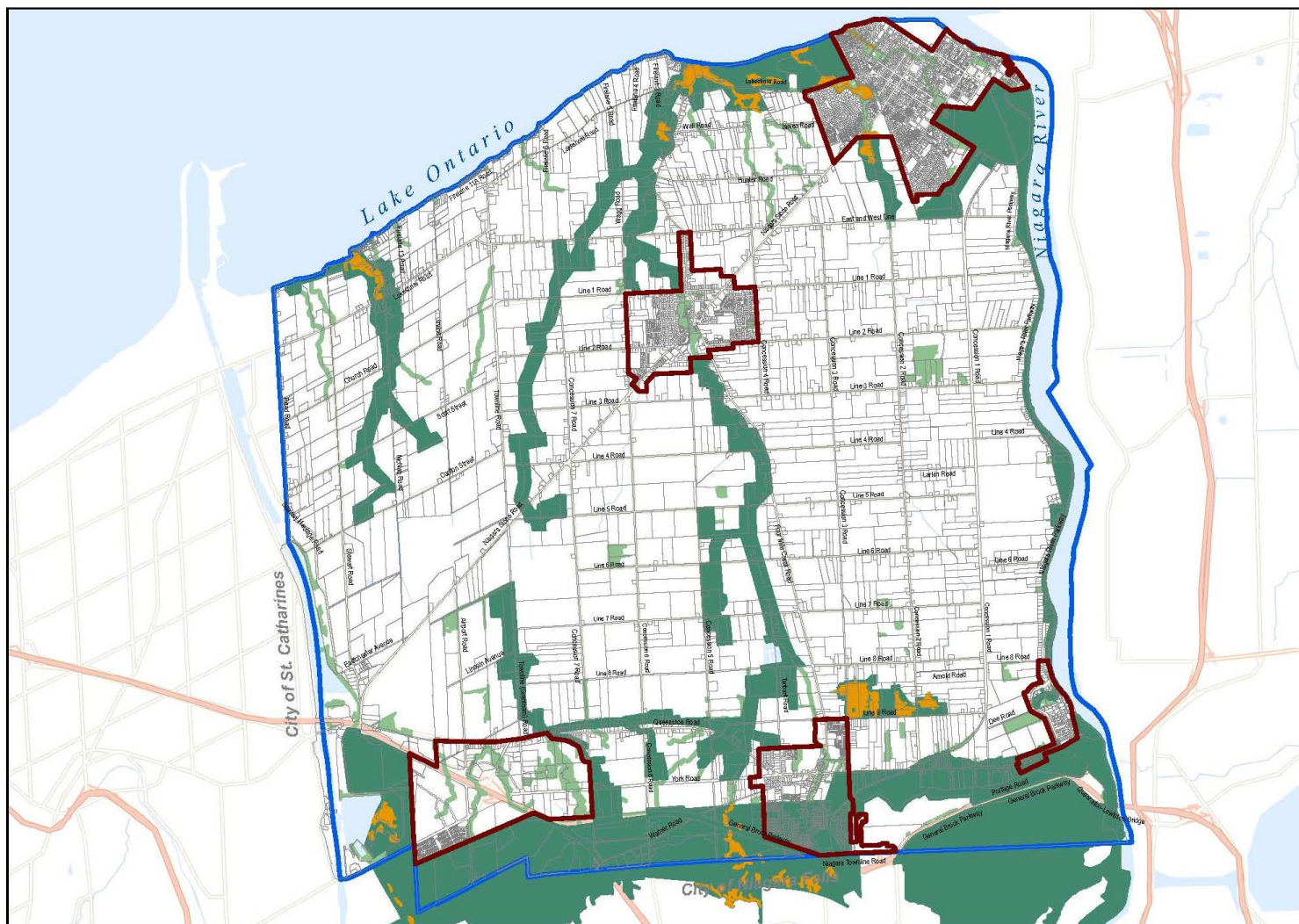
-  Municipal Boundary
-  Settlement Area Boundaries
-  John Street East Summer Homes Character Area
-  Queen Street Summer Homes Character Area
-  Downtown Character Area
-  Old Dock Character Area



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Section 8 – Natural Heritage





LEGEND:

**Niagara-on-the-Lake
Natural Heritage System**

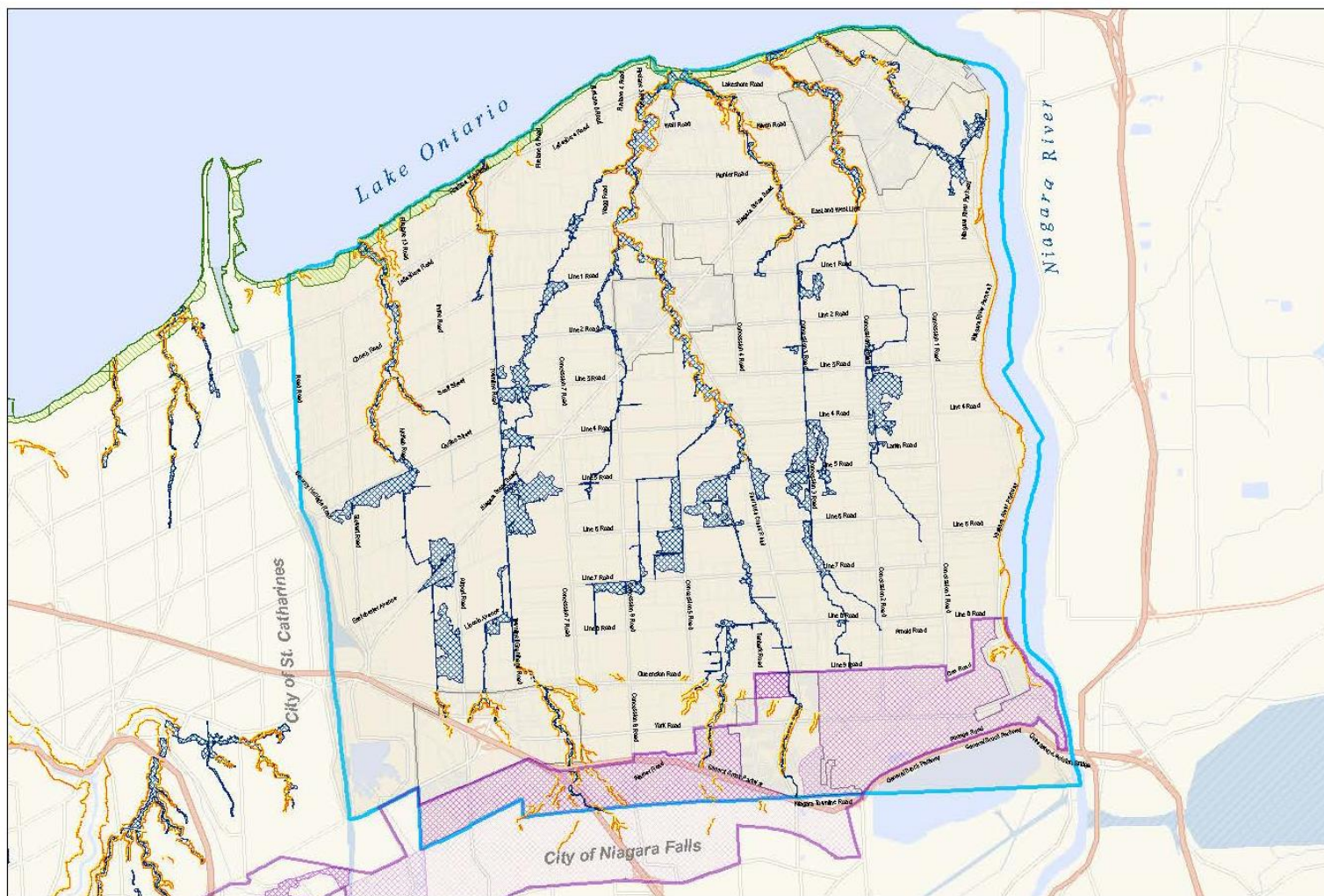
- Municipal Boundary
- Settlement Area
- Niagara-on-the-Lake
Natural Heritage Features
- Provincial Natural Heritage
System
- Provincially Significant Wetlands
- Waterbody



Scale - 1:60,000

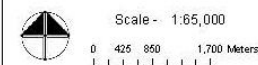
0 500 1,000 2,000 Meters

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LEGEND:

- Municipal Boundary
- Urban Areas
- Floodplain
- Top of Slope
- Top of Slope Allowance
- Regulated Shoreline Area
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area



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Section 9 – Infrastructure

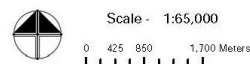
- Transportation, including active transportation
- Water and Wastewater Services, Stormwater Management, Utilities, Waste Management & Telecommunication Facilities
- Green Energy Planning
- Municipal Drains and Agricultural Irrigation Systems





LEGEND:

- Municipal Boundary
- Provincial Highway
- Regional Road (arterial)
- Municipal Road (collectors)
- Municipal Roads (local)
- Niagara Parks Commission



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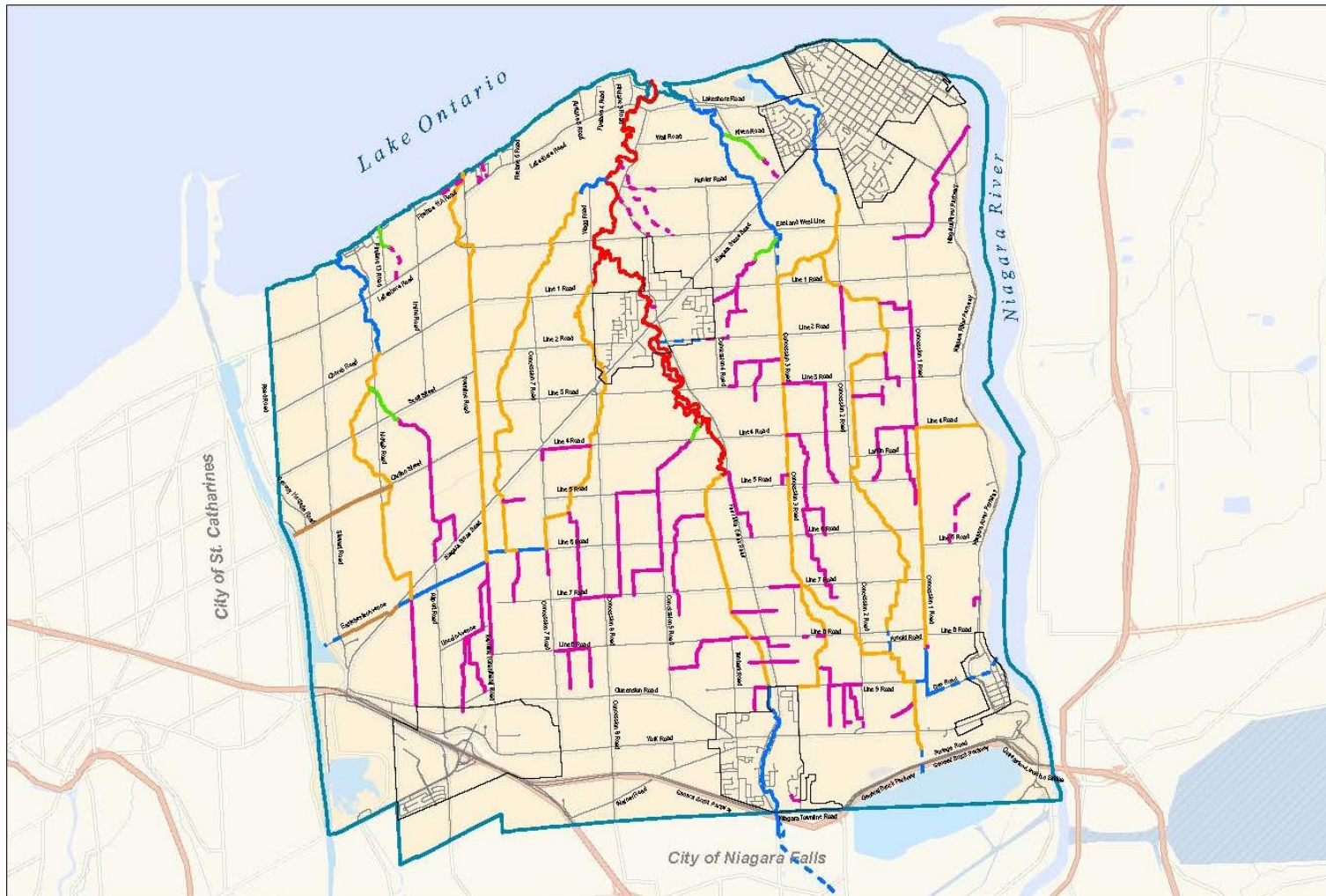


LEGEND:

- Municipal Boundary
- Settlement Area Boundaries
- Multi-Use Trails
- On-Road Cycling
- Unimproved Multi-Use Trails
- Municipal Parks
- Major Open Space
- Niagara Escarpment Plan Area
- Niagara Escarpment Development Control Area



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LEGEND:

Drains

- Connecting Links
- Irrigation Road Ditch
- - - Irrigation Piped
- Irrigation Channel
- Municipal Drain and Irrigation Channel
- Irrigation Channel / Natural Watercourse
- Municipal Drain
- - - Piped Municipal Drain
- Urban Area Boundary



Scale - 1:65,000
0 425 850 1,700 Meters

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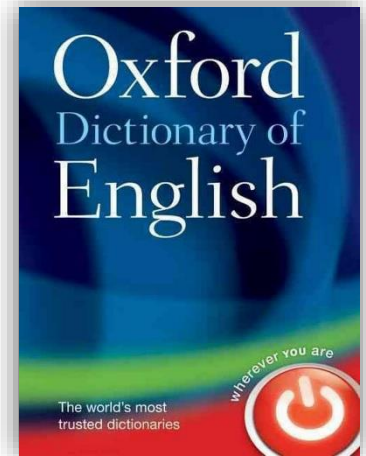


Section 10 – Implementation and Administration

- Tools
- Community Planning Permit System
- Community Improvement Initiatives
- “pre-consultation”
- Second Residential Units, Short-term Tourist Accommodations, Garden Suites, Home Occupations and Group Homes

Section 11 – Interpretation

- Definitions to help interpret the policies in the Plan



Next Steps

- Statutory Public Meeting (February 25, 2019)
- Review public, agency and council comments
 - Comments are requested by March 15, 2019
- Prepare matrix of comments received, with recommendations
- Prepare final version for Council adoption
- Submit Adopted Plan to Region for Approval



MyPlanNOTL

OFFICIAL PLAN REVIEW FINAL DRAFT – DECEMBER 2018



PUBLIC OPEN HOUSES

FEBRUARY 13, 2019