

AMENDMENT NO. 21
TO THE
OFFICIAL PLAN (2016)
FOR THE
CORPORATION OF THE CITY OF THOROLD

CONTENTS

"PART ONE" – THE PREAMBLE

- Section 1 Title and Components
- Section 2 Purpose of the Amendment
- Section 3 Location of the Amendment
- Section 4 Basis of the Amendment
- Section 5 Implementation of the Amendment

"PART TWO" – THE AMENDMENT

- Introductory Statement
- Details of the Amendment
- Appendix A Schedule 'A' to the Official Plan Amendment

“PART ONE” – THE PREAMBLE

SECTION 1

TITLE AND COMPONENTS

This document was approved in accordance with Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended and shall be known as Amendment No. 21 to the Official Plan adopted by By-law No. 60-2015, approved by Niagara Region on April 28, 2016 of the Thorold Planning Area.

Part “One”, the Preamble does not constitute part of this amendment.

Part “Two”, the Amendment, consisting of the following text and map (designated as Schedule ‘A’ –Land Use Plan) constitutes Amendment No. 21 to the Official Plan.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Schedule A-2 of the Official Plan to identify 2248 Centre Street as being within a new Special Policy Area (“Special Policy Area 10”). The amendment would further add a new subsection within Section F1 (“Section F1.10”), which would contain the site specific policies describing the increase in density for the site.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 2248 Centre Street, as shown on Schedule ‘A’ attached hereto, and are located within Allanburg, on the east side of Centre Street, between Henderson Street and Barron Road.

SECTION 4

BASIS OF THE AMENDMENT

The Planning Act, R.S.O. 1990, as amended, provides that amendments may be made to the Official Plan. Policies of the Official Plan have been considered in the preparation of this Amendment and the following factors:

1. The subject lands are located within the Allanburg area of the City and are designated as Urban Living Area.
2. The proposed uses are appropriate for the Urban Living Area designation and compatible with surrounding land uses.
3. This Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Niagara Official Plan.

"PART TWO" – THE AMENDMENT

The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the subject lands that constitute Amendment No. 21 to the Official Plan.

The Official Plan for the City of Thorold which was adopted by By-law No. 60- 2015, approved by Niagara Region on April 28, 2016 is hereby amended as follows:

1. Schedule A-2 of the Official Plan shall be amended to designate the subject lands as "Special Policy Area 10" as illustrated in Schedule "A" of this Amendment.
2. The Special Policy Area section (Section F1 of the Official Plan) is amended to add Policy F11.10 as follows:

"F1 Special Policy Area 10 – 2248 Centre Street

The lands designated as "Special Policy Area 10" on Schedule "A-2" shall be governed by the "Urban Living Area" policies.

Notwithstanding Section B1.1.3.c), the maximum density of development on the subject lands shall be 13 units per hectare."

2248 Centre Street



LEGEND

Lands to be re-designated from Urban Living Area to Urban Living Area with Special Policy Area 10

SCHEDULE 'A' to OFFICIAL PLAN AMENDMENT No. 21

MAYOR: _____

CLERK: _____