

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

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“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. 20 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. 20 to the Official Plan.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Schedule A-7 of the Official Plan to identify 3401 Schmon Parkway as being within “Special Policy Area 2” and to add new Section B1.10.5.4 “Special Policy Area 2” containing the site specific policies to add non-residential *Institutional Uses* as a permitted use of the site.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 3401 Schmon Parkway, as shown on Schedule ‘A’ attached hereto, and are located on the north side of Schmon Parkway east of Merrittville Highway (Highway 50) and west of Highway 406.

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 Brock Business Park Secondary Plan Area and are designated Employment.
2. The proposed uses are appropriate for the Employment Area 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. 20 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-7 of the Official Plan shall be amended to designate the subject lands as "Special Policy Area 11" as illustrated in Schedule "A" of this Amendment.
2. The Brock Business Secondary Plan (Section B1.10 of the Official Plan) is amended to add Policy B1.10.5.4 as follows:

"B1.10.5.4 Special Policy Area 2 – 3401 Schmon Parkway

The lands designated as "Special Policy Area 11" on Schedule "A-7" shall be governed by the "BBP Employment" policies.

Notwithstanding Section 2.3.3 Employment Areas, non-residential *Institutional* uses associated with a Post-Secondary institution shall be permitted."

3401 Schmon Parkway



LEGEND

Lands to be redesignated from Employment to Employment with Special Policy Area 11

SCHEDULE 'A' to OFFICIAL PLAN AMENDMENT No. 20

MAYOR: _____

CLERK: _____