

**AMENDMENT NO.**  
**22 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. 22 to the Official Plan.

### **SECTION 2**

#### **PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to modify provisions within Section F1 (“Section F1.10”), which contain the site specific policies describing the increase in density for the site. Schedule A-1 (City of Thorold Urban Area West of the Welland Canal Land Use) of the Official Plan would remain the same, as the intent is to modify the provisions of Special Policy Area (“Special Policy Area 5”).

### **SECTION 3**

#### **LOCATION OF THE AMENDMENT**

The lands that are subject to this Amendment are municipally known as 75 Ormond Street South, as shown on Schedule ‘A’ attached hereto, and are located south of Downtown Thorold on the west side of Ormond Street South, being immediately north of Richmond Street.

## **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 south of the Downtown Thorold area, and are presently designated as Urban Living Area Special Policy Area 05.
2. The proposal modified the provisions of the Urban Living Area Special Policy Area 05 to allow a maximum density of 400 units per hectare.
3. The proposed use is appropriate for the Urban Living Area designation and compatible with surrounding land uses.
4. 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. 22 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. The Urban Living Area Special Policy Area 05 section (Section F1 of the Official Plan) is amended to remove and replace Policy F11.10 as follows:

*"F1 Urban Living Area Special Policy Area 5 – 75 Ormond Street South*

*Notwithstanding Section B1.1.3.c), the maximum density of development on the subject lands shall be 400 units per hectare."*

# 75 Ormond Street South



**LEGEND**

Urban Living Area with Special Policy Area 5 designation to be modified.

**SCHEDULE 'A' to OFFICIAL PLAN AMENDMENT No. 22**

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_