

Planning, Development & Land Use Committee

Welcome & Working Overview for Committee Members:

Thank you for volunteering your time and perspective. This committee is expected to focus on how planning and development decisions affect residents and the long-term character of Niagara-on-the-Lake. Members review community-wide planning issues such as growth management, housing, heritage protection, and significant development proposals, and help identify where resident perspectives should be thoughtfully brought forward. It is not a forum for individual development disputes or appeals. The focus is on broader community considerations and forward-looking solutions.

Why this matters:

Planning decisions shape neighbourhoods, infrastructure, and quality of life for decades. This committee will support balanced, informed dialogue about how the town evolves.

Committee Mandate:

To support the Residents Association through reviewing and commenting on all matters related to municipal planning, land use, development applications, heritage preservation, and long-term growth management. The committee will work to ensure that development aligns with the community's vision, balances resident and commercial interests, and protects both heritage and agricultural assets.

Strategic Objectives:

- Balance residential quality of life with economic development
- Preserve heritage and strengthen community identity
- Ensure growth supports walkability, environmental resilience, and housing diversity
- Reduce land-use conflicts and provide predictability for residents and developers

Topics this committee may address can include:

- Municipal planning strategy and operations, and Official Plan and related guidelines
- Reviewing and commenting on zoning, site plans, and built-form and urban design guidelines and standards

- Supporting a Community Planning Permit System and its use in Niagara-on-the-Lake
- Review of development proposals, infill, and density review
- Growth management and infrastructure capacity impacts
- Heritage policies and heritage asset protection
- Land use conflicts, including agricultural diversification
- Short-term rental policies related to responsible land use and neighborhood integrity
- Review and oversight of major planning areas (e.g., Glendale Secondary Plan, Rand Estate, former hospital site, and others yet to come)

How the Committee Will Work

- Meetings are expected to be held monthly (approximately 60–90 minutes), or as decided by the committee.
- Discussions will focus on shared understanding rather than individual advocacy.
- Members may occasionally be asked to help gather feedback, reflect on an issue, or contribute to a small working group.
- The committee will summarize key observations and possible directions for the NOTLRA Board.

What Is Expected of Committee Members

- Come prepared to listen, contribute, and engage respectfully
- Share lived experience and community insight
- Keep discussions resident-focused and collaborative
- Help identify themes and priorities rather than isolated complaints

What This Committee Produces

- Clear, resident-centred summaries of issues and observations
- Practical recommendations and possible directions for consideration by the NOTLRA Board
- A shared understanding of how the development planning process works and how it can be improved for the benefit of all stakeholders in the Town