

**DATE:** February 10, 2025

**REPORT NO:** PD-06-2025

**SUBJECT:** **Recommendation Report**  
**Interim Control Fulton Rural Employment Land Use Study**

**CONTACT:** Gerrit Boerema, Director of Growth and Sustainability

**OVERVIEW:**

- Interim Control is a tool in the Planning Act that municipalities can use to put a temporary freeze of some land uses while the municipality is studying or reviewing its policies. The freeze can only be imposed for one year, with a maximum extension of one year.
- The initial freeze is not appealable, however, the additional one year extension is.
- Administration is recommending that Committee and Council pass an interim control bylaw, as found in Schedule B to this report, in order to freeze any development activity within the Fulton Rural Employment Land Use area.
- This would prevent any planning or development related applications from being applied for, or any building permits for one year, to allow time for the completion of the Employment Land Use Study.
- Administration is proposing that the interim control only applies to the larger parcels of land, and not impact the smaller residential holdings.

**RECOMMENDATION:**

1. That, Recommendation Report PD-06-2025, titled “Recommendation Report, Interim Control By-law Fulton Rural Employment Land Use Study” dated February 10, 2025, be received; and,
2. That, Council pass the interim control by-law as attached to this report.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #**

- **Champion** Strategic and Responsible Growth

**BACKGROUND:**

In 2022, through the new Niagara Region Official Plan and through the Township’s Official Plan Amendment 62 added 89 acres of land to the Hamlet of Fulton for future Rural Employment land uses. The Niagara Official Plan includes a special policy requiring that the lands be designated for rural employment uses in the Township’s Official Plan.

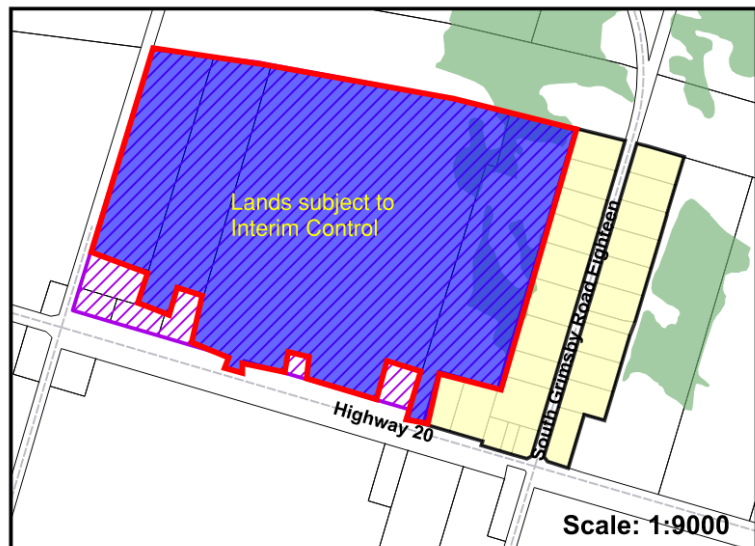
In order for the Township to designate these lands for rural employment land uses, a land use study needs to be completed to determine what the appropriate land uses should be in this area. Consideration needs to be given to compatibility between existing land uses, drainage and stormwater, design and character of the hamlet, job creation and other factors.

**CURRENT SITUATION:**

On November 25, 2024 Township Council passed a resolution to retain WSP Canada Inc. to undertake a Rural Employment Land Use study specifically for the lands added to the Fulton Hamlet. This study has officially started and is expected to be completed by Fall/Winter of 2025.

In order to allow the study to progress, and to prevent new development from being proposed to Council, Administration is proposing the implementation of an Interim Control Bylaw.

**FULTON**



The Interim Control Bylaw does not require any advance notice to land owners, and can be implemented for one year by Council so long as there is related ongoing planning study work. The initial Interim Control Bylaw is not appealable. There is an opportunity for a one year extension to the Interim Control Bylaw, however, that is appealable.

If approved, notice would need to be provided to landowners upon passage of the bylaw informing them of the passage of the bylaw.

**FINANCIAL IMPLICATIONS:**

There is no additional expenses relating to the implementation of the Interim Control Bylaw.

**INTER-DEPARTMENTAL COMMENTS:**

This report and associated Interim Control Bylaw has been reviewed and discussed by the CAO, Director of Legislative Services and Township Legal Counsel.

**CONCLUSION:**

Administration is recommending that Council pass an Interim Control Bylaw over the Fulton Expansion lands, as shown in the Location Map in Attachment 1 and as drafted in the bylaw shown in Attachment 2.

**SCHEDULES:**

- A. Interim Control Bylaw

**Prepared & Submitted by:**

**Approved by:**

**Gerrit Boerema  
Director of Planning & Building**

**Truper McBride  
CAO**