

## Appendix 3 – Public and Agency Comments

23Jan2020

To: Niagara Region Planning & Economic Development Committee

RE: Welland Urban Boundary Expansion Plan

I recently attended a round table session at the City of Welland 09Jan2020, where it was stated that further consideration for the urban boundary expansion plan was now with the Niagara Region Planning Committee for review.

As a resident of Welland whose property falls within the area of discussion, I wanted to express my full support of this expansion. Not only will it personally be of benefit for myself and my family, however also for the City of Welland. Opening up the area will allow for the city to grow and prosper.

As an interested party, I would appreciate to be informed of any decisions that will be made for the area.

With Regards,

Jack Passero

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Dear Councillor Rino Mostacci,

We are writing to you as a land owner in the City of Welland that falls within the proposed North-West Urban Expansion (south side of Quaker Road, first property west of Quaker Road Public School) and a strong proponent of OPA #24 recently submitted by the Town of Welland for your consideration and approval.

With both population and job growth at our door step, it is hard to ignore the requirements that this explosion of economic growth will create. The time is now to move forward with a plan that makes sense for both the town and the region and we are confident that the one put forth on November 12th, 2019 is a strong one.

The plan submitted addresses many considerations and includes the following:

- Infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets
- The subject area contains an elementary school and the NCDSB Headquarters, and abuts two other elementary schools and the Welland Niagara College Campus
- Is readily serviceable as no major extension or upgrading of water and sewer infrastructure is required
- The lands have been studied extensively for urban development purposes. It is time to move forward with adding the subject lands to the Welland urban area
- The subject lands are a logical extension of the existing urban area
- The City is experiencing growth pressures for development in the area

Thank you for your support and consideration and look forward to working with you and the team at Niagara Region on this exciting growth plan for the Golden Horseshoe.

Sincerely,  
Josephine Martella and Mirella DiNardo

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Dear Councillor,

My name is Roman Grocholsky, I represent several clients who own land in the proposed Welland Urban expansion and I am seeking your support to approve the City of Welland's application.

We would like to bring to the attention of Regional Council the history surrounding the City of Welland's urban area expansion request and the reasons for providing its support for the City's urban area expansion.

Over the years constraints on these lands, which negated them being included within the urban area boundary of the City, have been eliminated (servicing, location of the mid-peninsula corridor). As a result of the expansion of the Town of Pelham and related commitment on the part of the Region to service those lands, the northwest area of the City became economically feasible to service. The mid-peninsula corridor designation has been eliminated from this area.

Given the foregoing, the City, in 2017, initiated the preparation of a Secondary Plan so as to bring the lands in the northwest portion of the City within its urban area boundary. The Secondary Plan process is near completion resulting in the preparation of a Secondary Plan for the area as well as studies supporting the urban area expansion to include the northwest area of the City. This has further initiated a local Official Plan Amendment as well as a Regional Official Plan Amendment which must be undertaken and approved. To this end, City Council has approved the local Amendment and has directed that an Application to Amend the Regional Official Plan so as to align the City's urban area boundary with its municipal boundary in northwest Welland also be made.

The inclusion of lands in the City of Welland's northwest area to within its urban area boundary has a long history. Welland Council and Staff have, over the years, supported their inclusion for many reasons. This area has many characteristics of an urban area including water and sewer services and existing urban land uses. The services were put in as the result of a partnership between the Province, the Region and the City of Welland. Existing land uses within the subject lands include a mix of single-detached residential properties, institutional uses (3 elementary schools and a School Board

Headquarters), some fallow and active agricultural land, recreation/open space (former Welland Soccer Club), wooded areas and provincially significant wetlands.

Based on the above, we would request your support for, and approval of, the Application to Amend the Regional Official Plan to bring the northwest area of Welland to within its urban area boundary.

***Roman Grocholsky***  
***Sales Representative***  
**Integrity | Experience | Results**  
***Royal LePage NRC Realty, Brokerage***

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Hi Kirsten,

City Planning staff have reviewed Niagara Region's ROPA 18 and offer the following comments for your consideration.

The Welland Urban Area and the proposed Northwest urban expansion is not adjacent to and therefore does not impact the Niagara Falls Urban Area. Accordingly, the City of Niagara Falls has no objection to the proposed urban expansion.

Regards,

Brian Dick

Brian Dick, MCIP, RPP | Manager Policy Planning | Planning, Building & Development | City of Niagara Falls