

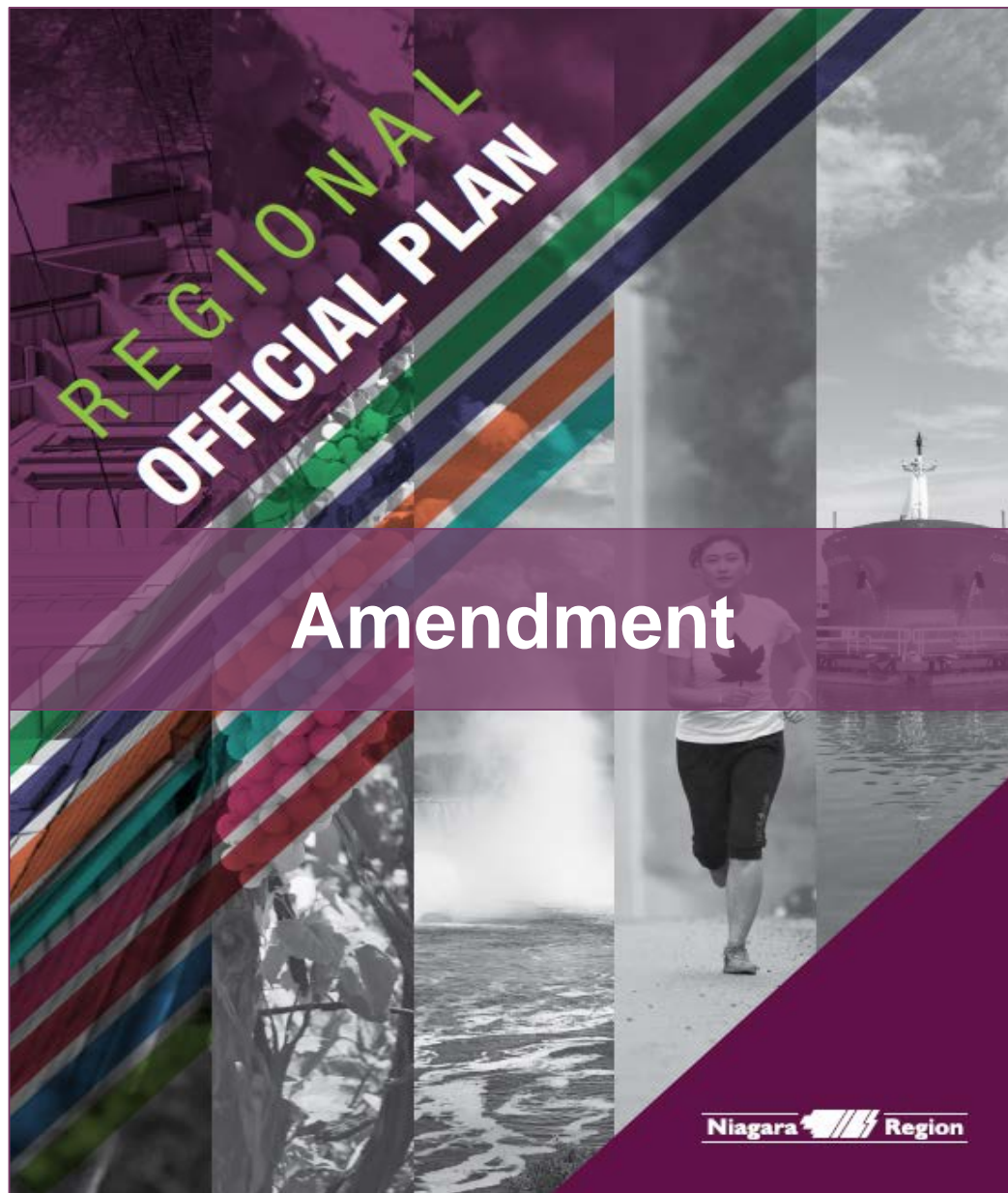
Statutory Public Meeting

Regional Official Plan Amendment 18 – Northwest Welland Urban Boundary Expansion

Planning and Economic Development Committee
PDS 23-2020

October 14, 2020

Kirsten McCauley, Senior Planner – Secondary Plans



Statutory Public Meeting

October 14, 2020

ROPA 18: Northwest Welland Urban Boundary Expansion

Presented by:

Kirsten McCauley, MCIP, RPP
Senior Planner, Secondary Plans

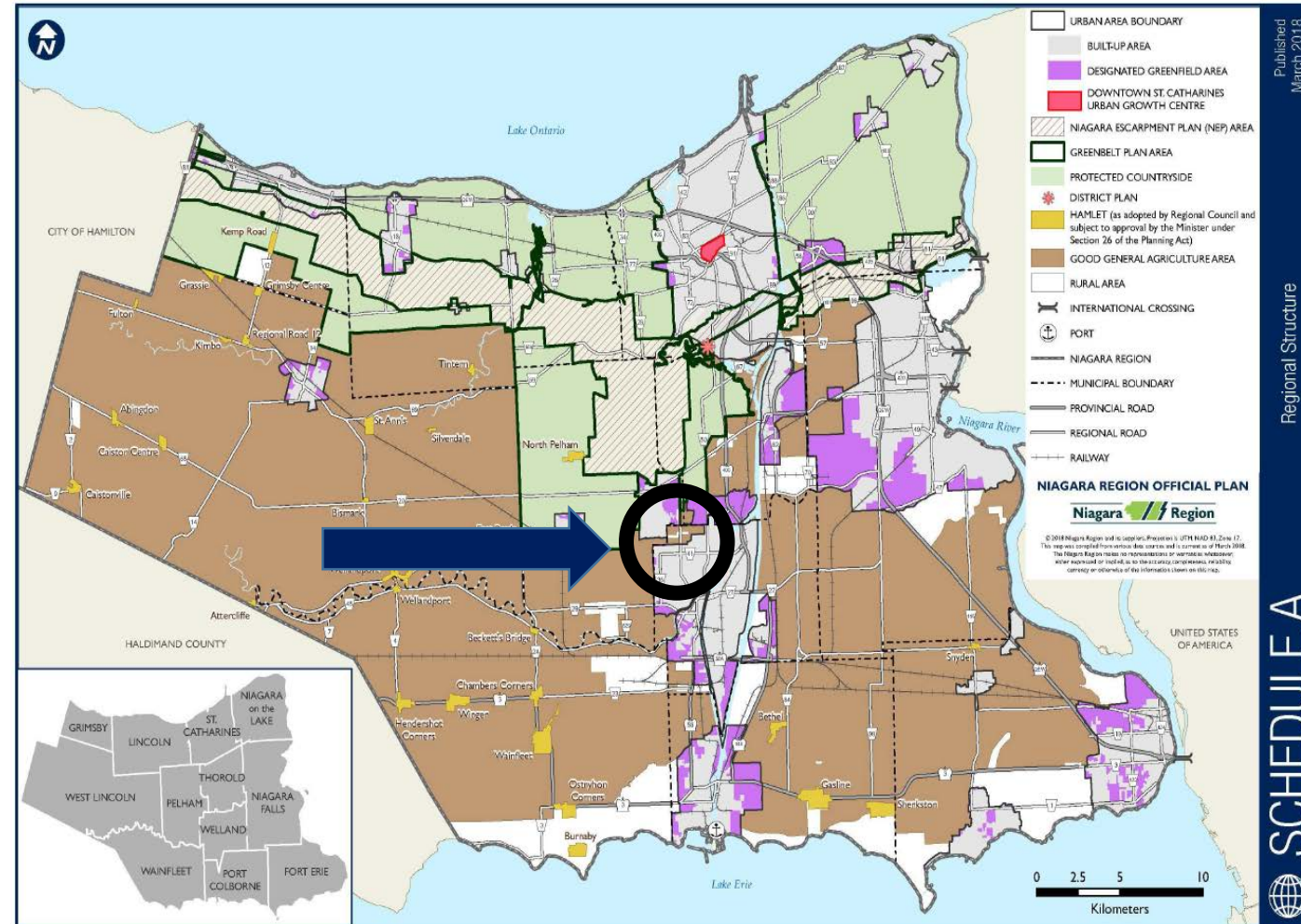
kirsten.mccauley@niagararegion.ca

Associated report:

PDS 23-2020

Purpose of ROPA 18

- Adding approximately 190 ha to Welland's urban area boundary and redesignating the lands to Designated Greenfield Area and Built-Up Area.
- Creating a site specific policy for the lands.



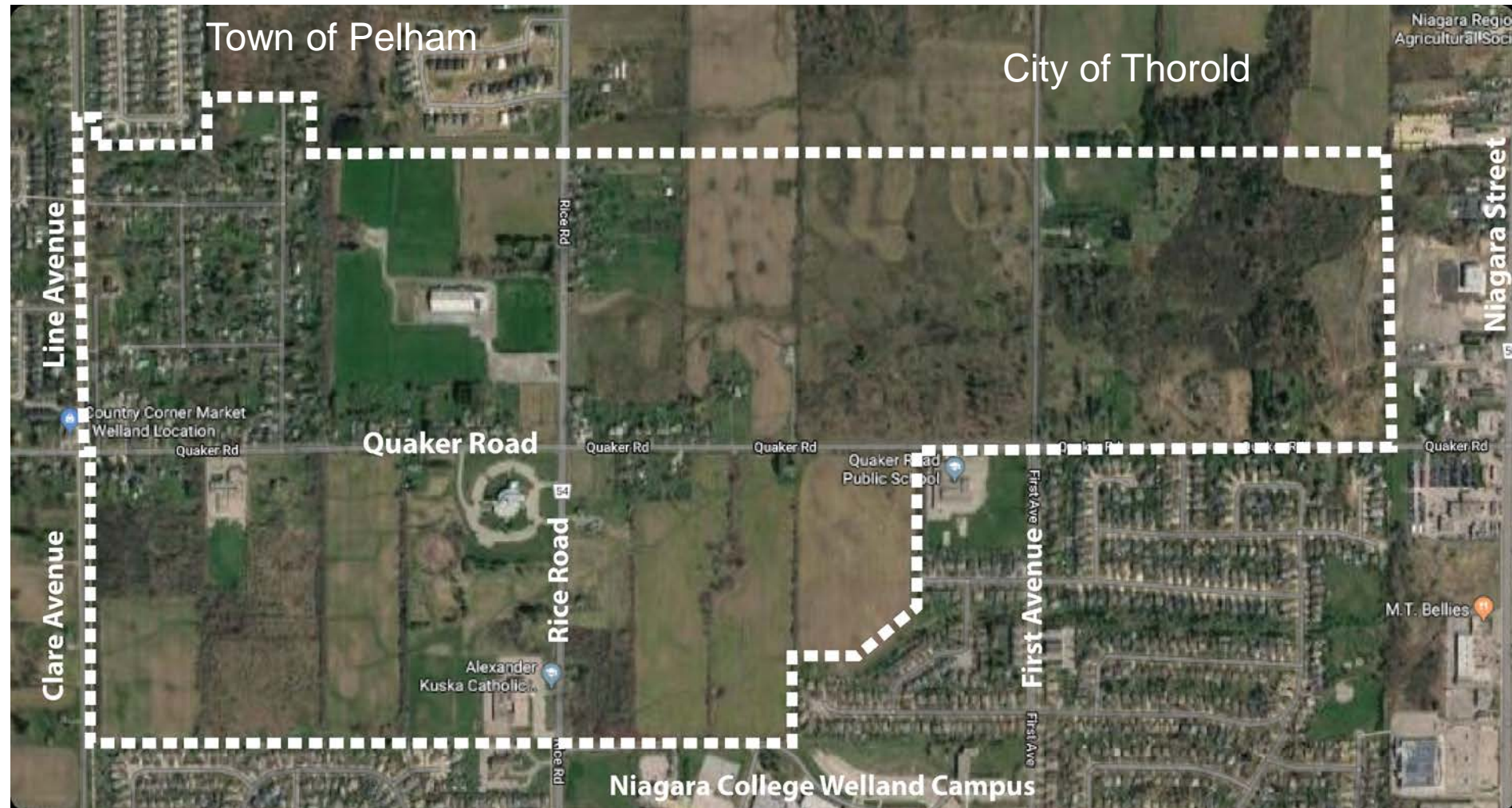
Northwest Welland Study Area

Total Study Area:
Approx. 190 ha

Built-Up Area:
58ha

Environmental
Area:
31ha

Proposed
Designated
Greenfield Area:
102ha



Northwest Welland Area Timeline

2017

June - NW Welland
UBE and SP
commenced
Growth Plan, 2017
applicable

September - Region
and City partnered on
project

2018

Background and
existing conditions
review

Public consultation

2019

May – Provincial
Growth Plan
amended

November – City
submits partial
Application for pre-
MCR expansion

2020

Ongoing work on
Application

July – additional
information submitted
to Region. Application
deemed complete.

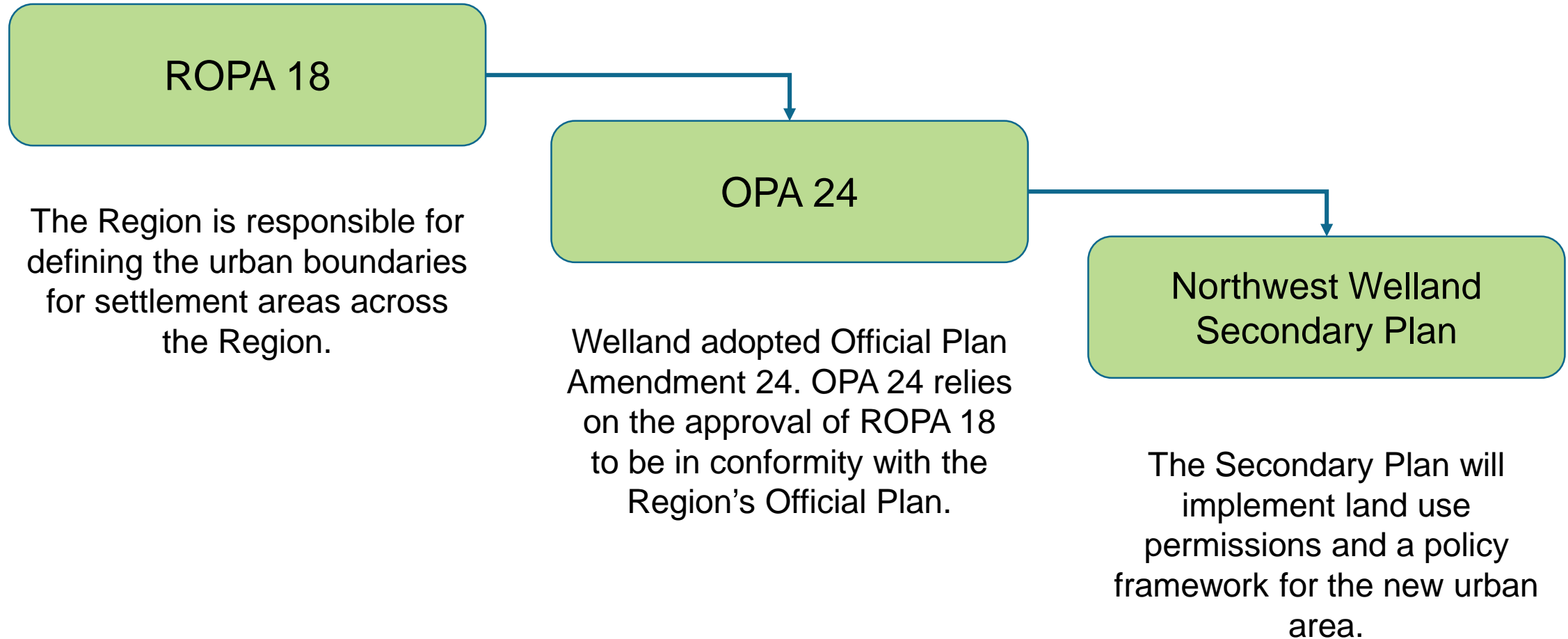
Supporting information

The ROPA application includes the following technical reports:

- Planning Justification Report and Scoped Planning Justification Report
- Transportation Impact Study
- Functional Servicing Study
- Stormwater Management Report
- Natural Heritage Study/Environmental Impact Study
- Cultural Heritage Assessment
- Agricultural Impact Assessment
- Financial Impact Assessment

This technical information will be used to evaluate the NWE as well as the associated Northwest Welland Secondary Plan.

Approval Process



Summary of Next Steps

- ✓ Collect comments from agencies and the public
- ✓ Review and address any issues
- ✓ Prepare a recommendation report for ROPA 18 and local OPA 24 concurrently
- ✓ Complete the Northwest Welland Secondary Plan and bring forward for approval following approval of ROPA 18 and OPA 24

