

Recommendation Report

Northwest Welland Urban Boundary Expansion

Presented by:

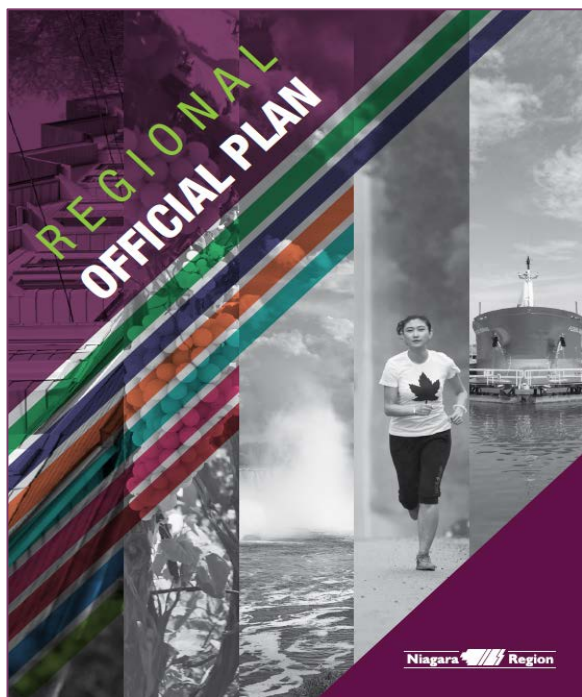
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Associated report:

PDS 3-2021

January 13, 2021



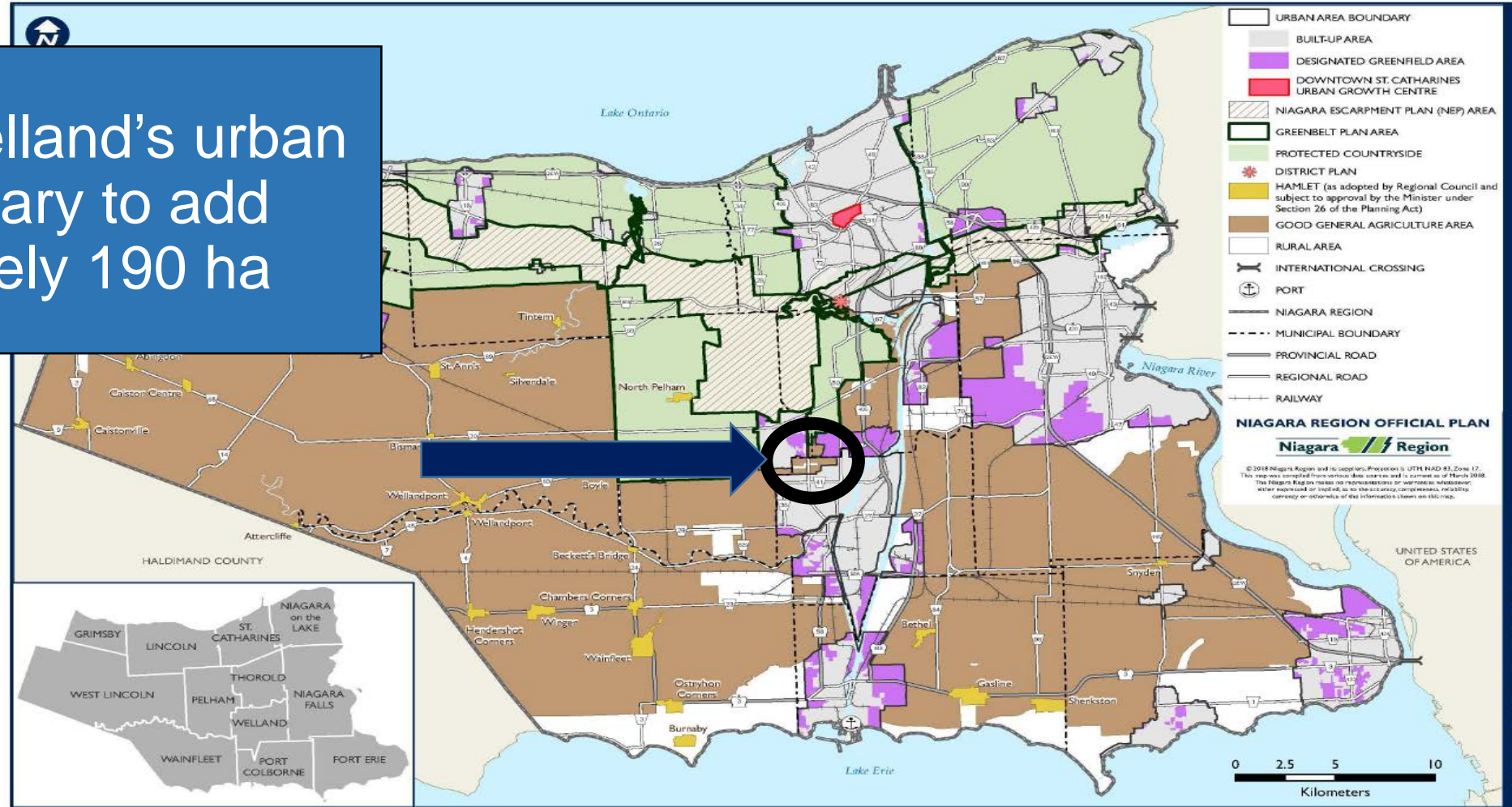
Amendment 18



Amendment 24

Purpose of ROPA 18 and LOPA 24

To amend Welland's urban area boundary to add approximately 190 ha



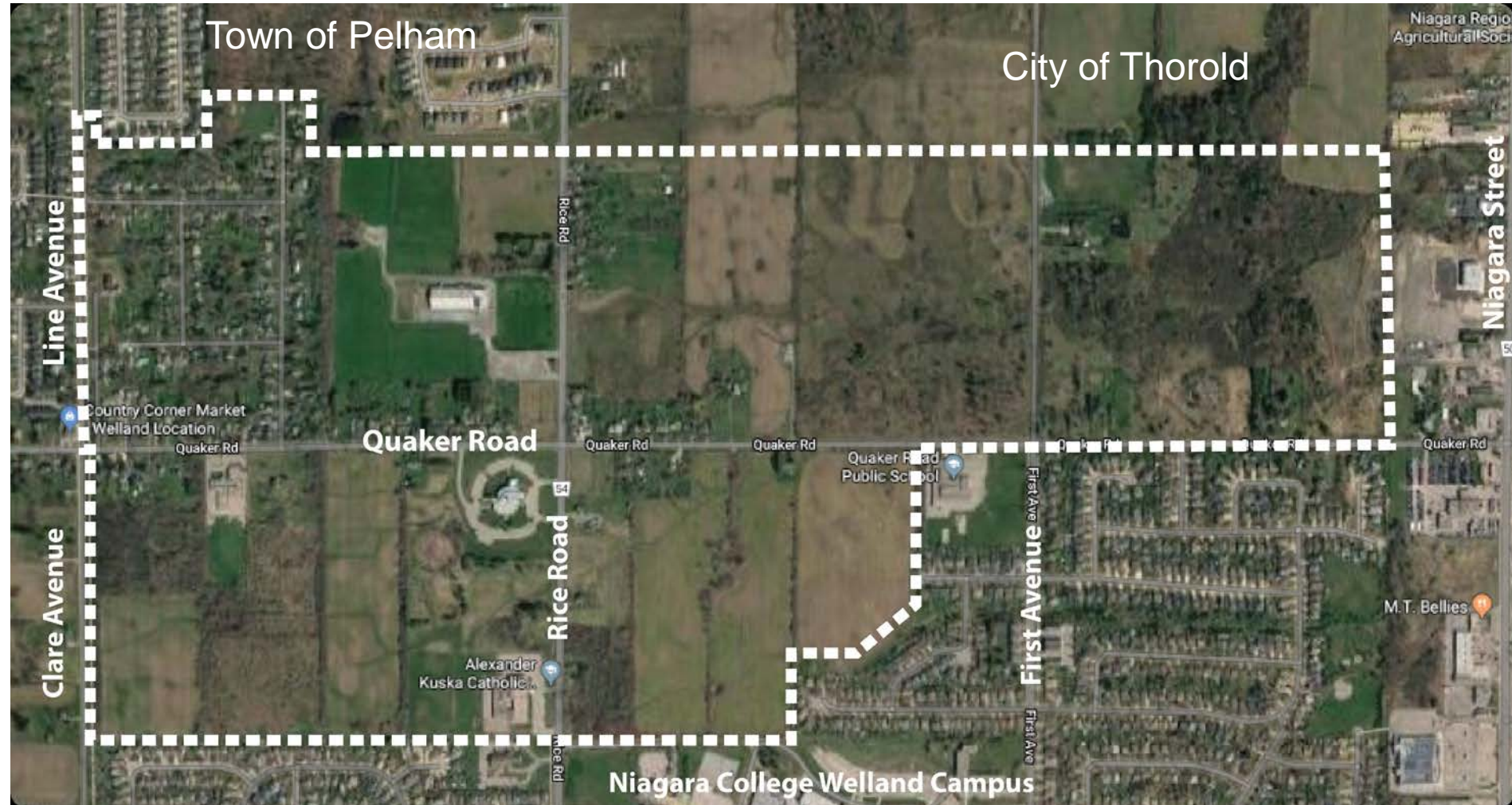
Northwest Welland Expansion Area

Total Area:
Approx. 190 ha

Built-Up Area:
58 ha

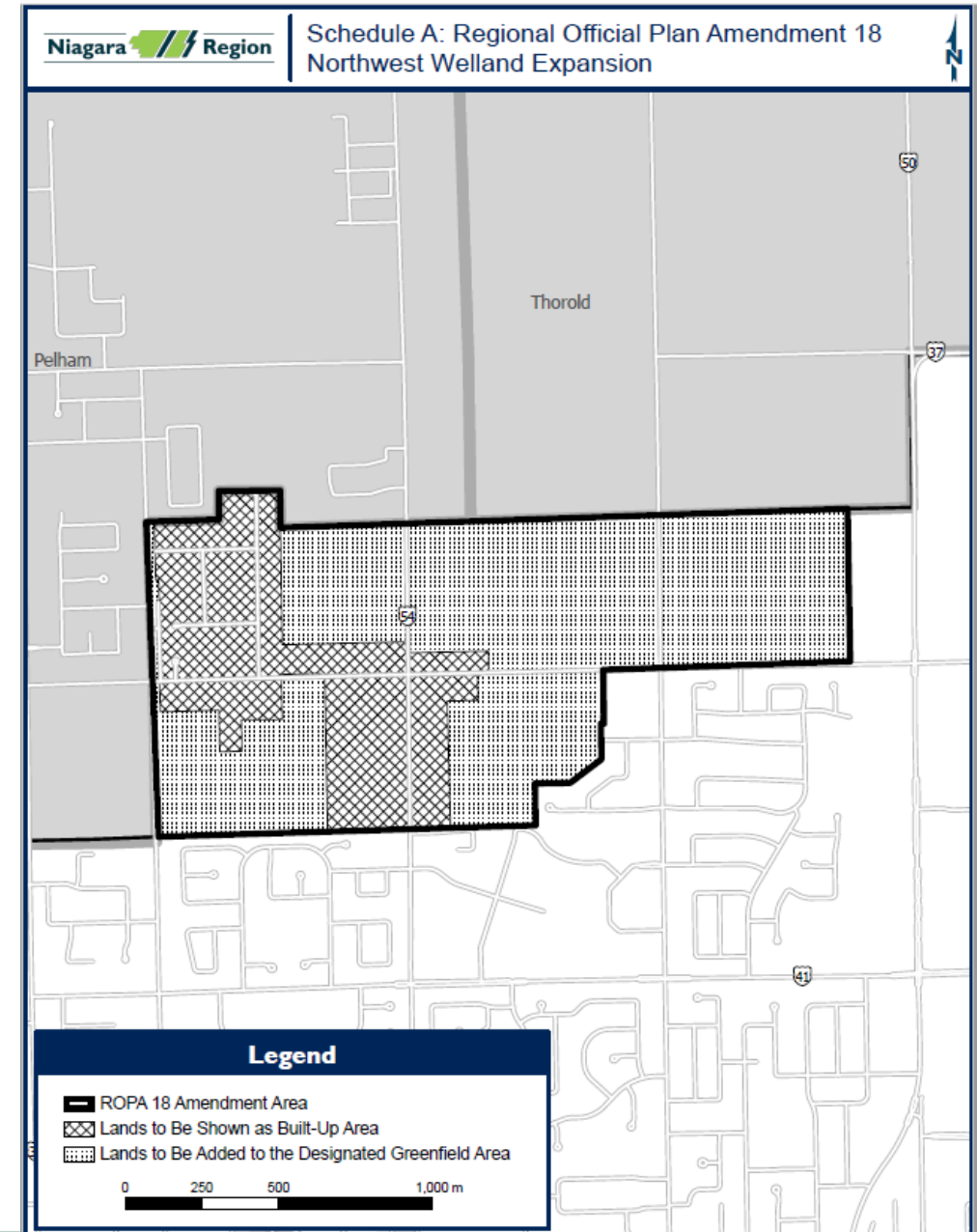
Environmental
Area:
31 ha

Proposed
Designated
Greenfield Area:
102 ha



ROPA 18

- Mapping changes to designate the NWE area as Urban Area on Schedules A, B, C, E1, E2, G1, G2 and H.
- Site specific policy area:
 - “Notwithstanding” to existing expansion policies of the balance of the ROP.
 - Subjects the NWE to the policies of the Northwest Welland Secondary Plan.
 - Ensures that the lands and forecasted growth will be fully accounted for in the Region’s Land Needs Assessment.



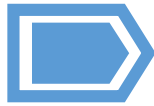
Modifications to LOPA 24



- Resulted after additional work was done by Welland's consultants in July 2020 and the release of the August 2020 *Growth Plan*.








- LOPA 24, as modified, achieves the same outcome of expanding Welland's urban boundary.



- Modifications include:
 - “Notwithstanding” introduction to clarify the NWE boundary may be expanded regardless of other policies.
 - Specific policies relating to Pre-MCR boundary expansions removed.
 - Area specific policy area to recognize NW Welland Secondary Plan, urban design direction and the requirement to fully account for growth.

Pre-MCR Urban Boundary Expansion

The *Growth Plan* contains policies which allow for a settlement area boundary expansion in advance of a municipal comprehensive review, provided it meets applicable criteria, including:

-  Sufficient capacity for infrastructure and public service facilities
-  Informed by applicable water, wastewater and stormwater plans
-  Protection of key hydrologic areas and natural heritage system
-  Review of agricultural system, minimum distance separation formulae and the agri-food network
-  Growth will be fully accounted for in the land needs assessment associated with next MCR

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

NWE work program took 3.5 years, was co-ordinated with the Region, and had careful review of the new *Growth Plan* policies.

Recommendation for ROPA 18 and LOPA 24

- ✓ Public and agency comments considered.
- ✓ Consistent with and conforms with Provincial policy.
- ✓ Represents a plan for growth that has been sufficiently justified through the required technical studies.

Next steps

- Council to approve ROPA 18 and LOPA 24.
- Appeal period.
- Complete the Northwest Welland Secondary Plan and bring forward for approval.